

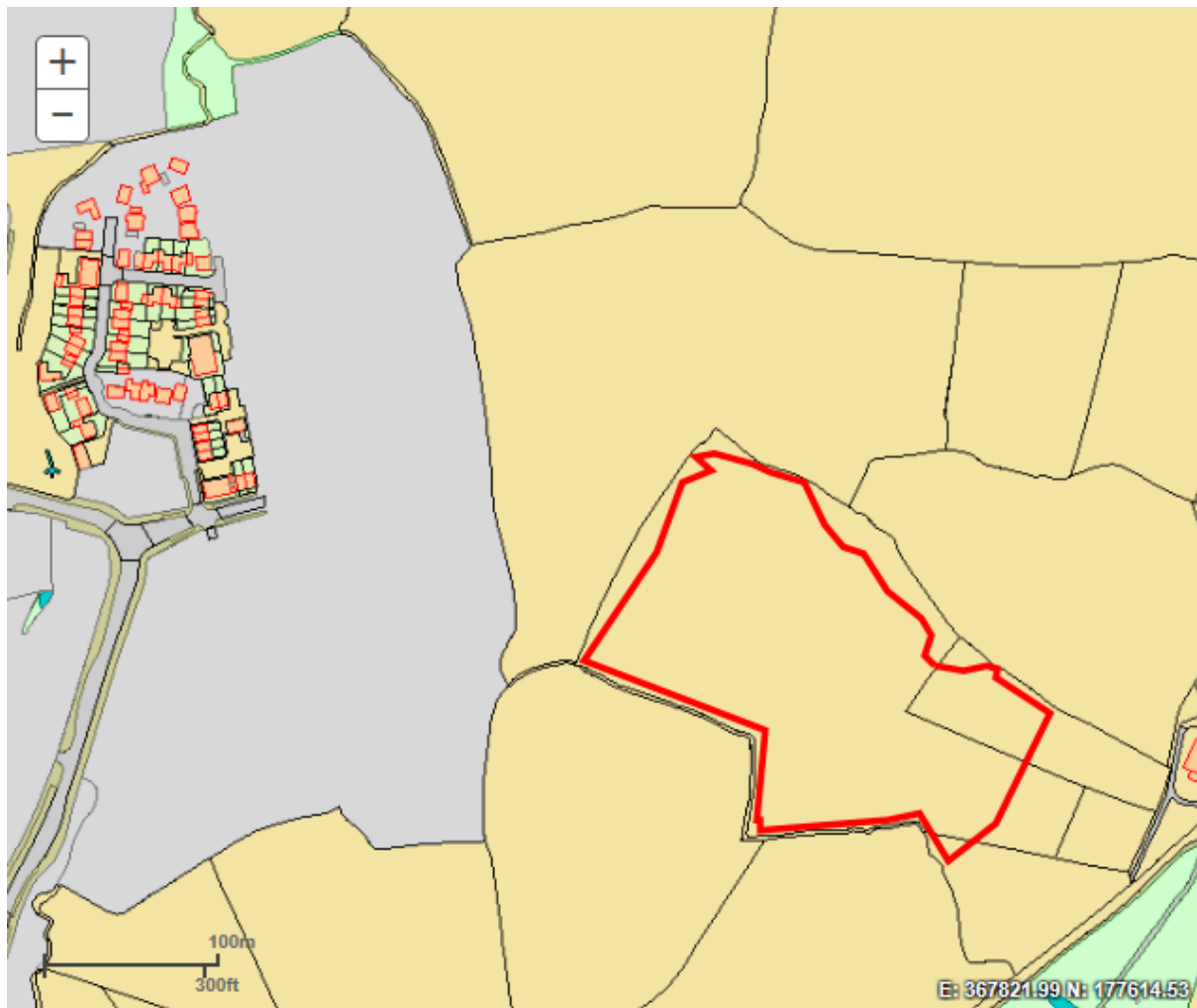
INFORMATION COVER SHEET

Site Location: Lyde Green - Persimmon Homes [Parcels 27a & 28]

Capacity: 140

Trajectory Code: 0036ar

Application Number: PK18/1513/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?keyVal=P6AM0EOK0F100&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.

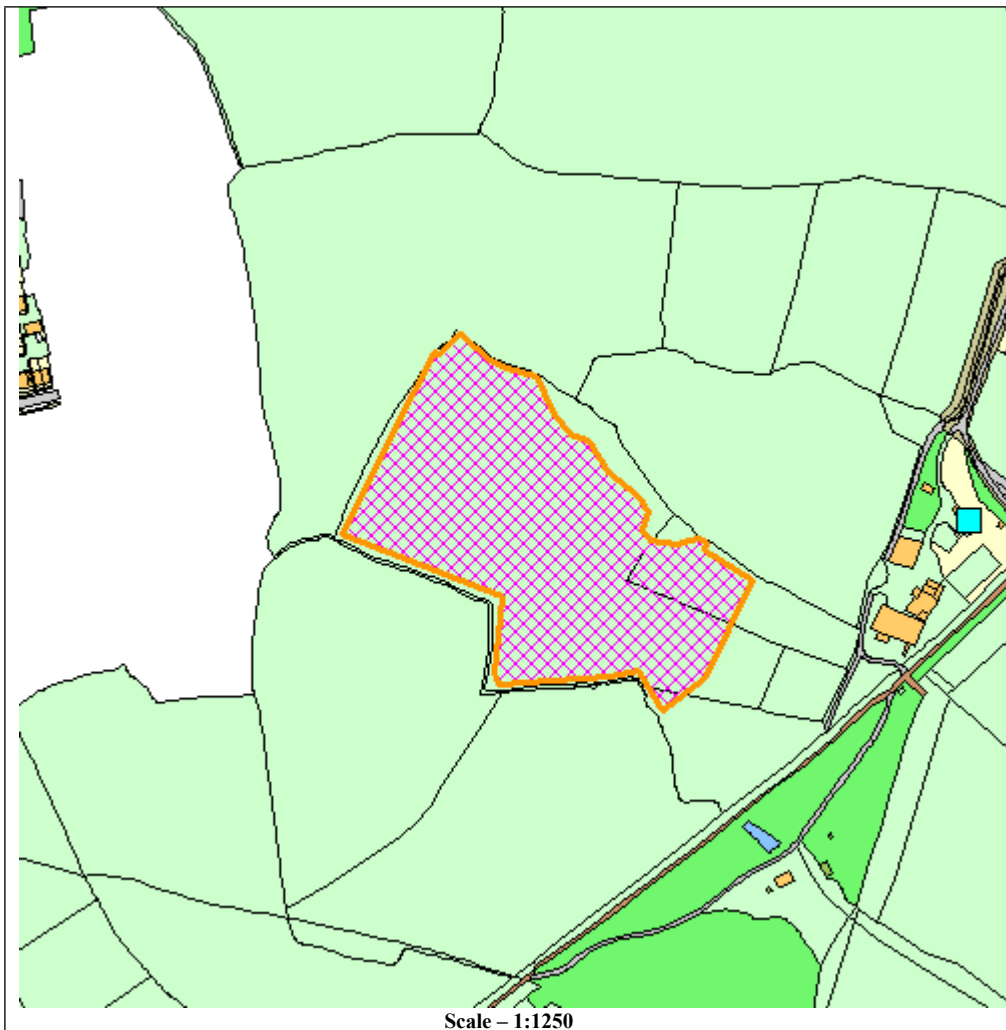
Click on  to view one document at a time.

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	



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Application No.: PK18/1513/RM
Parcel 27A And 28
Howsmoor Lane
Emersons Green
Bristol
South Gloucestershire
BS16 7AH

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Lyde Green [P27a & P28]	140	0036ar	PK18/1513/RM

Contact details:

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

Question 1 - Current use?

Vacant	<input type="checkbox"/>				
In use	<table border="1"> <thead> <tr> <th>Current use</th> <th>Anticipated end date of current use</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Current use	Anticipated end date of current use		
Current use	Anticipated end date of current use				

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

Yes	<input type="checkbox"/>	Which house builder?	Persimmon Homes
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	
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.*

	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	6	4	4	4				
July	4	4	4	3				
Aug		4	4	2				
Sept	1	4	4					
Oct	6	4	4					
Nov		4	4					
Dec	7	4	4					
Jan		4	4					
Feb		4	4					
Mar	3	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	Y	Part of the land is the subject of remediation works – however, this is ongoing and should be concluded in 2019.
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		

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 27a & 28, Lyde Green	PK18/1513/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?

The site is currently being built, and significant progress has been made on the western side of the development. There is currently a section 73 application in to revise site levels (P19/11462/RVC). Subject to matters being resolved the delivery rates indicated by the developer are considered appropriate.

Case officer name: Helen Winsall

Date: 7th November 2019