

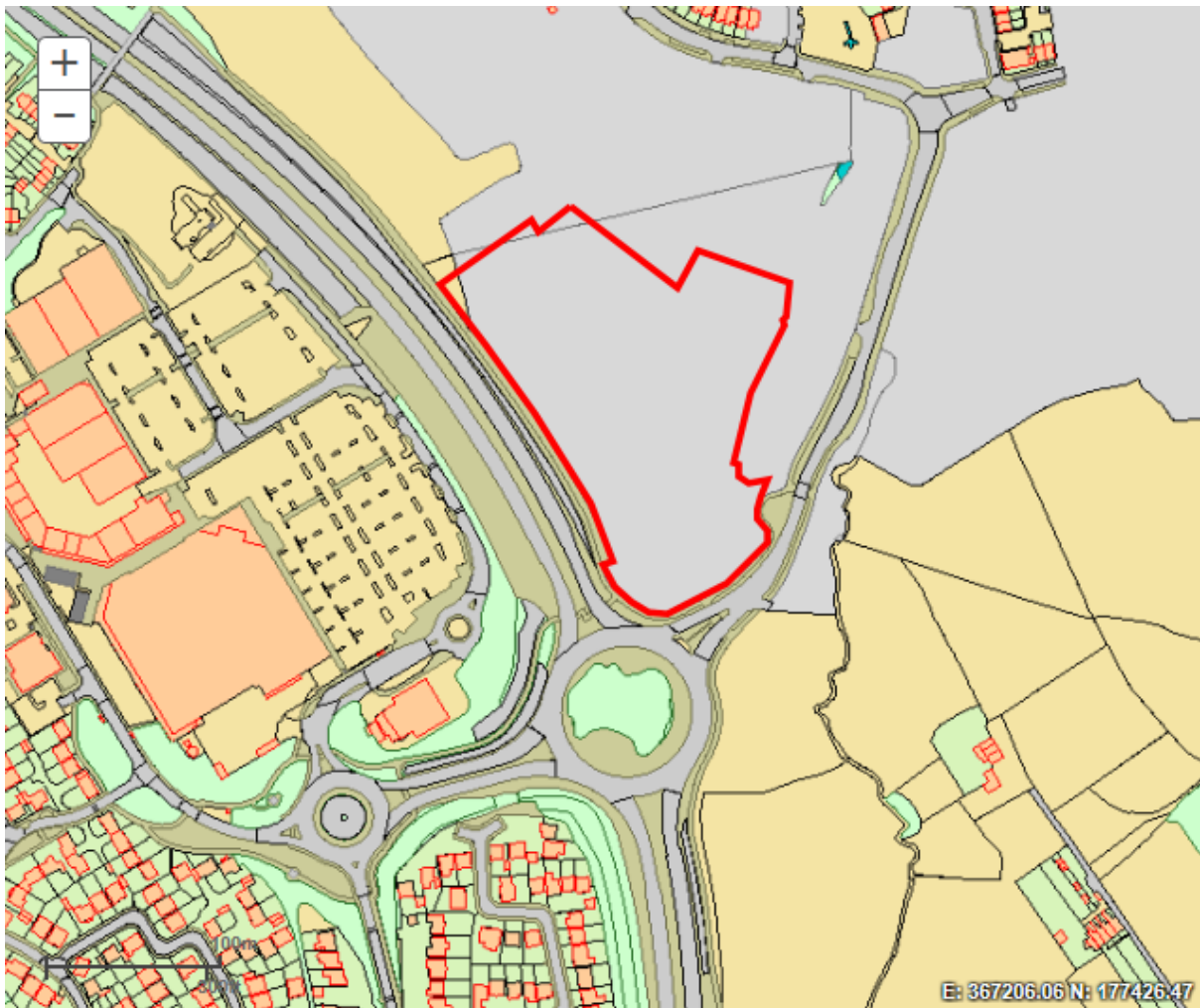
INFORMATION COVER SHEET

**Site Location: *The Gateway at Lyde Green - Taylor Wimpey [Phase 3]***

**Capacity: 122**

**Trajectory Code: 0036bc**

**Application Number: PK17/1745/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=OOCR4TOKMUL00&activeTab=summary>


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.

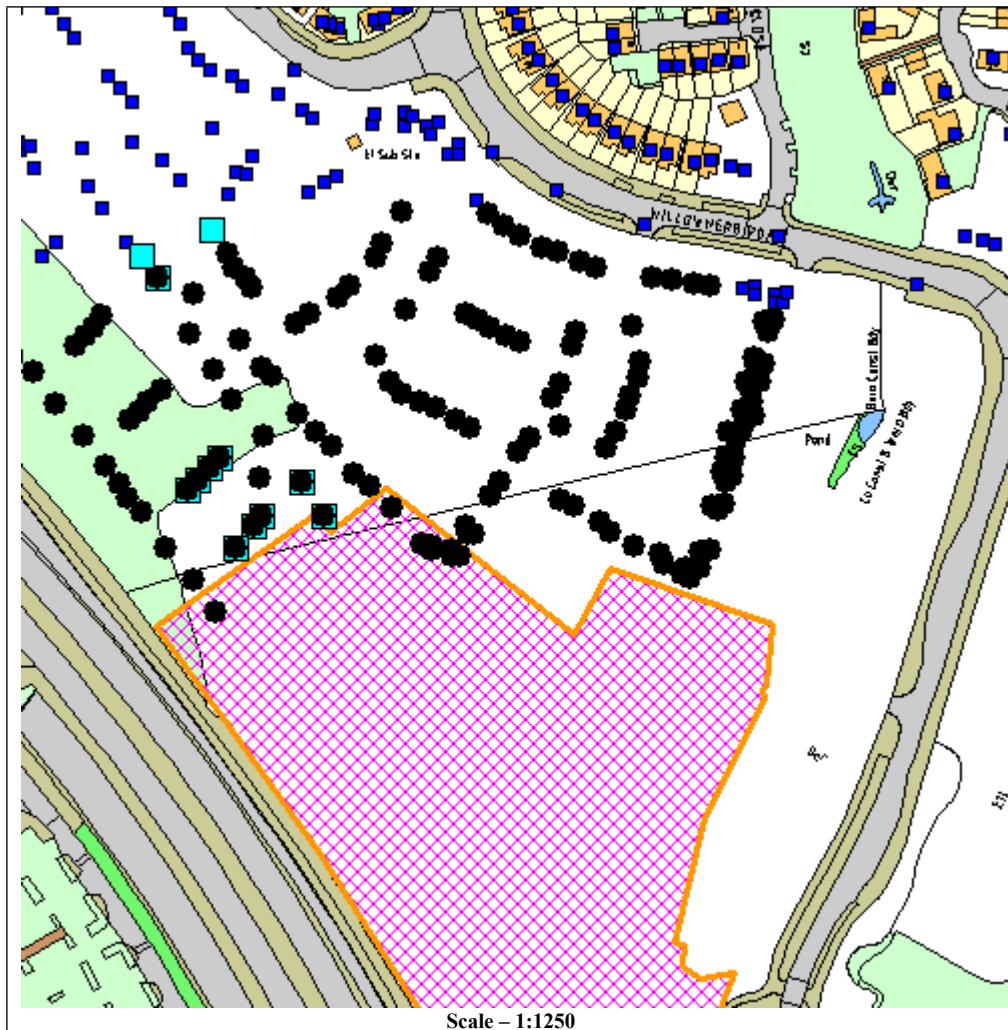
Click on  to view one document at a time.

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:
The Gateway at Lyde Green - Taylor Wimpey [Phase 2]	122	0036bc	PK17/1745/RM <b>Phase 2 code</b>

**Contact details:**

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

**Question 1 - Current use?**

Vacant					
In use	X	Current use	Residential Development	Anticipated end date of current use	N/A

**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	(11/01/13) – PK05/1009/O
Submission of outline application	13/08/17
Submission of first/subsequent reserved matters/full application	03/11/17
Commencement of site marketing	25/09/18
Work commences on site	11/06/18
First completions	25/03/19
Anticipated end date for competitions on site	31/09/21

**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	17	2						
May	4	4						
June	7	3						
July	3	3						
Aug	10	2						
Sept	12	1						
Oct	1							
Nov	3							
Dec	20							
Jan	2							
Feb	5							
Mar	1							



**Question 5-**

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

<b>Constraint</b>	<b>Yes/No</b>	<b>Details/actions needed to overcome. Timescales for resolutions including third party interests.</b>
<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	Yes	<ul style="list-style-type: none"> <li>Nesting birds- bird nest boxes will be erected in mitigation for removal of hedgerow.</li> </ul>

Trees	Yes	<ul style="list-style-type: none"> <li>• TPO trees to the south of the site.</li> <li>• An Arboricultural Method Statement has been submitted to ensure that the retained trees are protected during the development.</li> </ul>
Air quality/noise	Yes	<ul style="list-style-type: none"> <li>• Mitigation in the form of an acoustic barrier running parallel to A4174 Ring Road.</li> <li>• Screening provided by dwellings is enough mitigation for noise.</li> </ul>
Other	No	
Other Constraints – please list		

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
Phase 2 Gateway, Lyde Green	PK17/1745/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?

Condition 4 requires a neap and teenage shelter to be provided and a footpath link to the MMI to be provided prior to occupation of 100<sup>th</sup> dwelling.

Condition 7 requires an acoustic fence to be erected prior to occupation of plots 197-214.

Condition 8 requires a stone dust path to be provided prior to occupation of plots 215-250

Condition 11 requires a pedestrian link to A41734 to be provided prior to occupation of 100 dwelling

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\_\_\_\_\_