



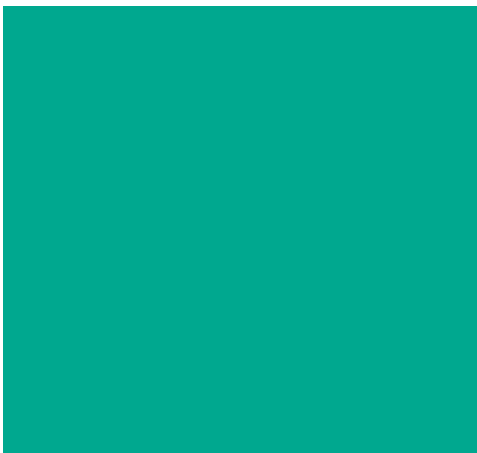
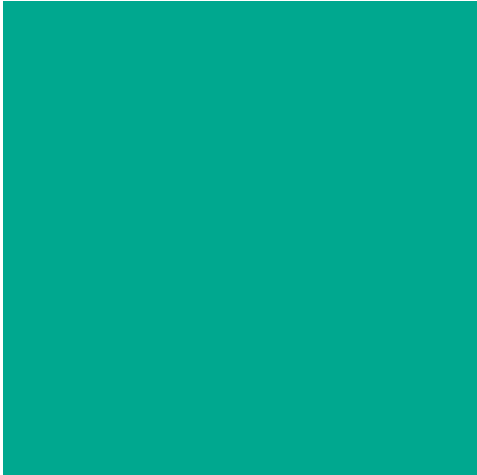
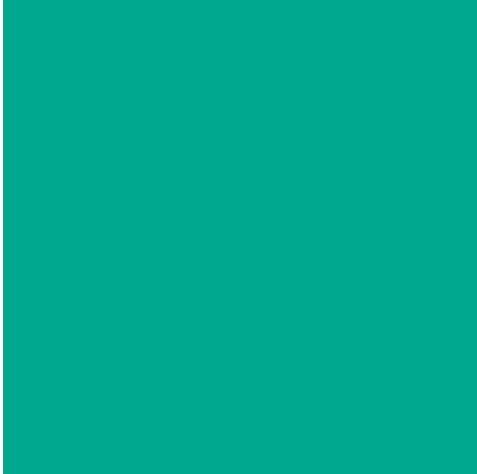
5 YEAR HOUSING LAND SUPPLY

Site: Land at Sodbury Road,
Wickwar

For: South Gloucestershire Council

Appeal Ref: APP/P0119/W/23/3323836

Date: October 2023



Prepared by:

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1.0 **INTRODUCTION**

1.1 The Core Strategy was submitted prior to the 2012 NPPF was published.

1.2 As the Core Strategy's housing requirement did not take account of the wider Bristol housing market area, the Examining Inspector set out the need for a review of the Core Strategy, and for the review and new plan to be in place by 2018. This review has not occurred and two previous attempts at a sub-regional plan have not progressed. Whilst South Gloucestershire are progressing a new Local Plan that will ultimately replace both the Core Strategy and the Policies, Sites and Places Plan it remains at an early stage and does not therefore carry any weight. Having regard to the recent appeal decision in Thornbury and Old Sodbury (CD5.1 and 5.2), it is common ground that Policies CS5 and CS34 of the Core Strategy are out-of-date.

1.3 Policy CS15 of the Core Strategy established a minimum need for 28,355 dwelling over the Plan period of 2006 – 2027.

1.4 In 2019, the Local Planning Authority acknowledged that the Core Strategy was more than 5 years old and reviewed its housing need and supply of sites in accordance with Paragraph 74 and footnote 39 of the NPPF.

1.5 In using the standard method set out in national planning guidance, the annualised housing figure changed from 1,460 to 1,503 dwellings per annum, from 2019.

1.6 The Local Planning Authority has continued to review their housing need using the standard housing method on an annual basis to reflect ongoing housing delivery and the more recent 2021 census data.

- 1.7 The Council is therefore compliant with the NPPF and has ensured their housing figures are up to date.



2.0 **5 YEAR HOUSING LAND SUPPLY**

- 2.1 The Appellant has sought to set out the requirements of CS15 and the associated housing delivery by the Local Authority back to 2006/07, placing great weight on the overall performance and suggesting that this is an material consideration in the determination of this appeal. In undertaking this exercise, the Appellant is affording weight to a Policy that has been agreed is out of date.
- 2.2 Policy CS15 is not considered to be a most important policy for the determination of this appeal, a position also agreed by the Appellant, either for determining this appeal or for considering the 5 year supply specifically.
- 2.3 Paragraph 74 and footnote 39 directs the Council to use the Standard Method for calculating the 5 year supply, which coincidentally coincides with the end of the Core Strategy plan period. The NPPF requires the use of the Standard Method is to accurately assess the housing need for a Council's area as opposed to using a housing requirement figure that is out-of-date.
- 2.4 The Standard Method makes provision for any historic under-delivery, as it is imbedded in the standard methodology assumptions through the affordability uplift. To treat any historic under-delivery as a material consideration would comprise double counting.
- 2.5 In March 2023 the Local Planning Authority published their Annual Monitoring Report (AMR) 2022. This document was reviewed following the publication by the Office for National Statistics, on the 22 March 2023, of the 2022 median house price to median gross annual workplace based earning ratios which is used in the standard method for calculating local housing need. An updated version was published in late March 2023.

2.6 The AMR 2022 identified that the Council's local housing need was 1,366 dwellings per annum.

2.7 The Council has reported a 5 year housing land supply since 2018, with the most recent AMR advising of a 5.35yr supply.

Year	5YHLS
2018	6.26yrs
2019	5.36 amended 5.21
2020	5.28
2021	5.99
2022	5.35

2.8 Whilst not published since January 2022, the Council has performed well against the three reported years of the Housing Delivery Test:

Year	Housing Delivery Test Result	Housing Delivery Test: Consequence
2018	131%	None
2019	134%	None
2020	125%	None
2021	133%	None

2.9 It is acknowledged that the Inspector, in dealing with the Land to the West of Park Farm, Thornbury (CD5.1), concluded that, at that time, the Council could only demonstrate a 4.77 year supply. The Inspector, at paragraph 67, did advise that the conclusions were a snapshot in time and that the circumstances of some of the sites may well have changed by the time of the decision. This appeal dealt with a five year period from March 2021, therefore

- this appeal is dealing with a year further on and with the benefit of completion data for 2022/23.
- 2.10 Regardless of there being an acceptance that the Core Strategy settlement strategy and housing targets are out-of-date and the Council affording the delivery of housing significant weight in the planning balance, the Appellant has advised that they are challenging the Council's 5 Year Housing Land Supply (5YHLS). A Technical Note was submitted to the Appeal on the 19 September 2023 setting out the areas of dispute (CD7.5).
- 2.11 The Appellant has submitted a technical note on 5YHLS within which they agree with the Council's position in respect of the following:
- The assessment period of 1 April 2022 – 31 March 2027.
 - The annual housing requirement of 1,366 dwellings per annum.
 - The use of a 5% buffer.
 - The overall 5yr need of 7,172 dwellings.
- 2.12 The Appellant has disputed the delivery of 12 sites within the Council's supply pipeline. This equates to some 2,591 dwellings. The Appellant is of the opinion that these sites are likely to deliver 1,280 dwellings over the 5 year period, resulting in a deficit of 1,311 dwellings. The Appellant considers that the Council can only demonstrate a 4.44yr supply.
- 2.13 We will look at each site in turn.
- South of Douglas Road, Kingswood (ref. 0035)
- 2.14 Confirmation has been received advising that the land deal is nearing completion for the final phase of the overall scheme. The Agent has advised that the residual 70 dwellings will be complete within the next 5 years (**Appendix 1**).

- 2.15 This is considered entirely realistic as the relevant permissions are in place and the residual land is already serviced, so there are no anticipated delays in delivering the dwellings following completion of the land deal.

Land at North Yate (ref. 0133)

- 2.16 The Appellant acknowledges that there are several permissions in place across the wider site, but considers the Council's position in respect of delivery rates to be unrealistic considering current evidence on market conditions and lower delivery rates. They have relied on the Lichfields Start To Finish data that suggests for a site of this size a delivery rate of 160 dwellings per annum is more realistic
- 2.17 In considering the Thornbury appeal, a delivery rate of 191 dwellings per annum was agreed.
- 2.18 Within the 2022 AMR, the Council predicted that 330 dwellings would be delivered in 2022/2023. Having completed the survey of completions for 2022/23, the actual completions were 366, 66 dwellings higher than the forecast.
- 2.19 The site is actively being developed by Barratt, David Wilson Homes, Bellway and Taylor Wimpey. Since 2019/2020, even with the delays resulting from the Covid lockdowns, this site has delivered in excess of 170 dwellings per annum.

Year	Completions
19/20	188
20/21	179
21/22	280

22/23	366
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2.20 All permissions are in place for the remainder of the site to be delivered. There are 10 parcels of development outstanding, with 7 of those 10 delivering housing completions in 2022/23.

2.21 The breakdown of anticipated build out of the remaining reserved matters consents along with the 2022/23 completions are as follows:

Permission	Developer	Total Dwellings	22/23 Actual	23/24	24/25	25/26	26/27
P19/12246/RM	Barratt	155	110	24	0	0	0
PK17/5388/RM	DWH	77	0	0	0	0	0
P19/11377/RM	Bellway	247	86	40	40	29	
P22/02306/RM	Barratt	120	0	42	74	50	35
P21/02473/RM	TW	157	0	42	72	43	
P20/16804/RM	Barratt	183	48	40	40	40	15
P22/03612/RM	DWH	47	0	0	20	27	0
P19/14361/RM	Barratt	48	36	12	0	0	0
P19/2525/RM	DWH	229	86	40	40	12	0
P21/03161/RM	DWH	138	0	40	40	40	18
			366	280	326	241	68

2.22 When considering the 4 years of actual completions (2019-2022/23) this site has delivered an average of 253.25 dwellings per annum. The projected delivery rate between 2023/24 – 2027 delivers an average of 228.75 dwellings per annum.

- 2.23 Based on the historic performance of the site, the anticipated build out rate is considered to be realistic and reasonable. (**Appendix 2**)

Land at Cribbs Causeway (Berwick Green)(ref. 0134aa)

- 2.24 The Agent has confirmed in writing that they intend to complete 256 dwellings in the next 5 years (**Appendix 3**), with the final occupation by December 2028. They are anticipating completion of 155 dwellings by December 2025, with an average of 35 dwelling per annum thereafter.

- 2.25 The developers construction period runs January – December. Based on their delivery rates they are looking at circa 200 dwellings by 2026/2027.

- 2.26 The Council's assumptions are therefore entirely reasonable and evidenced.

Parcels 14-19 Land at Cribbs Causeway (ref. 0134ab)

- 2.27 The Appellant considers the anticipated build out rate is too high.
- 2.28 The Council has obtained written confirmation from the developer confirming the construction of 240 dwellings by 2026/27 (**Appendix 4**). This position largely accords with the Inspectors conclusions in the Thornbury case, where 9 dwellings were removed.

- 2.29 The Council will concede 4 dwellings on the basis of this evidence.

Land at Wyck Beck Road And Fishpool Hill (ref. 0134ba)

- 2.30 The Appellant considers the build out rates to be unrealistic.
- 2.31 The Council has obtained confirmation of the developers intended build out rates. As can be seen from the evidence (**Appendix 5**) the developer agrees

with the Council's trajectory save for 2023/24 in which they are anticipating a build out of 35 dwellings rather than 40.

- 2.32 Based on this evidence, the Council will concede 5 dwellings on this site.

Land North of Iron Acton Way & East of Dyers Lane (ref. 0257)

- 2.33 The Appellant has suggested that there is a land dispute that is now subject to consideration at a lands tribunal, they have therefore discounted the entire site.

- 2.34 Within the attached evidence (**Appendix 6**) the developer has confirmed that the land matter is not at the lands tribunal, but the land deal is still being progressed. The developer is also keen to avoid the loss of any momentum on conditional matters, thus avoiding any delays in commencing on site once the land deal is resolved.

- 2.35 They have agreed that the land matter has delayed a start on site, so have suggested that this should result in a loss of 40 dwellings being delivered on this site in the 5 year period.

- 2.36 The Council concedes 40 dwellings on this site.

Hillside Court Bowling Hill Chipping Sodbury (ref. 0262)

- 2.37 The Appellant advises that the 27 dwellings included should be excluded as it is clear the developer is keen to proceed with an alternative scheme.

- 2.38 The site is an allocated employment site, therefore the Council has advised the developer that an alternative scheme for a re-development, as opposed to a Prior Approval conversion, will not be supported and recommended the application be withdrawn and the conversion scheme be progressed.

- 2.39 Given that this presents the developer with the most realistic prospect of obtaining their development on this site, the delivery of 27 dwellings by 2026/27 is entirely reasonable.

Land at Chief Trading Post, Barry Road, Oldland Common (ref. 0266)

- 2.40 The Appellant seeks evidence to demonstrate that this is deliverable, pursuant to limb b.
- 2.41 The hybrid planning permission sought full planning permission for the demolition of existing buildings on site, the erection of a retail/café building, 6no. supported living dwellings, 1no. management building and site infrastructure, access and associated works. The community and health services building and 50 no. dwellings were in outline. Permission was issued on the 9 November 2022.
- 2.42 There is a reserved matters application pending consideration which was submitted in May 2023. The Agent is working with the Local Planning Authority to seek resolution of all matters as soon as possible.
- 2.43 Development has commenced on site, with site clearance and access works. The 6no. assisted living units can be readily delivered within the 5 year period.
- 2.44 The Developer will not seek to forward fund all the access works and infrastructure, with a retail and café building without anticipating a timely return on this early investment.

Land West of Park Farm, Thornbury (ref. 2070)

- 2.45 The developer has confirmed that conditional submissions on the outline permission will be submitted imminently. They have also confirmed that they

are progressing matters with the Highway Authority regarding access. With reserved matters anticipated to be submitted prior to Christmas.

- 2.46 A trajectory from the land agent (**Appendix 7**) and developer has been received, which suggests the delivery of 120 dwellings over the 5 year period. The delivery of 91 in the 5 year period is therefore conservative.

Land at Harry Stoke, Stoke Gifford – Crest (ref. 0021c)

- 2.47 The final reserved matters was submitted in late 2017, as identified by the Appellant. This early submission was to ensure that all reserved matters applications were submitted prior to the expiry of the time limit within the outline permission.
- 2.48 The agent proceeded to request that this application be held in abeyance whilst other phases were progressed. The Agent has subsequently requested that this application be progressed.
- 2.49 The Appellant has advised that this site has been found not to be deliverable in the recent Old Sodbury appeal and that there has been no material change in site status since that time.
- 2.50 The Council's online application portal shows that this is not the case. A full suite of amendments were submitted in June 2023 and further amendments were made in September 2023. The most recent amendments are subject to consultation, with a decision anticipated within 2023.
- 2.51 Given that this is the last parcel of development in a much larger scheme, development is well progressed on site and there will be no delays as a result of infrastructure works or site clearance for example, that would delay the delivery of this site.

2.52 It is considered entirely deliverable by 2026/27.

Land North of The Railway, East of Harry Stoke (ref. 0135b)

2.53 A hybrid application was originally submitted and approved in 2016. This hybrid permission granted full permission for 150 dwellings with site infrastructure, including earthworks, outline permission was granted for the residual dwellings.

2.54 A reserved matters application was submitted for this site in December 2022. The application has been subject to amendments following consultation responses, with the most recent amendments submitted in August 2023. Whilst consultation responses require some further work, it is anticipated that this application will be determined within 2023, but early 2024 at the latest.

2.55 The earthworks have been completed for this site and other infrastructure is already in place. The developer is currently progressing the initial 150 dwellings on site and there are in excess of 50 occupations. As such, the developer could move across to this site rapidly and without delay. Therefore, the site is certainly deliverable. The Council has taken a cautious approach to this residual development of 162 dwellings and have only included 50 dwellings within the 5 year period.

Land at Hambrook Lane Stoke Gifford (ref. 0135e)

2.56 A full planning application was submitted in April 2022 and has been subject to three sets of amendments. The last set of documentation submitted was in June 2023 seeking to resolve street lighting comments.

2.57 The application is anticipated to be determined in 2023. An anticipated delivery of houses from 2025/26 is therefore entirely conservative and

realistic and accords with the trajectory submitted by Taylor Wimpey
(**Appendix 8**).



3.0 **CONCLUSION**

3.1 The approach to the 5YHLS is agreed by both parties.

3.2 Policy CS15 is agreed to be out of date. Due to the age of the Core Strategy, housing need within South Gloucestershire is now calculated using the Standard Method having regard to paragraph 74 of the NPPF.

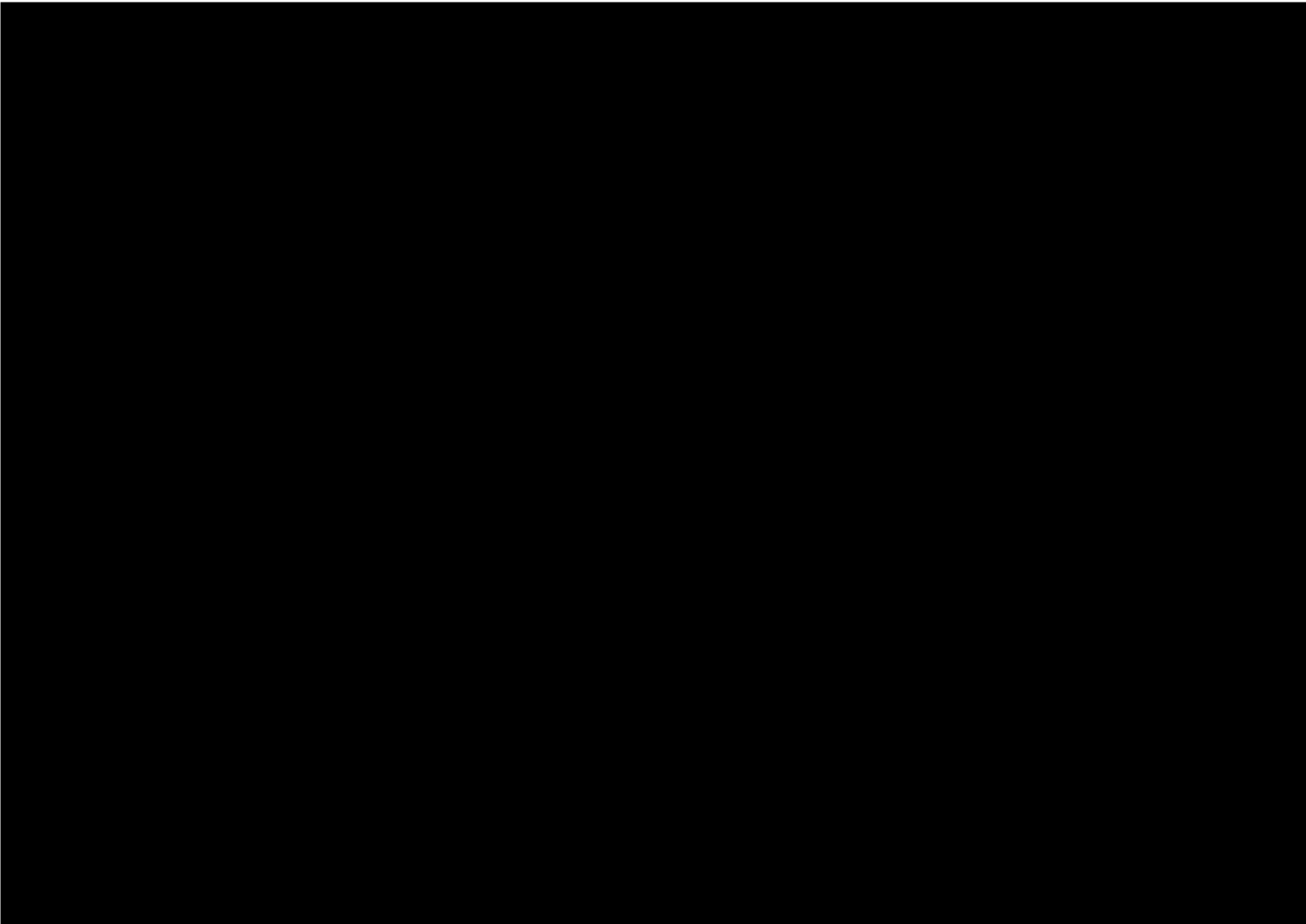
3.3 Based on the above review of the disputed sites, the Councils Supply is considered to be as follows:

A	The Housing Requirement	1,366
B	Five Year Housing Requirements inc. 5% buffer	7,172
C	Council's Deliverable Sites	7,624
D	Five year supply	5.32

3.4 The Council acknowledges the importance of delivering housing within South Gloucestershire regardless of the 5YHLS position, hence it has been afforded significant weight in the planning balance.

APPENDIX 1

South of Douglas Road, Kingswood



Subject: Re: [EXTERNAL EMAIL] - Douglas Quarter, Kingswood

Morning Charmian,

We are still progressing the purchase with the vendor and should complete in a couple of months.

Our business plan assumes a 3 year programme with construction commencing second quarter of 2024 with the first units being available early 2025 through to late 2027.

Clearly this is only our best guess at this stage.

I will be emailing Nigel Riglar shortly as we need some strategic assistance from South Glos, alongside the planning discussions.

Regards

Ron

Ron Persaud

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53-55 Queen Charlotte Street,
Bristol, BS1 4HQ

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CHANGE

REAL ESTATE

On 21 Sep 2023, at 09:58, Charmian Eyre-Walker <Charmian.Eyre-Walker@southglos.gov.uk> wrote:

Hello Luke

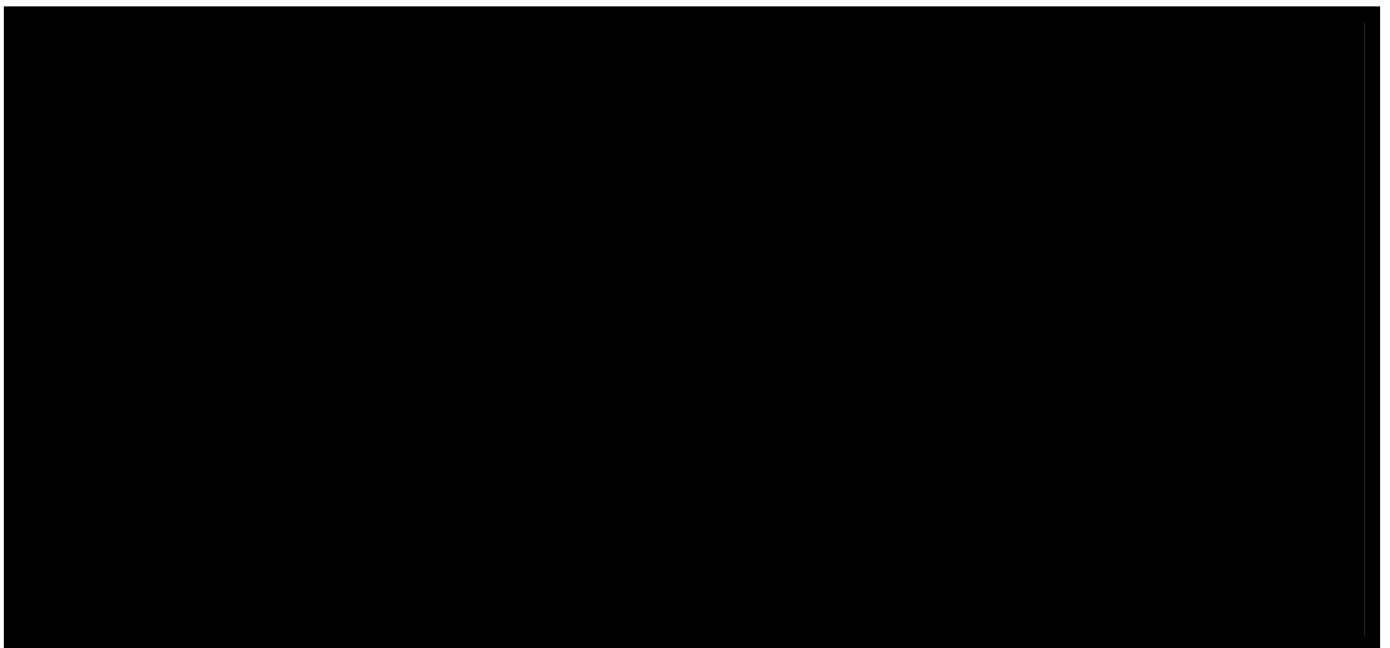
I am dealing with a Public Inquiry for a housing site at Wickwar. The appellants (Bloor Homes) are challenging our 5YHLS and have included Douglas Rd as a site that will not deliver as we anticipate and as set out below:

<image002.png>

Please can you tell me how your site negotiations are going and when you anticipate that you might be delivering homes and how many etc?

I look forward to hearing from you.

Charmian Eyre-Walker
(Char)
Principal Planning Officer MST
Phone 01454 866408
(Works: Mon-Thurs)



APPENDIX 2

North Yate



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL14e	48	0133ai	P19/14361/RM

Contact details:

Contact name:	
SARAH DICKENSON	
Address:	
710 WATERSIDE DRIVE AZTEC WEST BS32 4UD	

Question 1 - Current use?

Vacant					
In use	Y	Current use	UNDER CONSTRUCTION	Anticipated end date of current use	

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

Yes	Y	Which house builder?	BARRATT DEVELOPMENTS PLC
No		What are the arrangements for bringing the site forward (marketing etc.)?	ON SITE SALES AREA

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

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	10.OCT. 2019
Commencement of site marketing	DEC 2021
Work commences on site	
First completions	30 JUNE 2022
Anticipated end date for competitions on site	MARCH 2023

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April								
May								
June	-							
July	-							
Aug	-							
Sept	-							
Oct	-							
Nov	-							
Dec	-							
Jan	-							
Feb	-							
Mar	12							

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.
<i>Physical constraints</i>		
Contaminated Land	NO	
Existing buildings/structures	NO	
Land form/topography	NO	
Infrastructure requirements	NO	
Relying on other parcels/phases to be built out	NO	
Other	NO	
<i>Financial Constraints</i>		
Viability/development costs	NO	
Ownership	NO	
Planning obligations	NO	
Market conditions for type of site	NO	
Other	NO	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	NO	
Wildlife/biodiversity/protected habitats	NO	

Trees	NO	
Air quality/noise	NO	
Other	NO	
Other Constraints – please list		



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/7/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL12a, PL13a	155	0133aj	P19/12246/RM

Contact details:

Contact name:	
SARAH DICKENSON	
Address:	
710 WATERSIDE DRIVE AZTEC WEST BS32 4UD	

Question 1 - Current use?

Vacant					
In use	Y	Current use	UNDER CONSTRUCTION	Anticipated end date of current use	

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

Yes	Y	Which house builder?	BARRATT DEVELOPMENTS PLC
No		What are the arrangements for bringing the site forward (marketing etc.)?	ON SITE SALES AREA

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

Milestone	Anticipated date MM/YY
Submission of pre-application	JUNE 2019
Submission of outline application	
Submission of first/subsequent reserved matters/full application	SEPT 2019
Commencement of site marketing	FEB 2021
Work commences on site	
First completions	AUG 2021
Anticipated end date for competitions on site	JUNE 2023

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		-						
May		12						
June		12						
July	2							
Aug	4							
Sept	2							
Oct	-							
Nov	3							
Dec	-							
Jan	-							
Feb	-							
Mar	-							

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.
<i>Physical constraints</i>		
Contaminated Land	NO	
Existing buildings/structures	NO	
Land form/topography	NO	
Infrastructure requirements	NO	
Relying on other parcels/phases to be built out	NO	
Other	NO	
<i>Financial Constraints</i>		
Viability/development costs	NO	
Ownership	NO	
Planning obligations	NO	
Market conditions for type of site	NO	
Other	NO	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	NO	
Wildlife/biodiversity/protected habitats	NO	

Trees	NO	
Air quality/noise	NO	
Other	NO	
Other Constraints – please list		



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/7/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL7, 8, 9 & 11	183	0133ak	P20/16804/RM

Contact details:

Contact name:	Telephone:
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use		Current use		Anticipated end date of current use	

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

Yes		Which house builder?	
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								

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.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Trees		
Air quality/noise		
Other		
Other Constraints – please list		

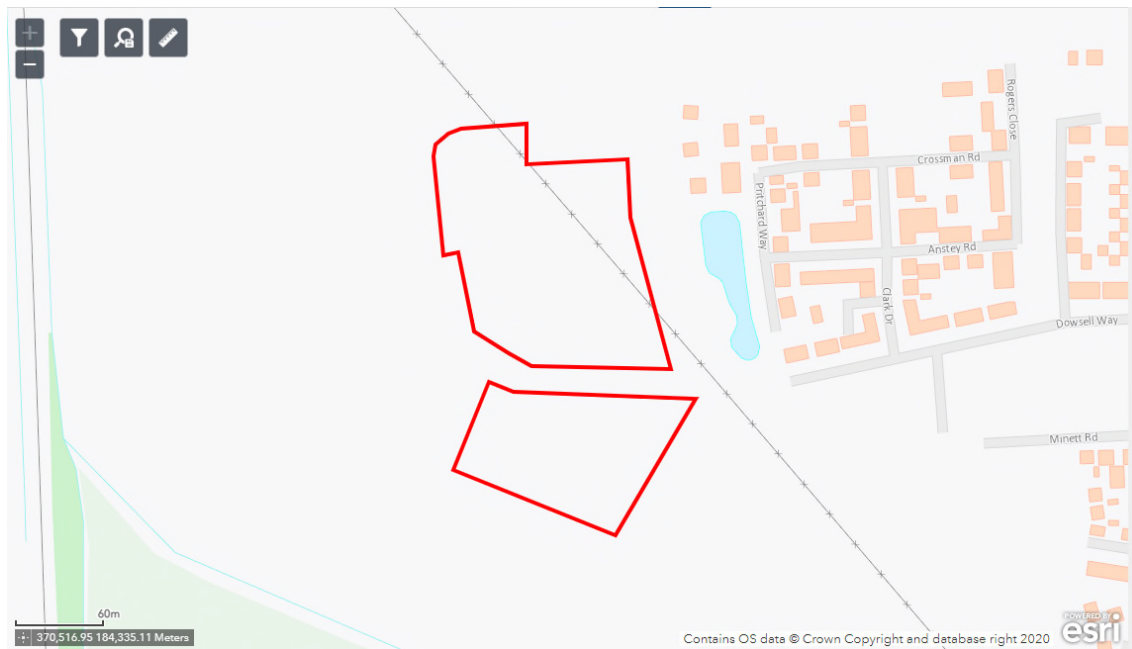
INFORMATION COVER SHEET

Site Location: Land at North Yate - PL15c and PL16

Capacity: 157

Trajectory Code: 0133al

Application Number: P21/02473/RM





Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **22/07/22**.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL15c and PL16	157	0133al	P21/02473/RM

Contact details:

Contact name:	Telephone:
Philip Court BSc (Hons) MCIOB Technical Director	
Address:	E-mail:

Question 1 - Current use?

Vacant	X				
In use		Current use		Anticipated end date of current use	Aug 22

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

Yes	X	Which house builder?	Taylor Wimpey
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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

Milestone	Anticipated date MM/YY
Submission of pre-application	Approval already in place
Submission of outline application	Approval already in place
Submission of first/subsequent reserved matters/full application	RM approved
Commencement of site marketing	Aug 22
Work commences on site	Aug 22
First completions	Apr 23
Anticipated end date for competitions on site	Sep 25

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		3	6	5				
May		4	6	5				
June		3	6	5				
July		4	6	5				
Aug		3	6	5				
Sept		4	6	5				
Oct		3	6	5				
Nov		4	6	5				
Dec		3	6	3				
Jan		4	6					
Feb		3	6					
Mar		4	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.
<i>Physical constraints</i>		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
<i>Financial Constraints</i>		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	
Trees	No	

Air quality/noise	No	
Other	No	
Other Constraints – please list		
	None	

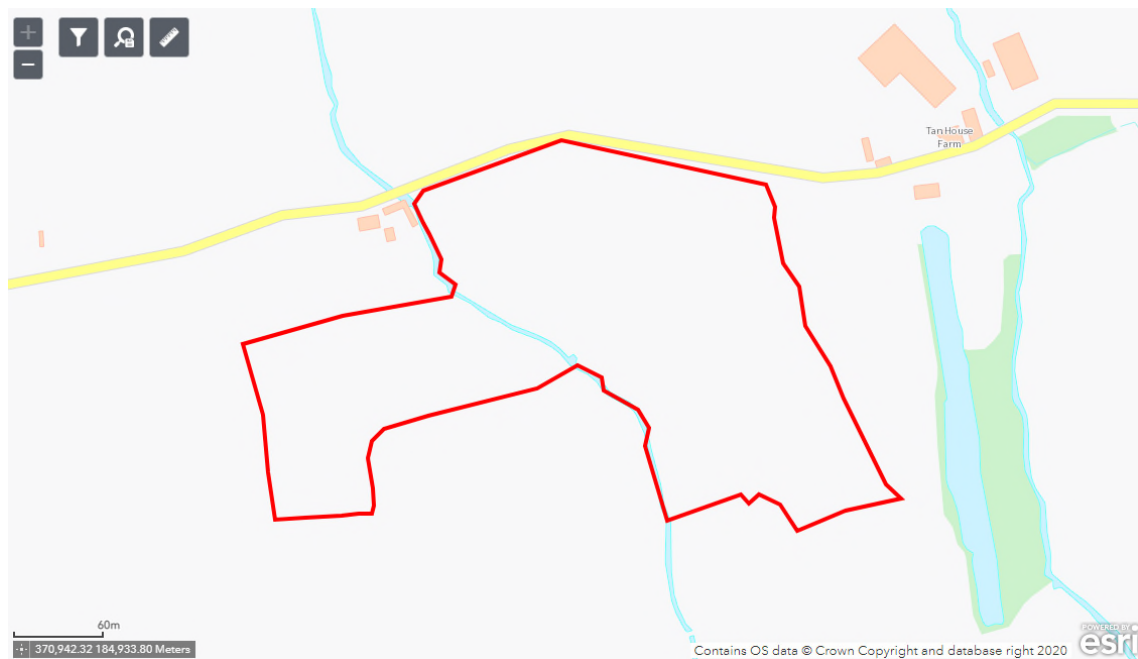
INFORMATION COVER SHEET

Site Location: North Yate - PL19, 20, 28 and 29

Capacity: 145

Trajectory Code: 0133an

Application Number: P21/03161/RM



INFORMATION COVER SHEET

Site Location: Land at North Yate - PL3, 14a, 14b, 14c

Capacity: 186

Trajectory Code: 0133ap

Application Number: P22/02306/RM



Additional documentation for this site can be found on Public Access via the provided [link below](#), with the table outlining specific documents relating to the deliverability of this site.



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL3, 14a, 14b, 14c	186	0133ap	P22/02306/RM

Contact details:

Contact name:	Telephone:
Address:	E-mail:
BARRATT HOMES (BRISTOL) 710 WATERSIDE DRIVE, AZTEC WEST, BRISTOL. BS32 4UD	

Question 1 - Current use?

Vacant					
In use	YES	Current use	CONSTRUCTION SITE	Anticipated end date of current use	2026/27

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

Yes		Which house builder?	BARRATT HOMES
No		What are the arrangements for bringing the site forward (marketing etc.)?	USE EXISTING SALES CENTRE

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

Milestone	Anticipated date MM/YY
Submission of pre-application	NOV 2021
Submission of outline application	
Submission of first/subsequent reserved matters/full application	APR 2022
Commencement of site marketing	
Work commences on site	MARCH 2023 (assuming timely grant of planning permission)
First completions	NOV 2023
Anticipated end date for competitions on site	FY 2026 / 27

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.**

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April			11	7	5			
May			11	7	5			
June			11	7	4			
July			2	2	3			
Aug			2	2	3			
Sept			3	3	4			
Oct			3	3	4			
Nov		8	3	3	4			
Dec		9	7	4	3			
Jan		7	7	3				
Feb		9	7	4				
Mar		9	7	5				

Question 5-

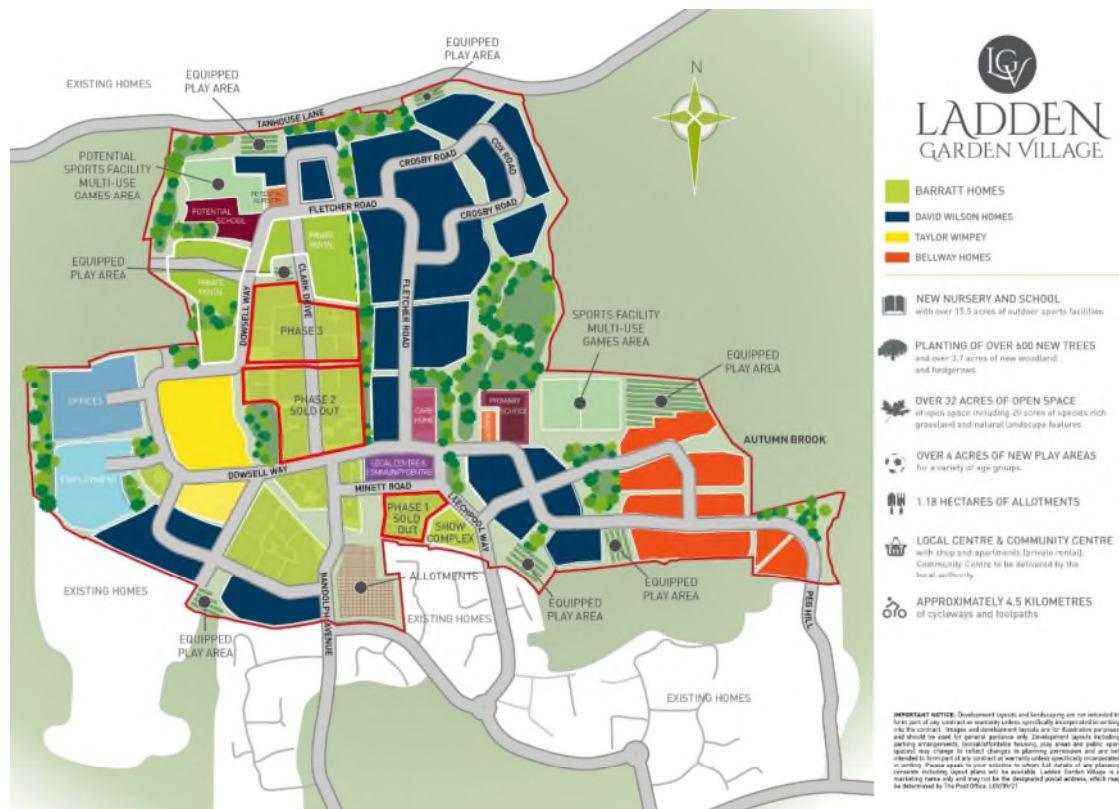
Please outline if there are any constraints or any other factors which would impact upon delivery of this site?

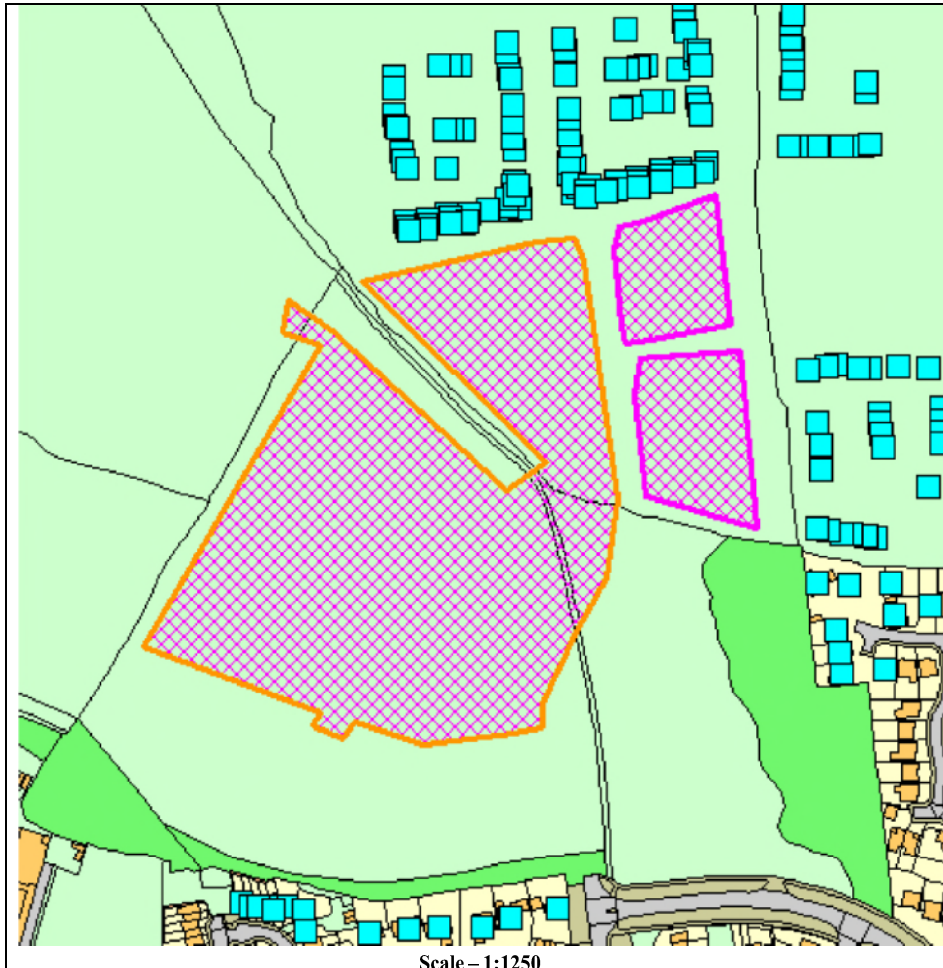
Constraint	Yes/No	Details/actions needed to overcome. Timescales for resolutions including third party interests.
<i>Physical constraints</i>		
Contaminated Land	NO	
Existing buildings/structures	NO	
Land form/topography	NO	
Infrastructure requirements	NO	
Relying on other parcels/phases to be built out	NO	
Other	NO	
<i>Financial Constraints</i>		
Viability/development costs	NO	
Ownership	NO	
Planning obligations	YES	PLANNING CONSENT YET TO BE GRANTED
Market conditions for type of site	NO	
Other	NO	
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		
Trees		

Air quality/noise		
Other		
Other Constraints – please list		

Marketing Information

[Ladden Garden Village | New build homes in Yate | Barratt Homes](#)





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Application No.: P22/02306/RM
Parcels PL3, PL14a, PL14b And PL14c
North Yate New Neighbourhood
Yate
South Gloucestershire



**Residential Site Assessments
Deliverability Questionnaire 2022**

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

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL10, 30, 31	47	0133aq	P22/03612/RM

Contact details:

Contact name:	Telephone:
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use		Current use		Anticipated end date of current use	

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

Yes		Which house builder?	
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
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.***

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								

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.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Trees		
Air quality/noise		
Other		
Other Constraints – please list		

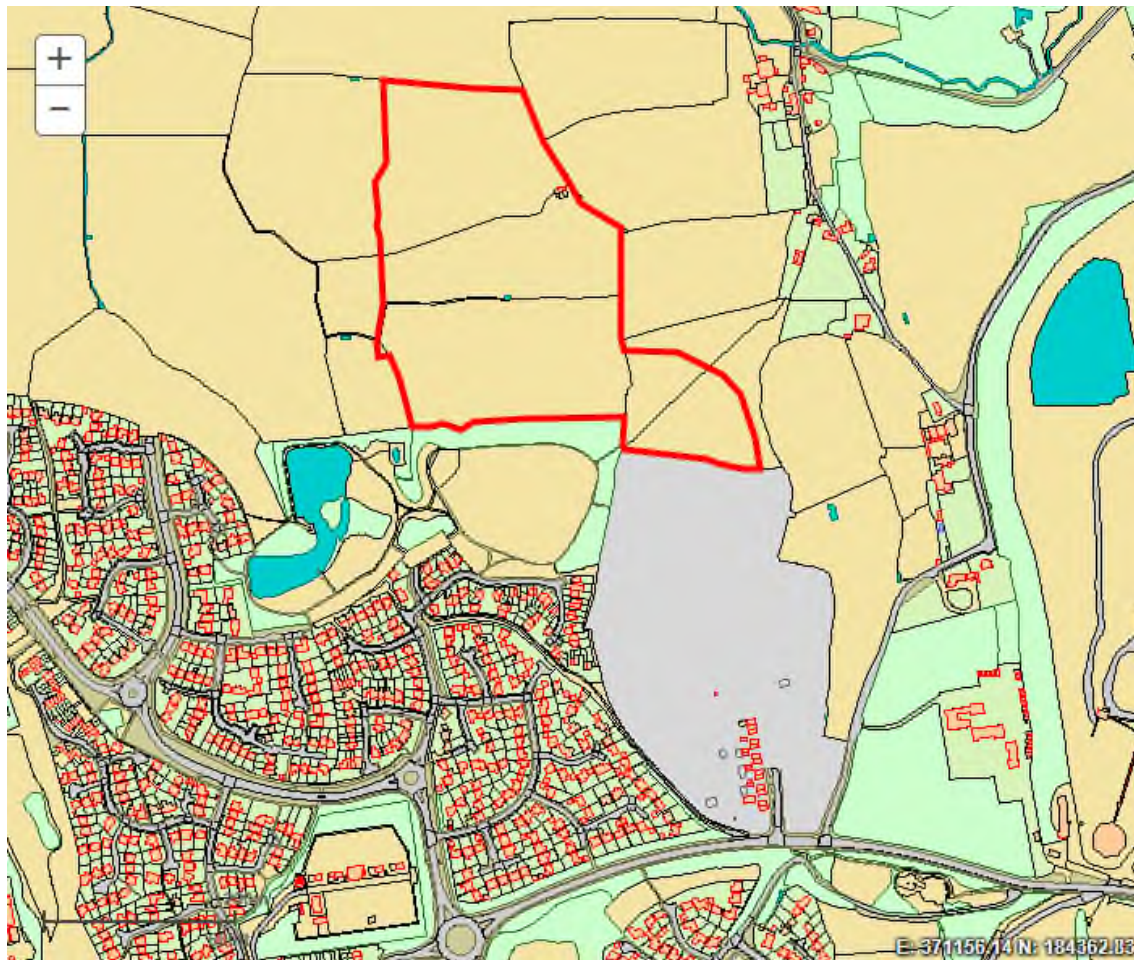
INFORMATION COVER SHEET

Site Location: Land at North Yate (PK12/1913/O) Promotional Land

Capacity: 250

Trajectory Code: 0133as

Application Number: P19/11377/RM





Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL24, 25, 26 & 27	247	0133as	P19/11377/RM

Contact details:

Contact name:	Telephone:
Chris Le Petit Naomi Taylor - Planning Manager	
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use	X	Current use	Under Construction	Anticipated end date of current use	

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

Yes	X	Which house builder?	Bellway
No		What are the arrangements for bringing the site forward (marketing etc.)?	Under construction

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	N/A
Submission of first/subsequent reserved matters/full application	N/A
Commencement of site marketing	N/A
Work commences on site	N/A
First completions	March 2022
Anticipated end date for competitions on site	April 2024

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		6						
May		14						
June	13	12						
July	20	9						
Aug	4	7						
Sept	5	9						
Oct	14	6						
Nov	6	6						
Dec	8	9						
Jan	5	2						
Feb	4	20						
Mar	12	4						

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.
<i>Physical constraints</i>		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
<i>Financial Constraints</i>		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	

Trees	No	
Air quality/noise	No	
Other	No	
Other Constraints – please list		
	No	



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL23a, PL23c	77	0133ab	PK17/5388/RM

Contact details:

Contact name:	Telephone:
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use		Current use		Anticipated end date of current use	

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

Yes		Which house builder?	
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								

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.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Trees		
Air quality/noise		
Other		
Other Constraints – please list		



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **22/07/22**.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL17a, 17b, 18a, 18b & 21	229	0133ah	P19/2525/RM

Contact details:

Contact name:	
Cecelia Hughes	
Address:	
DWH South West, Wellington House, Unit 1, West Point Court, Great Park Rd, Bradley Stoke, Bristol BS32 4PY	

Question 1 - Current use?

Vacant					
In use		Current use		Anticipated end date of current use	

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

Yes		Which house builder?	Barratt Homes / David Wilson Homes
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
Anticipated end date for competitions on site	Dec 2023.

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.***

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								

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.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Trees		
Air quality/noise		
Other		
Other Constraints – please list		

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133ak	P20/16804/RM	Land at North Yate - PL7, 8, 9 & 11	183

Contact Name and Job Title	Sales Division
SARAH DICKENSON	
Address	
BARRATT HOMES (BRISTOL) 710 WATERSIDE DRIVE, AZTEC WEST, BRISTOL. BS32 4UD	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	DEC 2021
First completions	OCT 2022
Anticipated end date for competitions on site	MAY 2024

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								
Totals	62	104	17					

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133ap	P22/02306/RM	Land at North Yate - PL3, 14a, 14b, 14c	201

Contact Name and Job Title	Sales Division
SARAH DICKENSON	
Address	
BARRATT HOMES (BRISTOL) 710 WATERSIDE DRIVE, AZTEC WEST, BRISTOL. BS32 4UD	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	NOV 2023
First completions	AUG 2024
Anticipated end date for competitions on site	MAR 2027

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								
Totals	0	0	81	67	53	0	0	0

Residential Site Assessment
Deliverability Questionnaire 2023

Trajectory Code	Application Number	Site Location	Site Capacity
0133aq	P22/03612/RM	Land at North Yate - PL10, 30, 31	47

Contact Name and Job Title	Sales Division
Address	Email and Telephone

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	December 2023 (12/23)
First completions	September 2024 (09/24)
Anticipated end date for competitions on site	July 2025 (06/25)

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April				7				
May				1				
June				7				
July				8				
Aug								
Sept			3					
Oct			3					
Nov			3					
Dec			8					
Jan			2					
Feb			2					
Mar			3					
Totals			24	23				

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133ar	P22/04365/RM	Land at North Yate - PL2, 4a, 4b, 5b	147

Contact Name and Job Title	Sales Division
SARAH DICKENSON	
Address	
BARRATT HOMES (BRISTOL) 710 WATERSIDE DRIVE, AZTEC WEST, BRISTOL. BS32 4UD	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	DEC 2023
First completions	OCT 2024
Anticipated end date for competitions on site	MAR 2027

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								
Totals	0	0	38	69	38	0	0	0

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0204	P19/2524/RM	West of Gloucester Road, Thornbury (PT16/4774/O)	130

Contact Name and Job Title	Sales Division
Address	Email and Telephone

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	February 2020 (11/20)
First completions	June 2021 (06/21)
Anticipated end date for competitions on site	May 2025 (05/25)

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April	6	3	1					
May	7	1	5					
June	8	10						
July	1	11						
Aug	0	0						
Sept	4	0						
Oct	2	0						
Nov	1	4						
Dec	6	3						
Jan	2	0						
Feb	2	3						
Mar	6	0						
Totals	45	35	6					

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133ah	P19/2525/RM	Land at North Yate - PL17a, 17b, 18a, 18b & 21	229

Contact Name and Job Title	Sales Division
Address	Email and Telephone

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	December 2020 (12/20)
First completions	October 2021 (10/21)
Anticipated end date for competitions on site	December 2024 (12/24)

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April	17	12	3					
May	5	9	0					
June	30	8	0					
July	1	0	0					
Aug	3	5	0					
Sept	8	4	0					
Oct	5	5	4					
Nov	6	4	4					
Dec	19	3	4					
Jan	2	1	0					
Feb	6	12	0					
Mar	13	3	0					
Totals	115	66	15					

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133ai	P19/14361/RM	Land at North Yate - PL14e	48

Contact Name and Job Title	Sales Division
SARAH DICKENSON	
Address	
Barratt Homes (Bristol) 710 Waterside Drive, Aztec West, Bristol. BS32 4UD	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	June 2021
First completions	June 2022
Anticipated end date for competitions on site	March 2024

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								
Totals	36	12						

**Residential Site Assessment
Deliverability Questionnaire 2023**

Trajectory Code	Application Number	Site Location	Site Capacity
0133aj	P19/12246/RM	Land at North Yate - PL12a, PL13a	155

Contact Name and Job Title	Sales Division
SARAH DICKENSON	
Address	
BARRATT HOMES (BRISTOL) 710 WATERSIDE DRIVE, AZTEC WEST, BRISTOL. BS32 4UD	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	DEC 2020
First completions	AUG 2021
Anticipated end date for competitions on site	DEC 2023

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								
Totals	66	24	0	0	0	0	0	0

APPENDIX 3

Land at Cribbs Causeway

Liz Fitzgerald

From: [REDACTED]
Sent: 25 September 2023 16:52
To: Patrick Jackson
Cc: Sam Sowden
Subject: [EXTERNAL EMAIL] - RE: Projected Completions at Haw Wood - Appeal

This email has been sent from outside the Council.

Phishing is increasingly coming from hacked partner accounts that were previously trusted, including potentially other councils.

If you're unsure whether this email is genuine, don't click on links or attachments and raise a support ticket using this link: [ITD Service Desk](#).

Hi Patrick,

I have reviewed the below internally, and can confirm our current projections on phase 1, over a 5-year period is 256 units.

Our commercial department have a live roof tax monitoring schedule with the Council, which is subject to change monthly. We are projecting 155 units to be occupied by December 2025, and using an average of 35 units an annum thereafter, our phase 1 of Cribbs will be all occupied by December 2028, if not a little before.

At present, it is hard to project our Phase 2 forecast, as we are yet to confirm our start date on site.

Thank you,

Chloe

From:

Chloe Betts
Land Buyer

Bellway Homes Limited (South West)

1st Floor
2540 The Quadrant
Aztec West
Almondsbury
Bristol
BS32 4AQ
www.bellway.co.uk

APPENDIX 4

Parcels 14-19 Land at Cribbs Causeway

Liz Fitzgerald

From: [REDACTED]
Sent: 27 September 2023 09:55
To: Patrick Jackson
Subject: [EXTERNAL EMAIL] - RE: Projected Completions at Haw Wood - Appeal

This email has been sent from outside the Council.

Phishing is increasingly coming from hacked partner accounts that were previously trusted, including potentially other councils.

If you're unsure whether this email is genuine, don't click on links or attachments and raise a support ticket using this link: [ITD Service Desk](#).

Hi Patrick,

Our projected delivery runs full year, i.e. Jan – Dec, rather than following the financial year. Therefore I have noted below our projections in red and highlighted the year they relate to in red also. You will notice there are 4 units missing, these are to be delivered 2029 onwards for reasons unknown to me!

In short, we're projecting delivery of 240 units on this phase by the end of 2027.

Hope that helps and please feel free to give me a call if you want to talk through.

Thanks,
Josh

Josh Kittlety | Design & Planning Manager | Taylor Wimpey Bristol
730 Waterside Drive, Aztec West, Almondsbury, BS32 4UE

**Taylor
Wimpey**



Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Josh,

Hope you're well.

The Council are currently preparing for an appeal at a site in Wickwar. As part of the appeal, the appellant team are disputing the projected delivery of units at various sites across the district (as detailed within the Council's Authority Monitoring Report).

To this end, the Council have received a table from the appellant team which sets out their own view on likely delivery figures over the next 5 years (starting with 2022/23 period). As you will see, Taylor Wimpey's Phase 1 RM application (planning ref. P21/04748/RM – ref. 0134ab in table below), is included within the table (extract below). The appellant team are arguing that as opposed to the 244 units being completed across the 5-year period, it is more likely that 160 units will be completed during this period.

Would it therefore please be possible to provide Taylor Wimpey's latest projections on completions across the period? Also, whilst not included in the table below and also noting that we do not have an RM application in yet, is there any view from TW on there being any prospect of units across Taylor Wimpey's next phase of development at the southern parts of the site being delivered during this time?

Site Address	Planning Status	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Council Total Supply Figure	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	App T Su Fi
Land at Cribbs Causeway (Berwick Green) (ref. 0134aa)	Outline planning permission and reserved matters secured	10	48	48	48	48	202	0	40	40	40	40	1
Parcels 14-19 Land at Cribbs Causeway (Berwick Green / Haw Wood) (ref. 0134ab)	Outline planning permission and various reserved matters secured	0 14	51 54	93 67	77 73	23 32	244 240	0	40	40	40	40	1

Any information you can provide on this matter would be most appreciated.

Kind regards,
Patrick

Patrick Jackson
Senior Planning Officer (Major Sites)
Planning Service
Department of Place

South Gloucestershire Council Achieving excellence for our residents and their communities, ensuring South Gloucestershire continues to be a great place to live and work

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APPENDIX 5

Land at Wyck Beck Road and Fishpool Hill



From

Sent:

To: L

Cc: Fontarum, Mycel <mycel.fontarum@persimmonhomes.com>

Subject: RE: [EXTERNAL EMAIL] - RE: Fishpool Hill H1 H5 and H6 RM Application (P23/01092/RM)

Hi Lee,

So that figure is what we are predicting under the current climate.

In the interest of accuracy the form we filled showed 35 units in 23/24 and then 48 for the subsequent 4 years. In my previous email to you I rounded up to 50 for both Fishpool and Emersons.

So in our view what the council have shown is what we are expecting/accurate bar the 40 shown under 23/24.

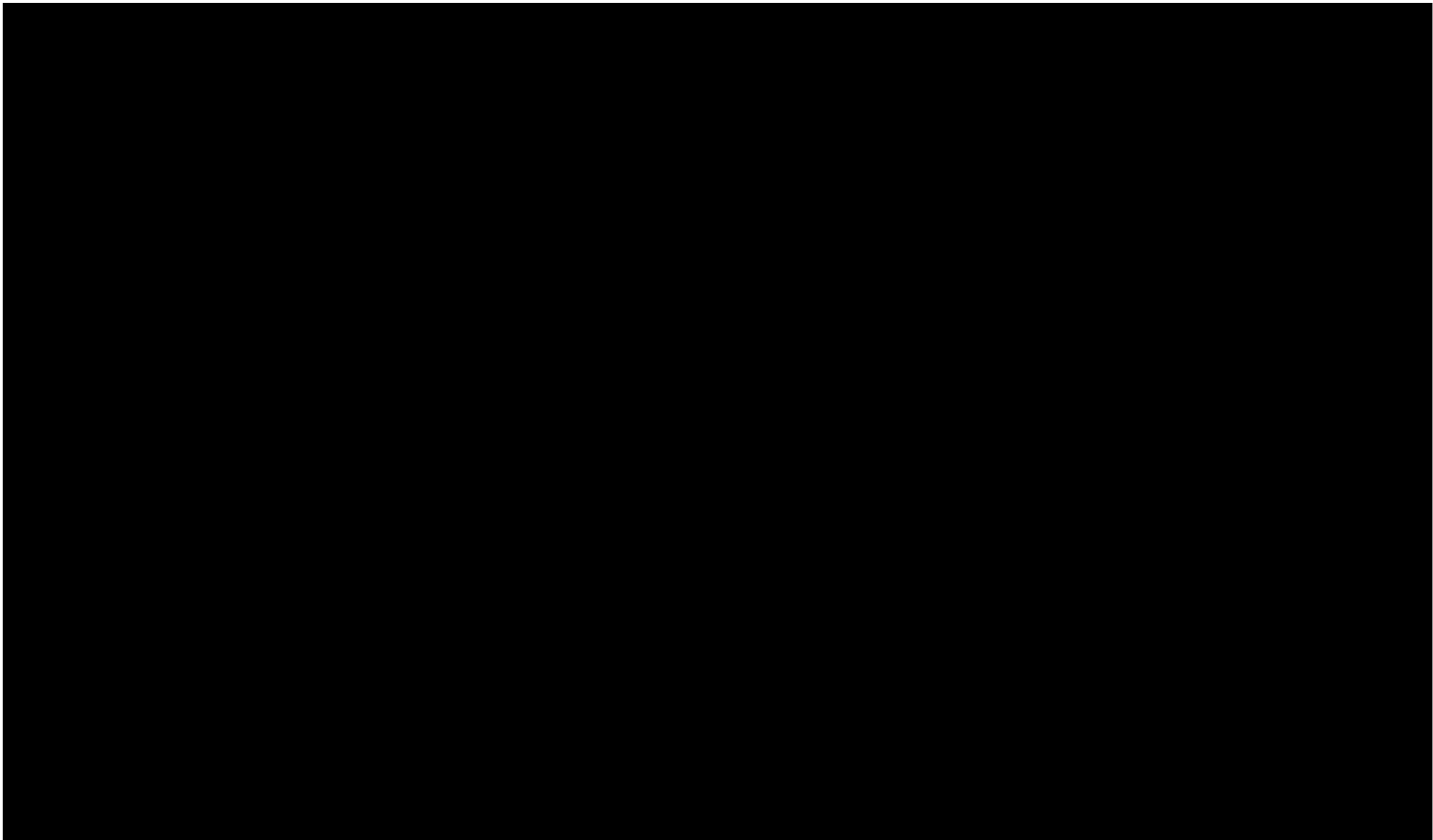
Site Address	Planning Status	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Council Total Supply Figure	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027
Land at Wyck Beck Road And Fishpool Hill (ref. 0134ba)	Outline planning permission and various reserved matters secured	0	40	48	48	48	184	0	40	40	40	40

Kind Regards,

Raheel Mahmood | Planning Manager MRTPI

Persimmon Homes Severn Valley | Davidson House, 106 Newfoundland Way, Portishead, BS20 7QE

[persimmonhomes.com](https://www.persimmonhomes.com) | [charleschurch.com](https://www.charleschurch.com)





APPENDIX 6

Land North of Iron Acton Way and East of Dyers Lane



Of

Subject: [EXTERNAL EMAIL] - RE: DOC22/00064 Land North Of Iron Acton Way And East Of Dyer's Lane, Yate

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Dear Lee,

Thanks for coming back to us. We appreciate the efforts made and agree that we don't want to lose any momentum with the discharge of conditions, so an abeyance period is agreed.

Re the trajectory, all we can say is that we are working towards a positive resolution to allow the development to progress. The Turley statement is incorrect in saying that the matter is at a lands tribunal, it is not.

I would suggest that the impact of the delays on the trajectory would be to shift it out by 1 year, i.e. 0 completions in 24/25, 20 in 25/26 and 40 in 26/27.

Kind regards

Paul

Paul Williams

Senior Planning Manager

Redrow Homes Limited
Redrow House
West Point, Great Park Road, Bradley Stoke
Bristol, BS32 4QG

Telephone: 01454 625000
Mobile: 07776964165
Extension: 3379



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From: Lee Burman <Lee.Burman@southglos.gov.uk>

Sent: 21 September 2023 09:46

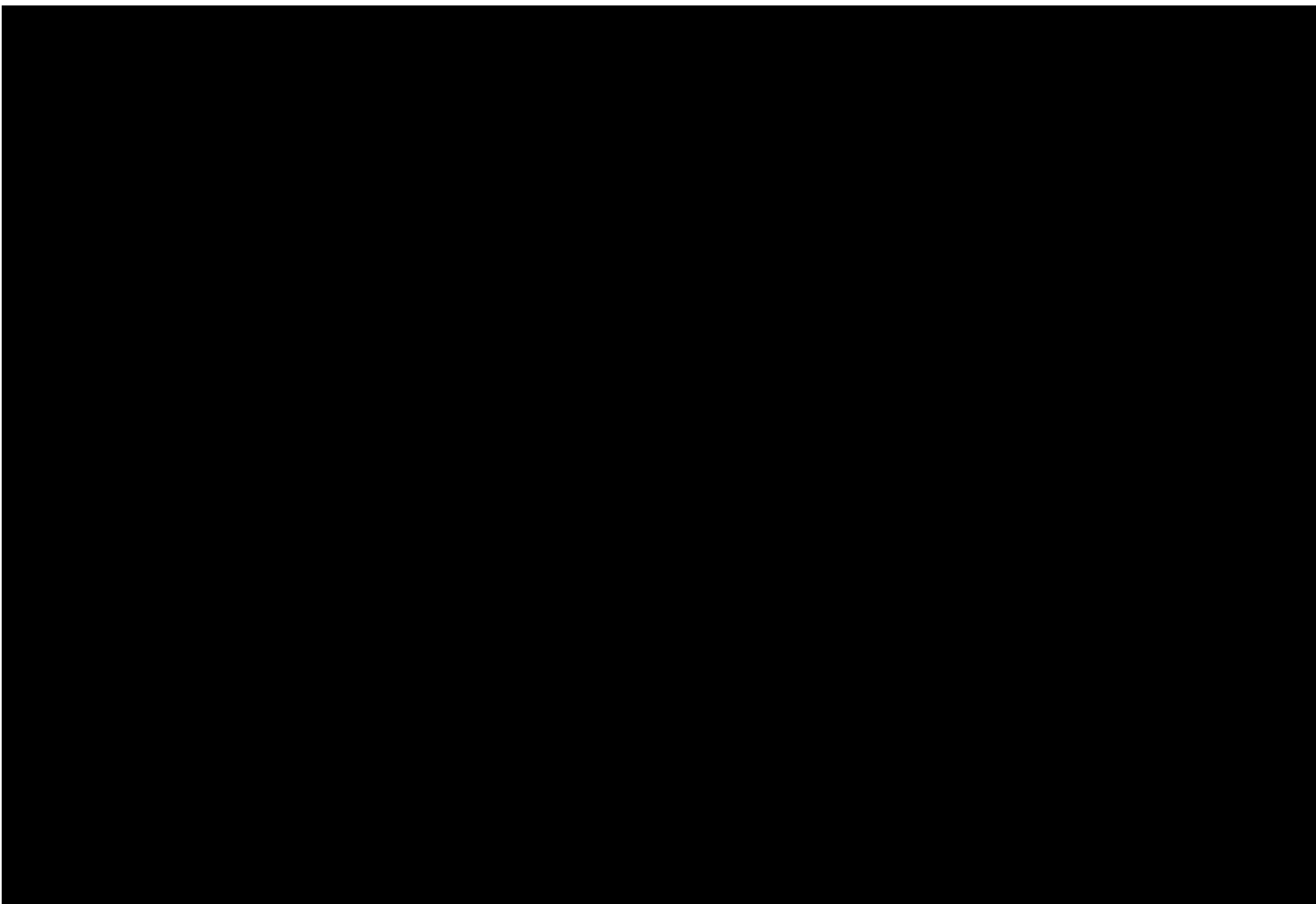
To: David Burton <david.burton@redrow.co.uk>

Cc: Paul Williams <paul.williams@redrow.co.uk>

Subject: RE: DOC22/00064 Land North Of Iron Acton Way And East Of Dyer's Lane, Yate

Importance: High

=====
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CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
=====



APPENDIX 7

Land West of Park Farm, Thornbury

Residential Site Assessment Deliverability Questionnaire 2023

Trajectory Code	Application Number	Site Location	Site Capacity
2070	PT18/6450/O	Land West of Park Farm, Thornbury	595

Contact Name and Job Title	Sales Division
Miss Rebecca Mitchell Planning Director Barwood Land	n/a
Address	
Office 5.2, Runway East 1 Victoria Street Bristol BS1 6AA	

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	1 st Phase RMA: Targeted December 2023 (at the latest) 2 nd Phase RMA: March 2024
Commencement of site marketing	Formal marketing: June 2024
Work commences on site	July 2024 (dependent upon prompt decision and approval of the first two RMA applications by the LPA)
First completions	December 2024 (dependent upon prompt decision and approval of the first two RMA applications by the LPA)

Anticipated end date for competitions on site	December 2024 (dependent upon prompt decision and approval of the first two RMA applications by the LPA)
---	--

Section 2

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

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec			4					
Jan			4					
Feb			4					
Mar			4					
Totals			16	52	52	52	52	52

APPENDIX 8

Land at Hambrook Lane Stoke Gifford

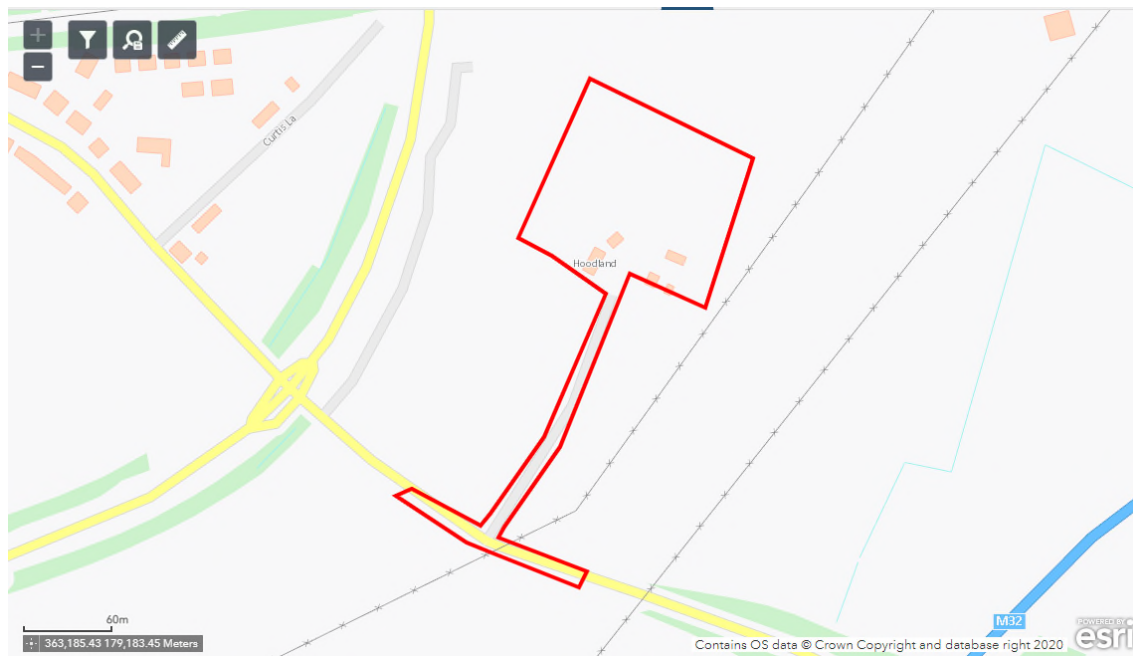
INFORMATION COVER SHEET

Site Location: Land At Hambrook Lane Stoke Gifford

Capacity: 92

Trajectory Code: 0135e

Application Number: P22/02357/F



Additional documentation for this site can be found on Public Access via the provided [link below](#), with the table outlining specific documents relating to the deliverability of this site.

Link to Application: <https://developments.southglos.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land At Hambrook Lane Stoke Gifford	92	0135e	P22/02357/F

Contact details:

Contact name:	Telephone:
Address:	E-mail:
Ground Floor 730 Waterside Drive, Aztec West, Almondsbury, BS32 4UE	

Question 1 - Current use?

Vacant	X				
In use		Current use		Anticipated end date of current use	

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

Yes	X	Which house builder?	Taylor Wimpey UK Ltd
No		What are the arrangements for bringing the site forward (marketing etc.)?	

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	N/A
Submission of first/subsequent reserved matters/full application	Full application submitted in Feb 22
Commencement of site marketing	October 2024
Work commences on site	October 2023
First completions	January 2025
Anticipated end date for competitions on site	November 2027

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April	0	0	0	0	4	4	0	0
May	0	0	0	0	4	4	0	0
June	0	0	0	0	4	4	0	0
July	0	0	0	0	4	4	0	0
Aug	0	0	0	0	4	4	0	0
Sept	0	0	0	0	4	4	0	0
Oct	0	0	0	0	4	4	0	0
Nov	0	0	0	0	4	4	0	0
Dec	0	0	0	0	4	0	0	0
Jan	0	0	0	4	4	0	0	0
Feb	0	0	0	4	4	0	0	0
Mar	0	0	0	4	4	0	0	0

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.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		
Trees		

Air quality/noise		
Other		
Other Constraints – please list		

Marketing Information

[Redevelopment of Hambrook Grange, Bristol · Taylor Wimpey](#)

Development Map

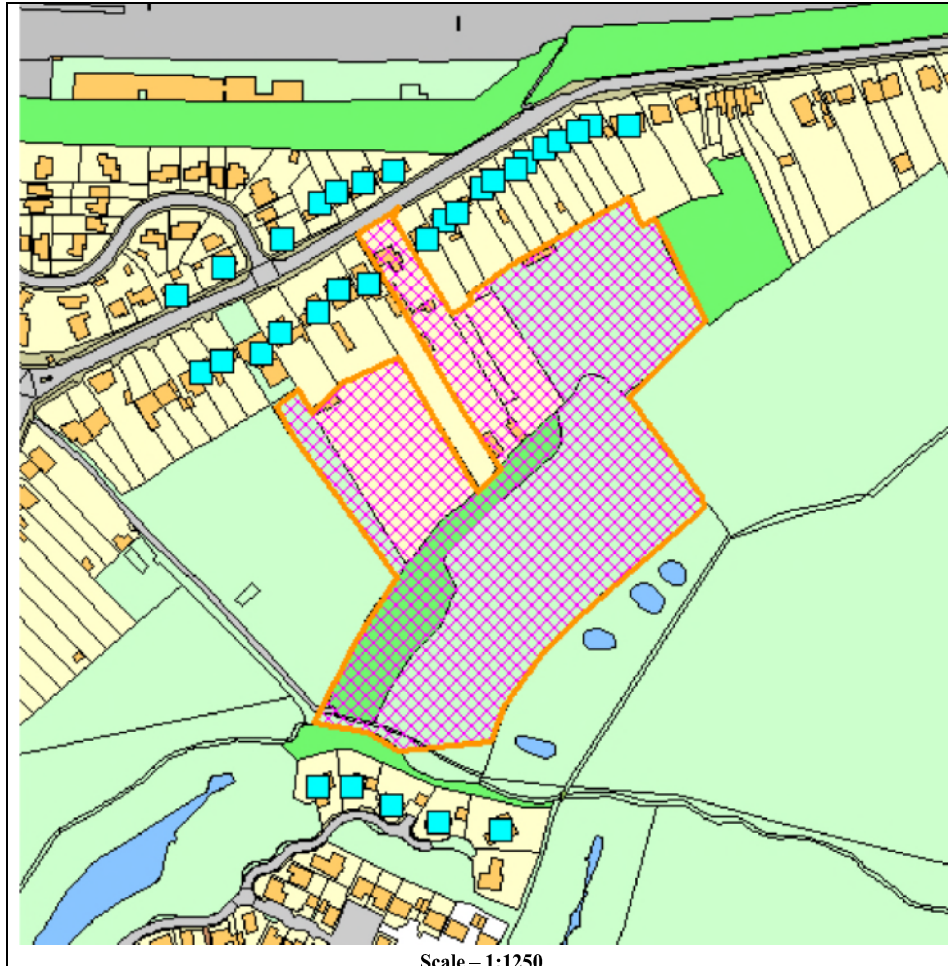
Location of Hambrook Grange

Location of our proposed development in Stoke Gifford



Hambrook Grange features





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Application No.: P22/02357/F
Land At Hambrook Lane
Stoke Gifford
South Gloucestershire
BS34 8QB