

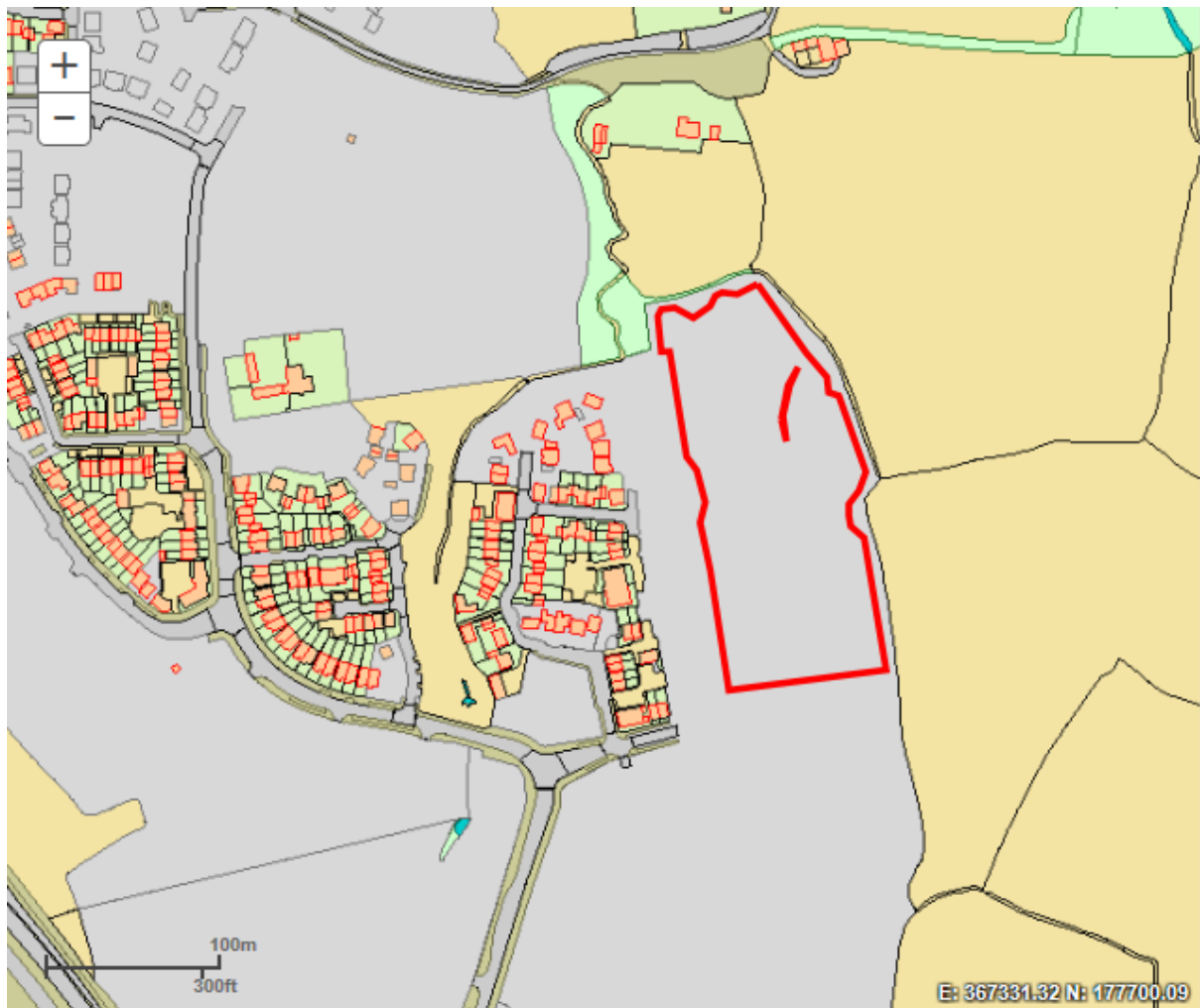
INFORMATION COVER SHEET

Site Location: Lyde Green - Taylor Wimpey [Parcels 17 & 18a]

Capacity: 101

Trajectory Code: 0036an

Application Number: PK16/6501/RM



Included in this pack as a document;

- Residential Site Assessment Deliverability Questionnaire 2019.
- Statement from case officer regarding delivery.

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/applicationDetails.do?keyVal=OH1FU4OKIOA00&activeTab=summary>


Documents	Steps to view Documents
Application Form	<ol style="list-style-type: none"> 1) Navigate from the application details page to the Documents tab. 2) Once in Documents tab, select filter by and click description. 3) Type in the word “Application” and click apply. 4) Select the most recent version available to view document.
Delegated Committee Reports	Repeat process above but replace Application with “ Delegated ”.
Decision Notice	Repeat process above but replace Application with “ Decision ”.
Phasing Plan and information from Design and Access Statement	Repeat process above but replace Application with “ Design ”.

(Note: Supplementary documents will follow in due course).

For **further guidance** on how to access the documents above, please see **screenshot below**.

Select the description option. (A search bar will appear afterwards).













Documents Tab.

Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type

You can select up to 25 documents to download in one archive file at a time.

	Date Published ↕	Document Type ↕	Description ↕	View
<input type="checkbox"/>	26 Mar 2015	Application Form		
<input type="checkbox"/>	05 Dec 2016	Application Form	APPLICATION FORM	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ARBORICULTURAL IMPACT ASSESSMENT	
<input type="checkbox"/>	22 May 2015	Consultee Comment	ARCHAEOLOGY	
<input type="checkbox"/>	26 Mar 2015	Correspondence	COVERING LETTER	
<input type="checkbox"/>	04 Jun 2015	Decision	DECISION NOTICE	
<input type="checkbox"/>	11 Jun 2015	Report	DELEGATED REPORT	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	DESIGN AND ACCESS STATEMENT	
<input type="checkbox"/>	10 Apr 2015	Supporting Document	DOCUMENT REGISTER	
<input type="checkbox"/>	28 Apr 2015	Consultee Comment	DRAINAGE OFFICER	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ECOLOGICAL APPRAISAL	
<input type="checkbox"/>	27 Apr 2015	Consultee Comment	ECOLOGY	

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Lyde Green [P17 & 18a] Nexus Phase 1	101	0036an	PK16/6501/RM

Contact details:

Contact name:	Telephone:
[REDACTED]	[REDACTED]
Address:	E-mail:
[REDACTED]	[REDACTED]

Question 1 - Current use?

Vacant	<input type="checkbox"/>				
In use	<input checked="" type="checkbox"/>	Current use	Residential Housing/Production	Anticipated end date of current use	N/A

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

Yes	<input checked="" type="checkbox"/>	Which house builder?	Taylor Wimpey UK Ltd
No	<input type="checkbox"/>	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	13/07/16
Submission of outline application	01/06/04
Submission of first/subsequent reserved matters/full application	22/11/16
Commencement of site marketing	03/18
Work commences on site	15/01/18
First completions	10/09/18
Anticipated end date for competitions on site	12/19

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.*

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April	15							
May	3							
June	5							
July	4							
Aug	2							
Sept	3							
Oct	4							
Nov	6							
Dec	3							
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	Yes	<ul style="list-style-type: none"> Poor topsoil quality – soil testing and follow up
Infrastructure requirements	Yes	<ul style="list-style-type: none"> Addition of an extra surface water drainage channel with a 3m easement Existing HV electricity route with 3m easement New electricity pole in the north west corner
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	Yes	<ul style="list-style-type: none"> Lead time on bricks – brick type has been changed to reduce lead time to 2 weeks
<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		

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **31/10/2019**

Case Officer Statement

Site Location:	Application Number:	Case Officer
Lyde Green [P17 & 18a]	101	Jonathan Ryan

1. From your understanding of the site, do you agree with the delivery forecast that the developer has sent through?

YES	x
NO	

2. Is there any other information about constraints etc. you're aware of that may affect delivery rates on this site?

I am not aware of any constraints that would affect delivery rates for these parcels.

I declare the information supplied in this document to be true and accurate to the best of my knowledge

Case officer signature: _____ Jon Ryan _____

Date: 19/12/19 _____