

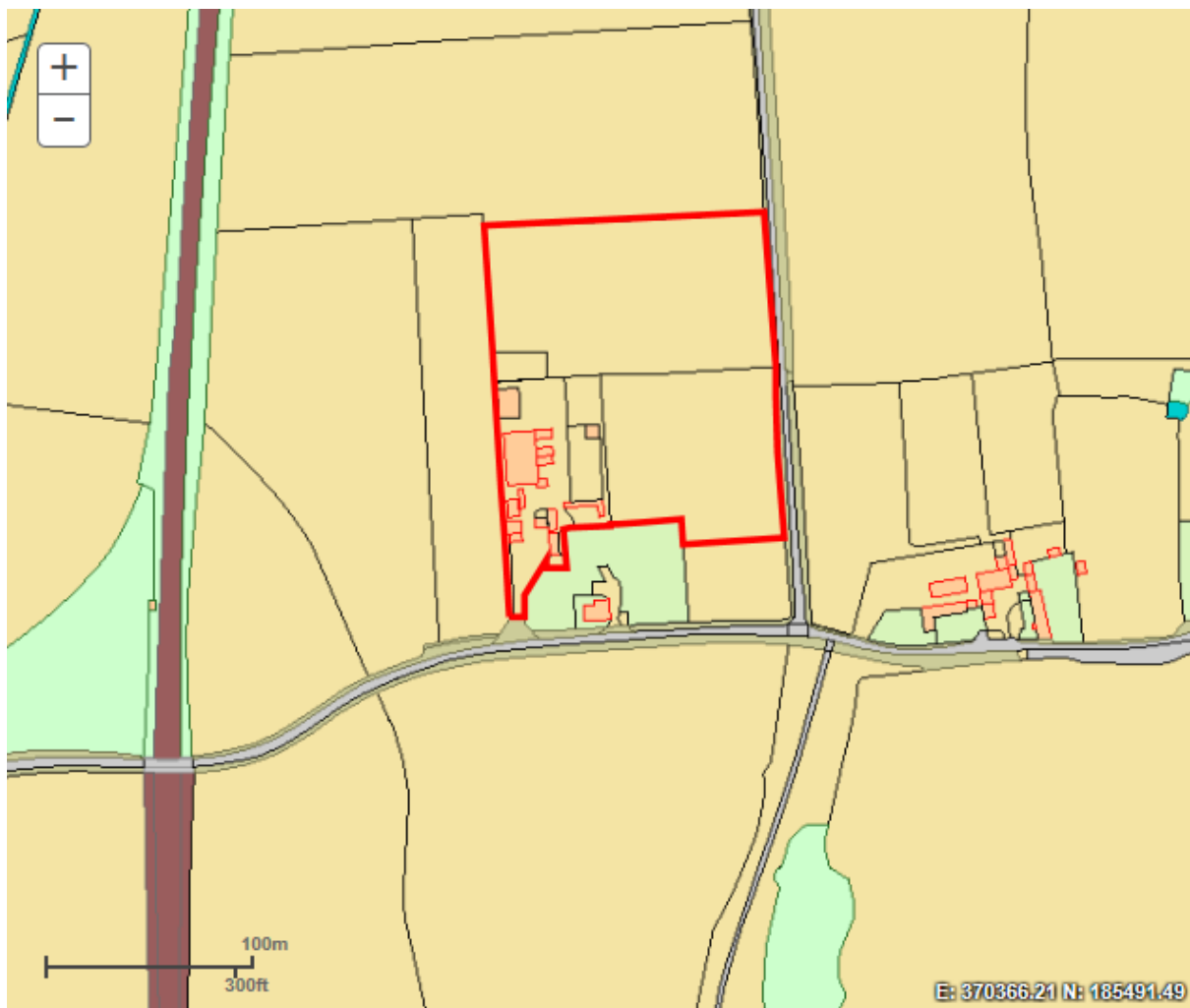
INFORMATION COVER SHEET

Site Location: Land Off Tanhouse Lane, Yate

Capacity: 12

Trajectory Code: 0152

Application Number: PT11/2001/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=LN8BCYOK7T000&activeTab=summary>


| Documents | Steps to view Documents |
|---|---|
| Application Form | <ol style="list-style-type: none"> 1) Navigate from the application details page to the Documents tab. 2) Once in Documents tab, select filter by and click description. 3) Type in the word “Application” and click apply. 4) Select the most recent version available to view document. |
| Delegated Committee Reports | Repeat process above but replace Application with “ Delegated ”. |
| Decision Notice | Repeat process above but replace Application with “ Decision ”. |
| Phasing Plan and information from Design and Access Statement | Repeat process above but replace Application with “ Design ”. |

(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.

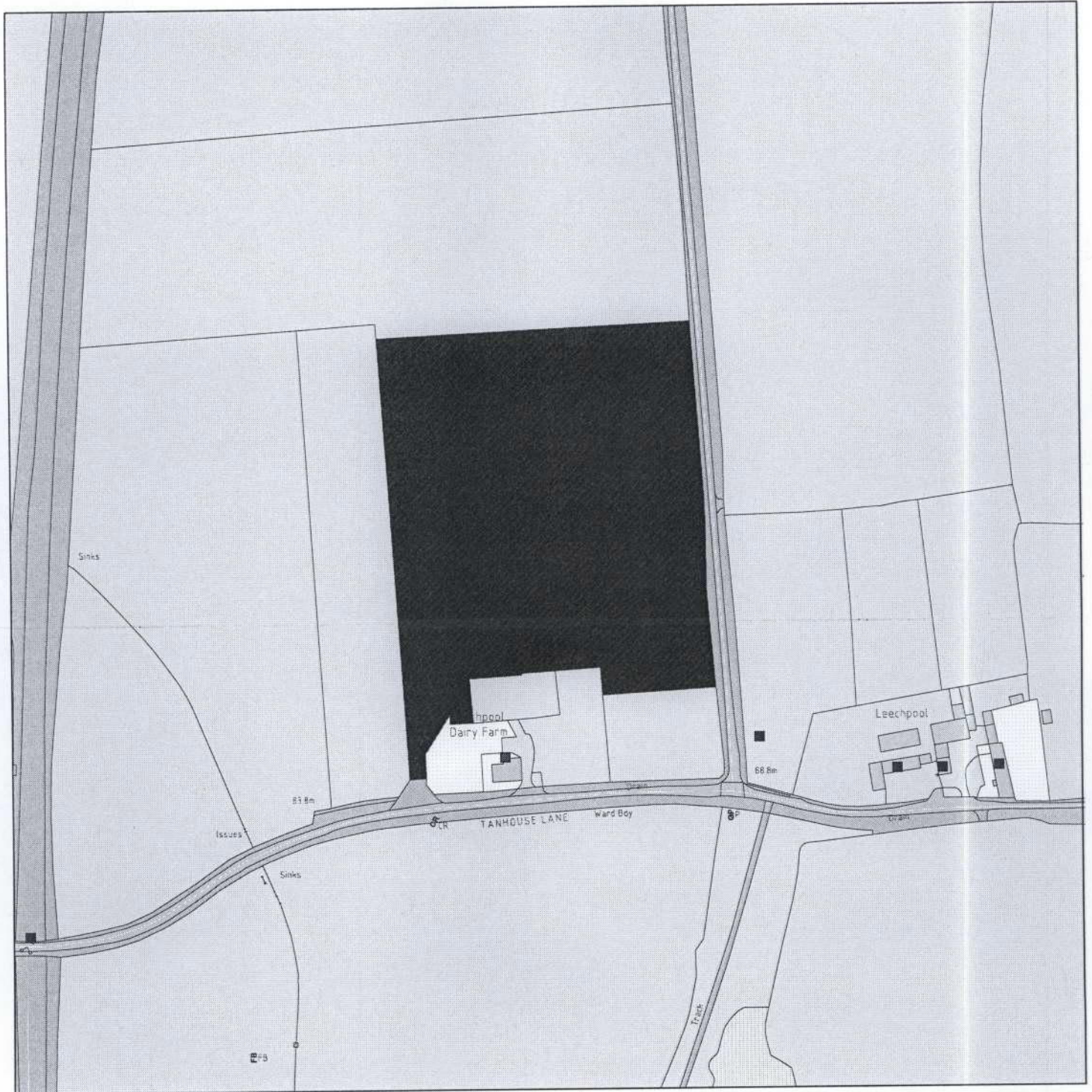
Click on  to view one document at a time.

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 |  |



Scale : 1:2500

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[2011] Ordnance Survey [100023410]

| | |
|--------------|-------------------------------|
| Organisation | South Gloucestershire Council |
| Planning Ref | PT11/2001/F |
| Address | |
| Date | 08 July 2011 |
| SLA Number | 100023410, [2011]. |

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

| Site Location: | Total Site Capacity: | Trajectory Code: | Application Number: |
|------------------------------|----------------------|------------------|---------------------|
| Land off Tanhouse Lane, Yate | 12 | 0152 | PT11/2001/F |

Contact details:

| Contact name: | Telephone: |
|---------------|----------------------|
| ██████████ | ██████████ |
| Address: | E-mail: |
| | ████████████████████ |

Question 1 - Current use?

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

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

| | | | |
|-----|-------------------------------------|---|--|
| Yes | <input type="checkbox"/> | Which house builder? | |
| No | <input checked="" 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 | |

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, **12** 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 | |
| Rationale for any difference between SGC 2019 figure and your stated figure | |

- 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 1st April – 31st March.**

| | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|-------|---------|---------|---------|---------|---------|---------|---------|---------|
| April | | 12 | | | | | | |
| 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 | | |
| Existing buildings/structures | | |
| Land form/topography | | |
| Infrastructure requirements | | |

| | | |
|---|--|--|
| Relying on other parcels/phases to be built out | | |
| Other | | |
| <i>Financial Constraints</i> | | |
| Viability/development costs | | |
| Ownership | | |
| Planning obligations | | |
| Market conditions for type of site | | |
| Other | | |
| <i>Environmental Constraints</i> | | |
| Flood Risk/Drainage | | |
| Wildlife/biodiversity/protected habitats | | |
| Trees | | |
| Air quality/noise | | |
| Other | | |
| <i>Other Constraints – please list</i> | | |
| | | |
| | | |

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **31/10/2019**

Case Officer Statement

| Site Location: | Application Number: | Case Officer |
|---------------------------------|---------------------|---------------|
| Land off Tanhouse Lane, Yate | PT11/2001/F | Simon Penketh |

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

| | |
|------------|---|
| YES | x |
| NO | |

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

With the exception of condition 16, all conditions requiring further information have been discharged on 13th July 2015. Condition 16 requires routing/delivery methods for mobile homes prior to the delivery of them. However, this is not a matter that would necessarily affect the delivery rate of the development as set out by the developer.

The DM team has been contacted by the developer earlier this year 2019 wishing to discuss the development. The developer was directed to the 'pre-application and enquiry service'. However, no further contact has been made.

Accordingly, there are no constraints that would otherwise affect the delivery rates noted by the developer in the deliverability questionnaire returned to the LPA

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

Case officer signature: Simon Penketh

Date: 15th November 2019