

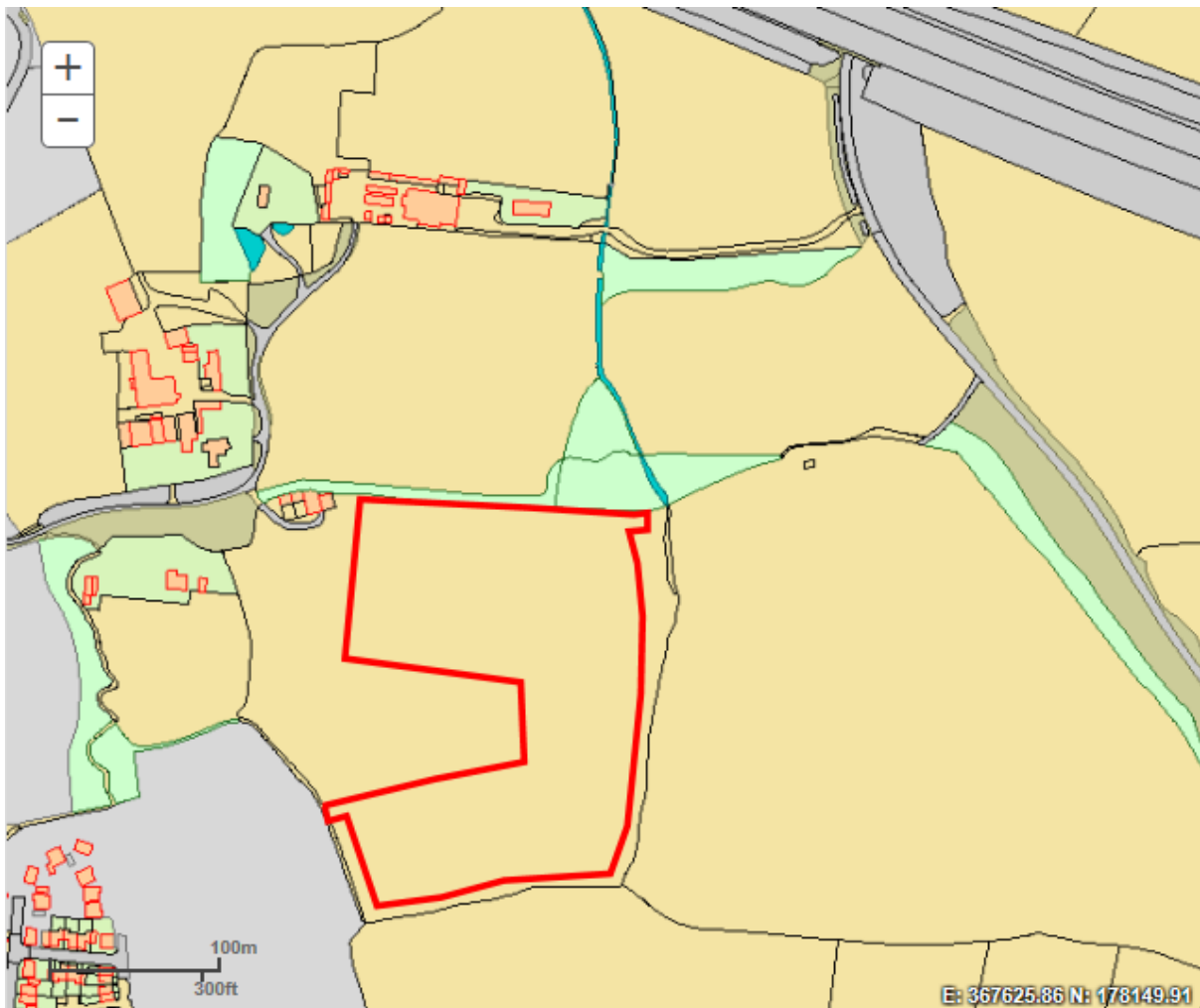
INFORMATION COVER SHEET

Site Location: Lyde Green - Persimmon Homes [Parcels 18, 20a & 20b]

Capacity: 108

Trajectory Code: 0036ao

Application Number: PK17/4155/RM



Included in this pack as a document;

- Site location plan.
- 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?activeTab=documents&keyVal=OV8Y5DOKJ7B00>


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.

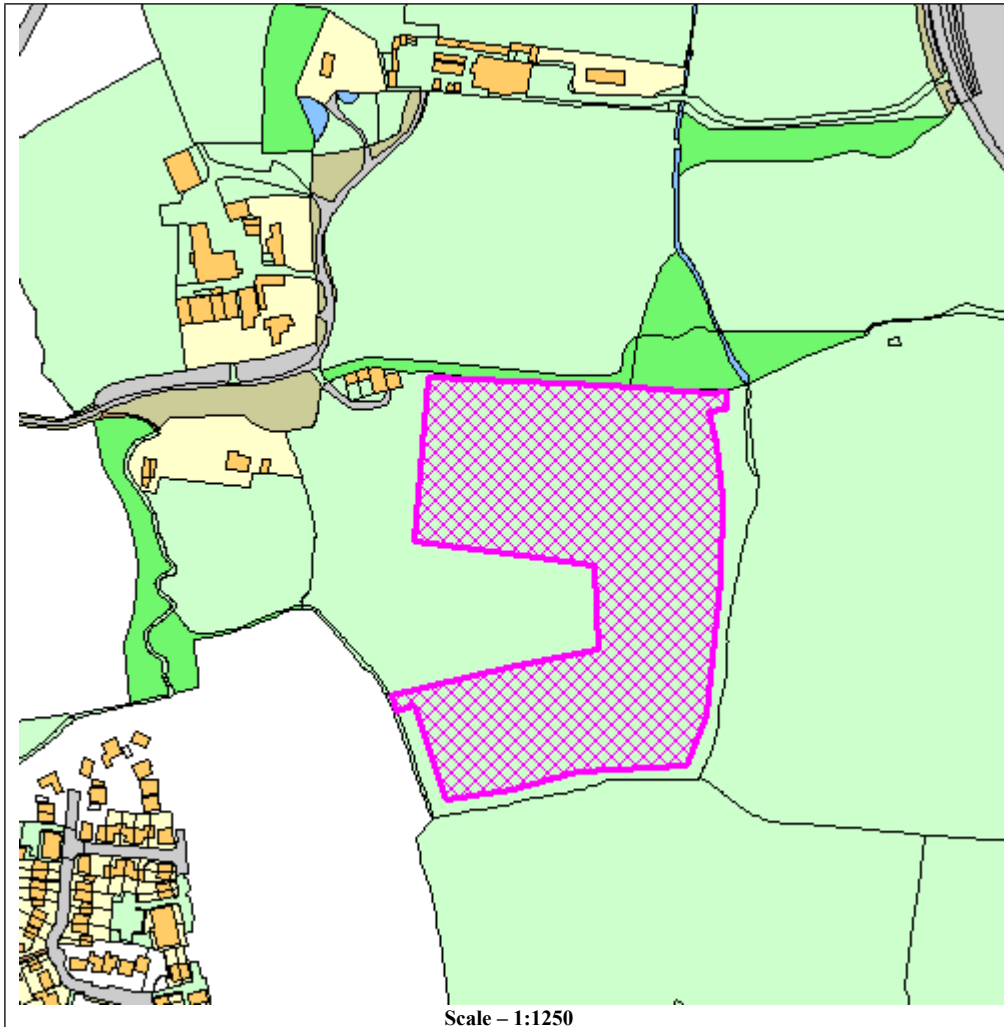
Click on  to view one document at a time.

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

Filter By: Document Type Show All [Apply](#)

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 [P18, P20a & P20b]	114	0036ao	PK17/4155/RM

Contact details:

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

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	Y	Which house builder?	Persimmon 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	25/08/19
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.*

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April		4	4	4				
May		4	4	4				
June		4	4	2				
July		4	4	2				
Aug		4	4					
Sept		4	4					
Oct		4	4					
Nov		4	4					
Dec		4	4					
Jan		4	4					
Feb		4	4					
Mar		4	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		
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		
Planning Application		The site has been an extant Reserved Matters application since 2017 and despite being close to a resolution on several occasions further issues have been found. The above trajectory is on the assumption the application will be determined in the next month.

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
Parcels 18, 20a, 20b, Lyde Green	PK17/4155/RM	Helen Winsall

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?

Planning consent issued on the 6th of December

Case officer name: Helen Winsall

Date: 6th December 2019