

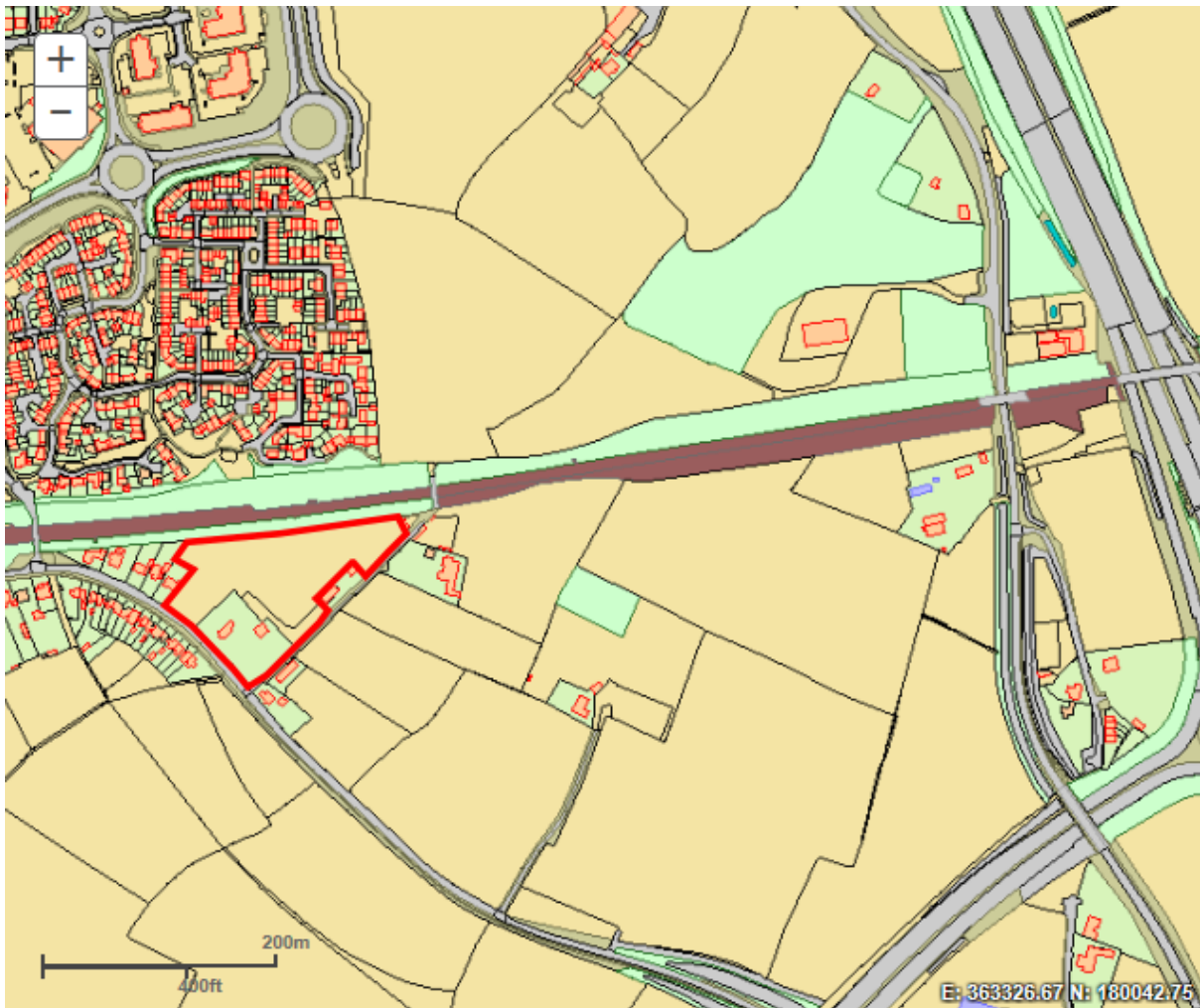
INFORMATION COVER SHEET

**Site Location: New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]**

**Capacity: 70**

**Trajectory Code: 0135c**

**Application Number: PT16/6182/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?keyVal=OGC4TPOKI9X00&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.

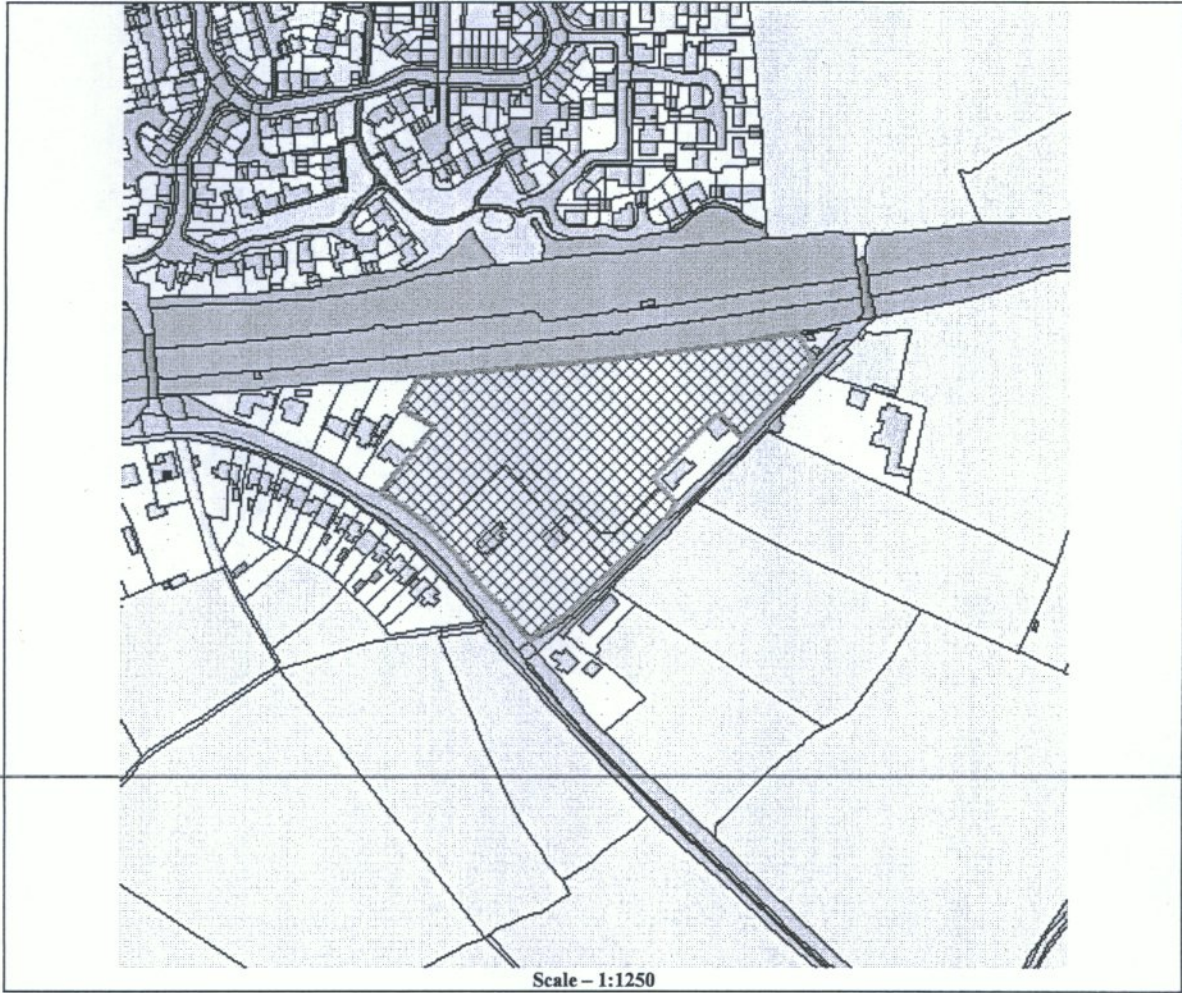
Click on  to view one document at a time.

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

Filter By: Document Type

**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.: PT16/6182/F**  
**Land At Hambrook Lane**  
**Curtis Lane**  
**Stoke Gifford**  
**Bristol**  
**South Gloucestershire**  
**BS34 8QF**



**Residential Site Assessments  
Deliverability Questionnaire 2019**

**About the site:**

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Curtis Lane , Stoke Gifford	70	0135c	PT16/6182/F.

**Contact details:**

Contact name:	Telephone:
[REDACTED]	[REDACTED]
Address:	E-mail:
[REDACTED]	[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	Which house builder?	Clarion Housing Group
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	n/a
Submission of first/subsequent reserved matters/full application	Full application: Wed 09 Nov 2016 – application submitted Mon 12 Dec 2016 – application validated Fri 21 December 2018 - Decision issued: (subject to S106)
Commencement of site marketing	<b>January 2020</b>
Work commences on site	Awaiting discharge of pre commencement conditions
First completions	March 2021 - subject to revised delivery programme once works start
Anticipated end date for competitions on site	March 2021 - subject to revised delivery programme once works start

**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			70					
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								

Mar								
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**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		Bungalow for demolition
Land form/topography		Adjacent to rail way
Infrastructure requirements		
Relying on other parcels/phases to be built out		n/a
Other		
<i>Financial Constraints</i>		
Viability/development costs		Now all affordable housing of rented and shared ownership with Homes England grant.
Ownership		Clarion Housing Group
Planning obligations		<b>PT16/6182/F</b>
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		Requires SUDS

Wildlife/biodiversity/protected habitats		Ecological boundary
Trees		2 trees of value. Refer to Arbo report.
Air quality/noise		
Other		
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
Curtis Lane	PT16/6182/F	Sean Herbert

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?

I consider that this will be built out within the next 5 years.

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

Case officer signature: \_\_\_\_Sean Herbert\_\_\_\_\_

Date: \_\_19/12/2019\_\_\_\_\_