

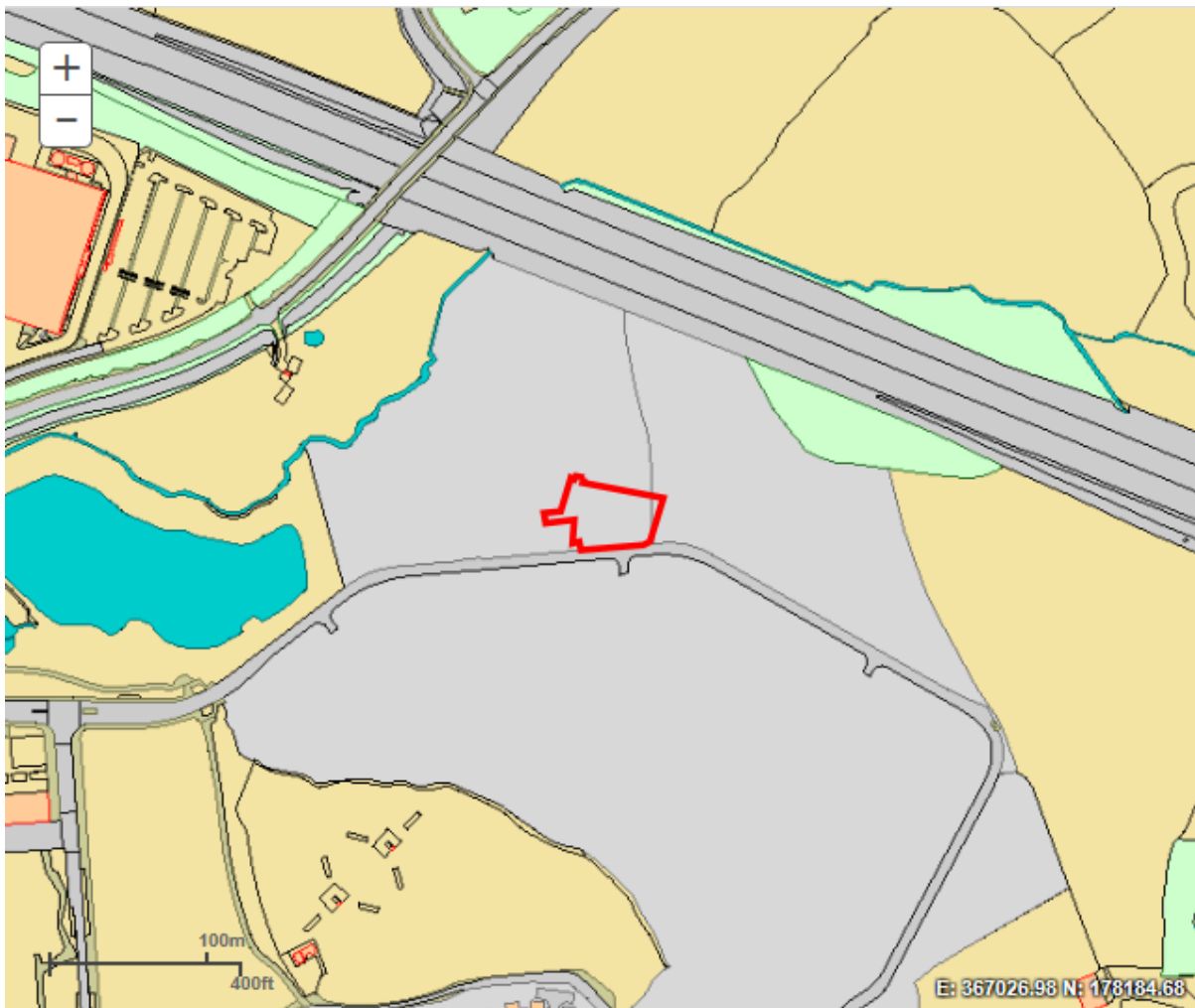
INFORMATION COVER SHEET

**Site Location: Lyde Green - Quatro Design Architects (Extra Care)**

**Capacity: 50**

**Trajectory Code: 0036au**

**Application Number: PK18/4996/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=PHKM87OKGHQ00>


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

*(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.

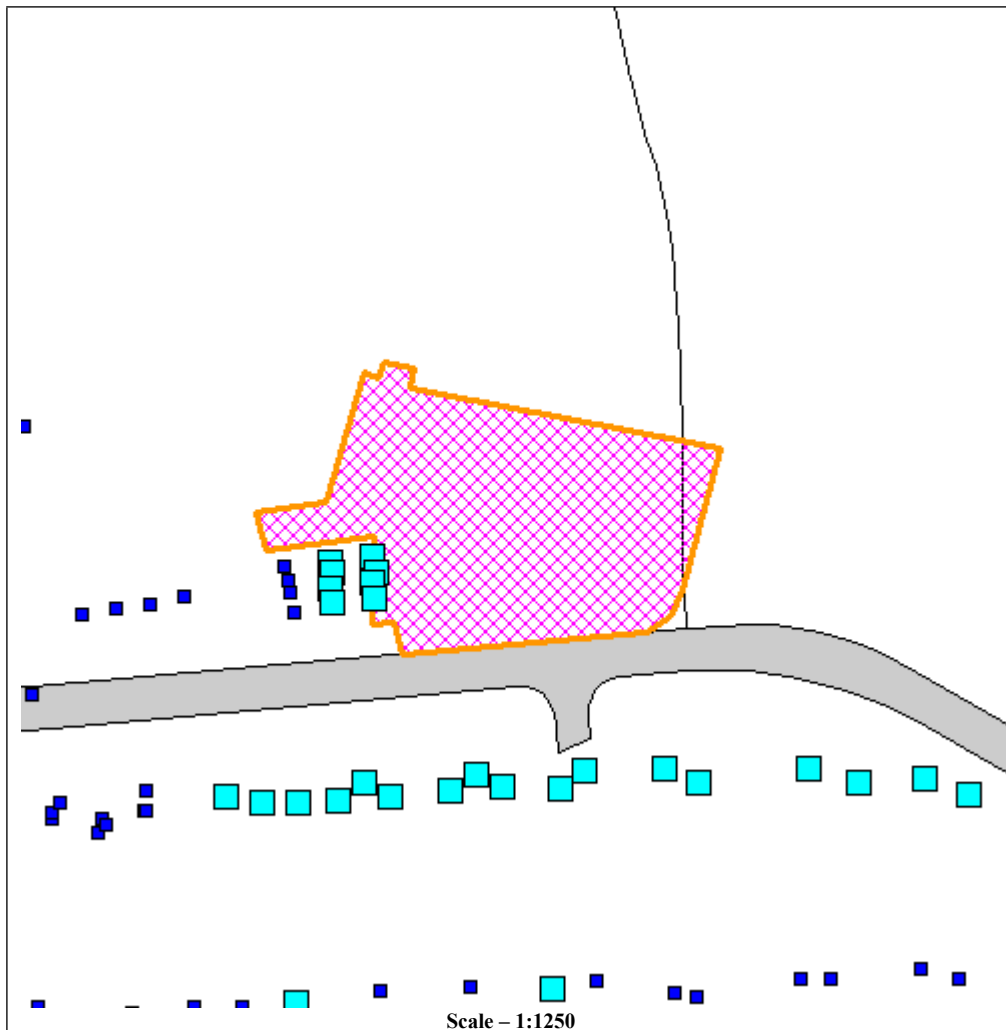
Click on  to view one document at a time.

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

Filter By: Document Type  Show All

**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 - Quatro Design Architects (Extra Care)	50	0036au	PK18/4996/RM

**Contact details:**

<b>Contact name:</b> [REDACTED]	<b>Telephone:</b> [REDACTED]
<b>Address:</b> [REDACTED]	<b>E-mail:</b> [REDACTED]

**Question 1 - Current use?**

<b>Vacant</b>	<input checked="" type="checkbox"/>			
<b>In use</b>	<input type="checkbox"/>	<b>Current use</b>		<b>Anticipated end date of current use</b>

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

<b>Yes</b>	<input type="checkbox"/>	<b>Which house builder?</b>	
<b>No</b>	<input checked="" type="checkbox"/>	<b>What are the arrangements for bringing the site forward (marketing etc.)?</b>	<b>Site acquired by H21 from Taylor Wimpey 31<sup>st</sup> May 2019</b>

**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	<b>Planning PK/18/4996/RM Granted 12/03/2019</b>
Commencement of site marketing	
Work commences on site	<b>October 2019</b>
First completions	<b>Currently March 2021</b>
Anticipated end date for competitions on site	<b>Currently March 2021</b>

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

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar		<b>50</b>						

**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		
<i>Financial Constraints</i>		
Viability/development costs	NO	
Ownership	NO	
Planning obligations	NO	
Market conditions for type of site	NO	
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage	NO	
Wildlife/biodiversity/protected habitats	NO	

Trees	NO	
Air quality/noise	NO	
Other		
Other Constraints – please list		
		Some underground utilities have been found on site which require removal by Taylor Wimpey, may marginally delay delivery

Thank you for completing this questionnaire, please return to [planningpolicy@southglos.gov.uk](mailto:planningpolicy@southglos.gov.uk) by **31/10/2019**



### Case Officer Statement

Site Location:	Application Number:	Case Officer
Land Off Jenner Boulevard, Lyde Green	PK18/4996/RM	Jon Ryan

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

<b>YES</b>	x
<b>NO</b>	

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

There have been discussions regarding the choice of brick at the site. The originally approved brick has been changed due to supply issues that would have resulted in long lead in times that could have delayed construction. An alternative brick has therefore, been agreed with officers to avoid any potential delay.

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: 15/11/19