**Residential Site Assessments**

**Deliverability Questionnaire 2021**

**About the site:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Site Location:** | **Total Site Capacity:** | **Trajectory Code:** | **Application Number:**  |
| Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill | 1110 | 0134ba | PT12/1930/O |

**Contact details**:

|  |  |
| --- | --- |
| **Contact name:** | **Telephone:** |
|  |  |
| **Address:** | **E-mail:** |
|  |  |

**Question 1 -** Current use?

|  |  |
| --- | --- |
| **Vacant** | **X** |
| **In use** |  | **Current use**  | **Open countryside** | **Anticipated end date of current use** | June 2022 |

**Question 2 -** Is the site in control of a house builder?

|  |  |  |  |
| --- | --- | --- | --- |
| **Yes**  | **X** | **Which house builder?**  | **Persimmon Homes Severn Valley** |
| **No**  |  | **What are the arrangements for bringing the site forward (marketing etc.)?**  | **Marketing to commence June 22** |

**Question 3 –** What is your anticipated timescale for the planning application/delivery process?

|  |  |
| --- | --- |
| **Milestone** | **Anticipated date MM/YY** |
| Submission of pre-application | **N/A** |
| Submission of outline application | **Outline approved** |
| Submission of first/subsequent reserved matters/full application  | **First RM Submitted in September 2021 for 235 units.** |
| Commencement of site marketing  | **June 2022** |
| Work commences on site | **Jan 2022** |
| First completions | **Nov 2022** |
| Anticipated end date for competitions on site |  |

**Question 4 -** Please provide a build rate trajectory of net completions for this site. ***To note - our monitoring year runs from 1st April – 31st March.***

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/2029** |
| **April** |  |  | **6** | **6** | **6** |  |  |  |
| **May** |  |  | **6** | **6** | **6** |  |  |  |
| **June** |  |  | **6** | **6** | **6** |  |  |  |
| **July** |  |  | **6** | **6** | **6** |  |  |  |
| **Aug** |  |  | **6** | **6** | **6** |  |  |  |
| **Sept** |  |  | **6** | **6** | **6** |  |  |  |
| **Oct** |  |  | **6** | **6** | **6** |  |  |  |
| **Nov** |  | **6** | **6** | **6** | **6** |  |  |  |
| **Dec** |  | **6** | **6** | **6** | **6** |  |  |  |
| **Jan**  |  | **6** | **6** | **6** | **6** |  |  |  |
| **Feb** |  | **6** | **6** | **6** | **1** |  |  |  |
| **Mar** |  | **6** | **6** | **6** |  |  |  |  |

**Question 5-**

**Please outline if there are any constraints or any other factors which would impact upon delivery of this site?**

|  |  |  |
| --- | --- | --- |
| **Constraint** | **Yes/No** | **Details/actions needed to overcome. Timescales for resolutions including third party interests.** |
| *Physical constraints* |
| Contaminated Land | N |  |
| Existing buildings/structures | N |  |
| Land form/topography | N |  |
| Infrastructure requirements | N |  |
| Relying on other parcels/phases to be built out | N |  |
| Other |  |  |
| *Financial Constraints* |
| Viability/development costs | N |  |
| Ownership | N |  |
| Planning obligations | Y | S106 agreement in place. |
| Market conditions for type of site | N |  |
| Other  | N |  |
| *Environmental Constraints*  |
| Flood Risk/Drainage | Y | Flood zone 3, liaising with EA and LPA to agree suitable drainage strategy. |
| Wildlife/biodiversity/protected habitats | Y | Mitigation in place and agreed as part of Outline permission. |
| Trees  | Y | Mitigation in place and agreed as part of Outline permission. |
| Air quality/noise | N |  |
| Other  | N |  |
| Other Constraints – please list  |
|  |  |  |
|  |  |  |

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **22/10/2021.**