

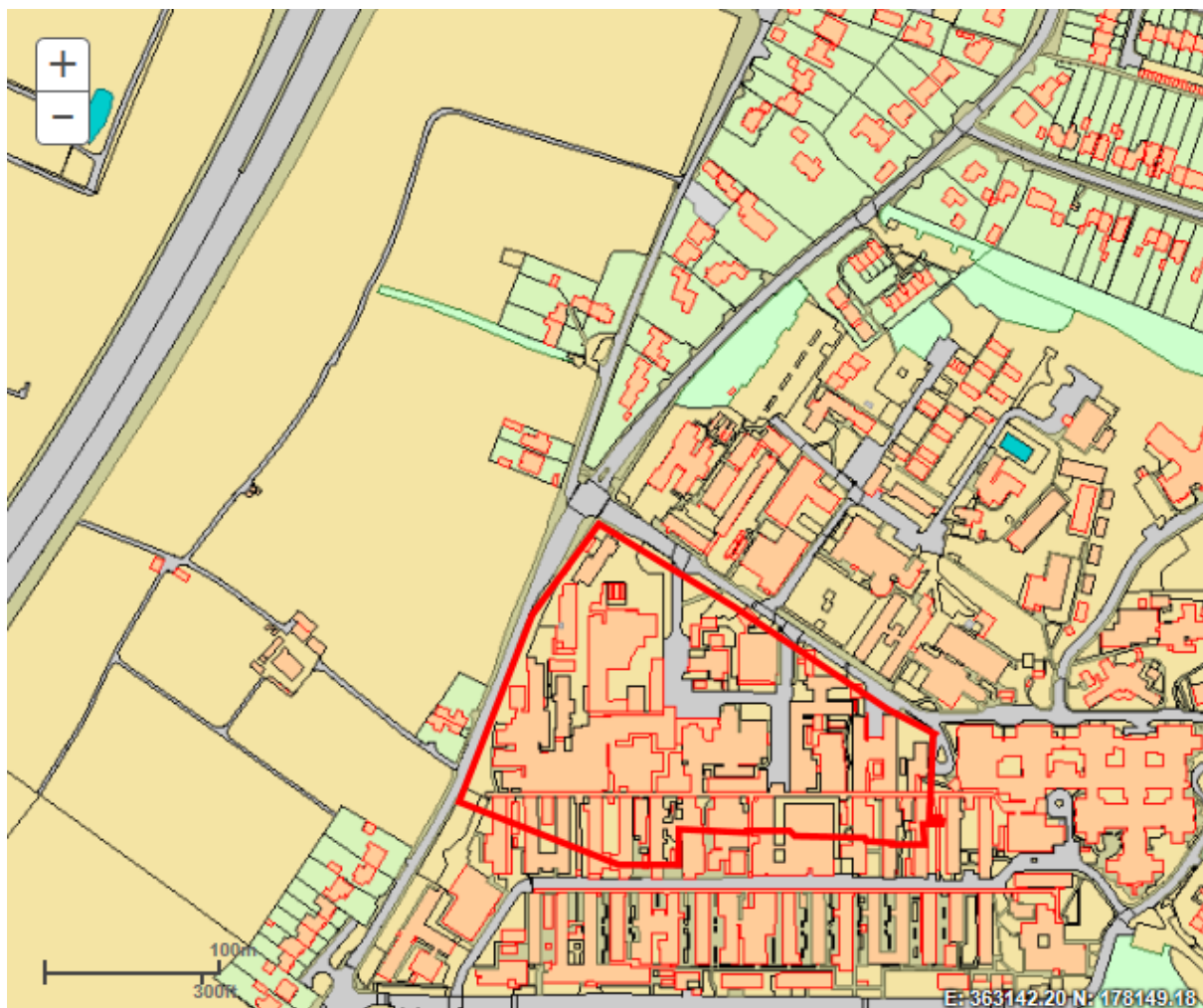
INFORMATION COVER SHEET

**Site Location: Phase 2 Frenchay - Redrow**

**Capacity: 115**

**Trajectory Code: 0138b**

**Application Number: PT17/0973/RM**



Included in this pack as a document;

- 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=OM8LFUOKLKT00&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	

Residential Site Assessments  
Deliverability Questionnaire 2019

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Phase 2 Frenchay - Redrow	127	0138b	PT17/0973/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	Construction & housing	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 South West
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	2021

**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	4	4						
May	4	4						
June	4	4						
July	4	4						
Aug	4	4						
Sept	4	4						
Oct	4	3						
Nov	4	3						
Dec	3	3						
Jan	3							
Feb	4							
Mar	4							

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**

Trees	X	
Air quality/noise	X	
Other	X	
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 2	PT17/0973/RM	Suzanne D'Arcy

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 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\_\_\_\_\_