

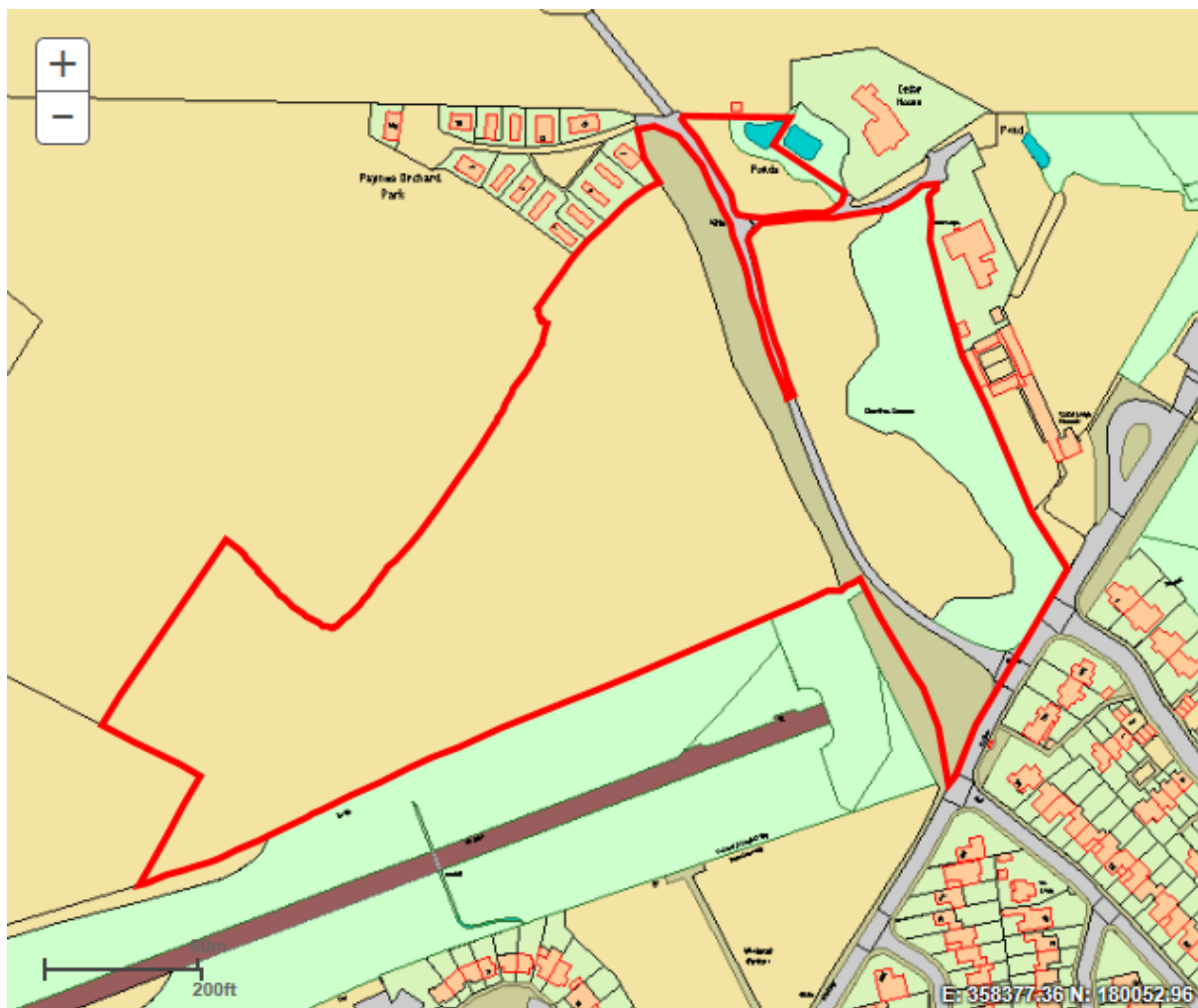
INFORMATION COVER SHEET

**Site Location: Cribbs/Patchway NN - Charlton Common**

**Capacity: 80**

**Trajectory Code: 0134bb**

**Application Number: PT15/4165/F**



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=NV83QBOKKXG00>


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.

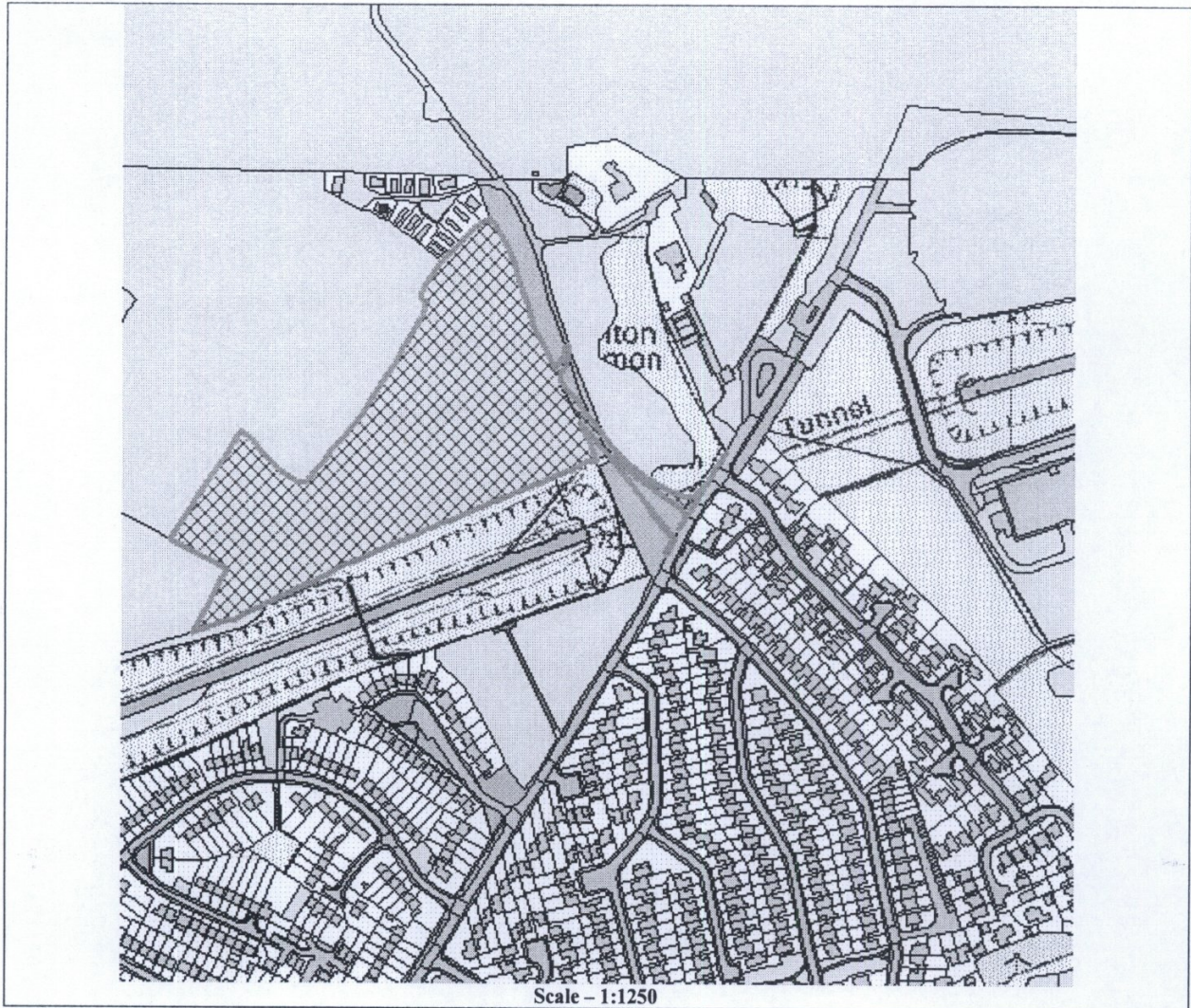
Click on  to view one document at a time.

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

Filter By: Document Type  Show All  [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:
Land Off Charlton Road, Filton - Redrow	80	228	PT15/4165/F

**Contact details:**

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

**Question 1 - Current use?**

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

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

Yes	<input checked="" type="checkbox"/>	Which house builder?	Redrow Homes (South West) Limited
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward (marketing etc.)?	TBC

**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>Full planning permission granted 31 May 2019.</b>
Commencement of site marketing	<b>TBC</b>
Work commences on site	<b>Early 2021</b>
First completions	<b>April 2022</b>
Anticipated end date for competitions on site	<b>April 2024</b>

**Question 4** – Completions to date and future anticipated completions

- a) Our site visits up to April 2019, recorded completions in monitoring year 2018/2019 (our monitoring year runs April to April)
- As of April 2019, **13** units were yet to be completed on the site.
  - If you consider that the number of units to be completed is different, please can you confirm how many units are yet to be completed & any reason for the difference in numbers:

Number of units to be completed	<b>0</b>
Rationale for any difference between SGC 2019 figure and your stated figure	<p><b>Planning permission was granted on 31 May 2019. Pre-commencement conditions are needed to be discharged and commons consent obtained in relation to the access road before works commence on site.</b></p> <p><b>Further details of commencement on site and anticipated unit completions are set out below.</b></p>

- b) With reference to number of units to be completed on your site - Please provide the anticipated completion of remaining units, by year. **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			20	30	30			
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
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	No	
Infrastructure requirements	No	

Relying on other parcels/phases to be built out	<b>No</b>	
Other	<b>No</b>	
<i>Financial Constraints</i>		
Viability/development costs	<b>No</b>	
Ownership	<b>No</b>	
Planning obligations	<b>No</b>	
Market conditions for type of site	<b>No</b>	
Other	<b>No</b>	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	<b>No</b>	
Wildlife/biodiversity/protected habitats	<b>No</b>	
Trees	<b>No</b>	
Air quality/noise	<b>No</b>	
Other	<b>No</b>	
<i>Other Constraints – please list</i>		
	<b>Yes</b>	Commons consent is required to complete the approved access road. Public and key stakeholder consultation has been complete on the proposed commons consent proposals and the feedback received has been largely positive. Actions arising from the public consultation are being reviewed and it is anticipated an application for commons consent will be submitted in late 2019. We envisage that the application will be determined within 12months and so a start on site will be achievable in early 2021.



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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 Charlton Road, Filton - Redrow	PT15/4165/F	Helen Ainsley

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

YES	✓
NO	

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

As stated by the developer, the requirement for Common Land Consent to construct the site access is the main issue that will determine timing of commencement of development.

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

Case officer signature: \_\_\_\_Helen Ainsley\_\_\_\_\_

Date: \_\_\_\_18.11.19\_\_\_\_\_