

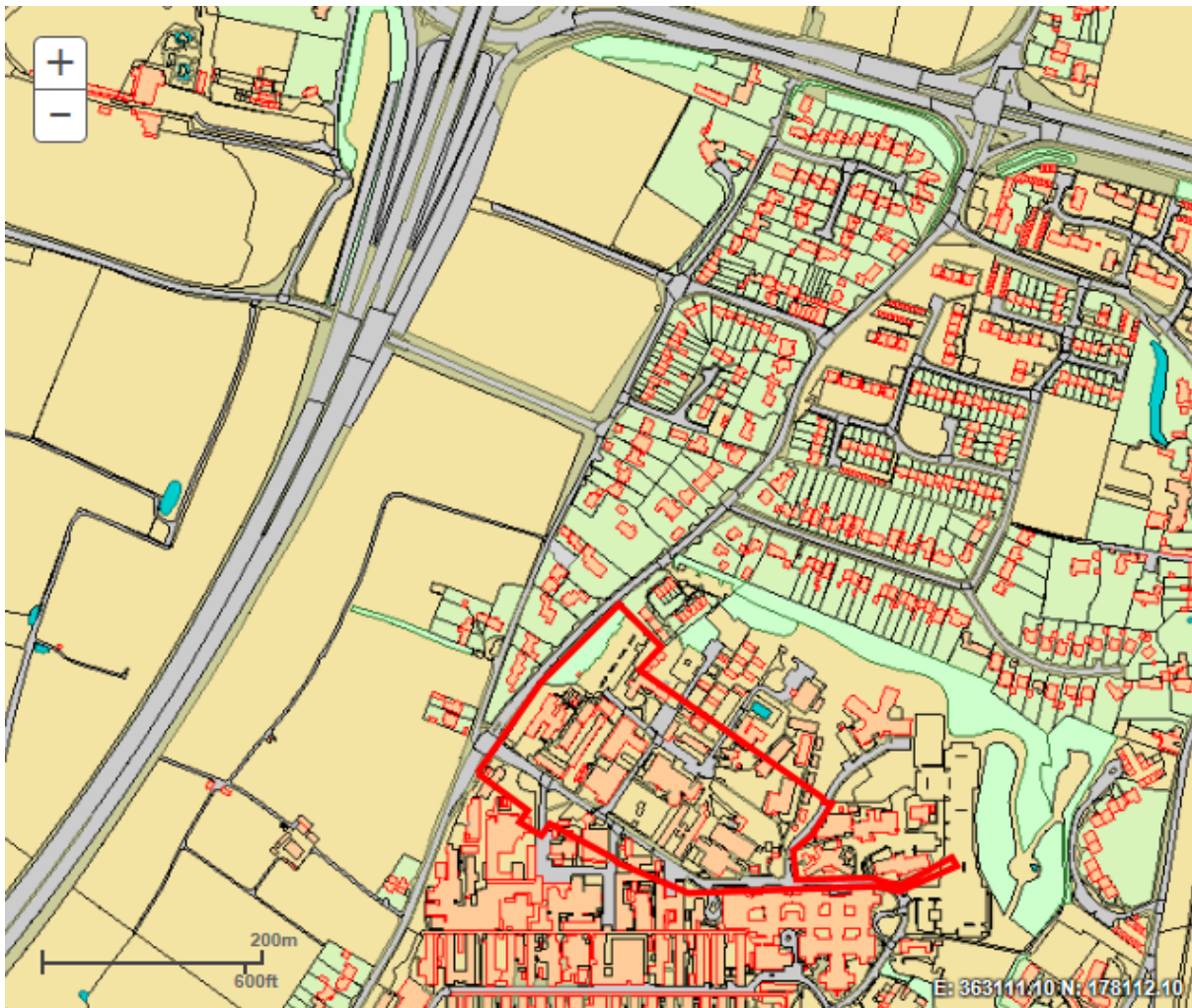
INFORMATION COVER SHEET

**Site Location: Phase 1 Frenchay - Redrow**

**Capacity: 89**

**Trajectory Code: 0138a**

**Application Number: PT15/5412/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=NZI6VZOKFMP00&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  [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:
Phase 1 Frenchay - Redrow	89	0138a	PT15/5412/RM

**Contact details:**

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

**Question 1 - Current use?**

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

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

Yes	<input checked="" type="checkbox"/>	Which house builder?	Redrow Homes SouthWest
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	April 2019

**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								

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	X	
Existing buildings/structures	X	
Land form/topography	X	
Infrastructure requirements	X	
Relying on other parcels/phases to be built out	X	
Other	X	
<i>Financial Constraints</i>		
Viability/development costs	X	
Ownership	X	
Planning obligations	X	
Market conditions for type of site	X	
Other	X	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	X	
Wildlife/biodiversity/protected habitats	X	

Trees	<input checked="" type="checkbox"/>	
Air quality/noise	<input checked="" type="checkbox"/>	
Other	<input checked="" type="checkbox"/>	
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
Frenchay Phase 1	PT15/5412/RM	Suzanne D'Arcy

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

YES	
NO	x

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

There are additional units shown on the plans which have not yet been built. My understanding is that these will be built once the site is completed.

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

Case officer signature: \_\_\_Suzanne D'Arcy\_\_\_\_\_

Date: \_\_\_17<sup>th</sup> December 2019\_\_\_\_\_