

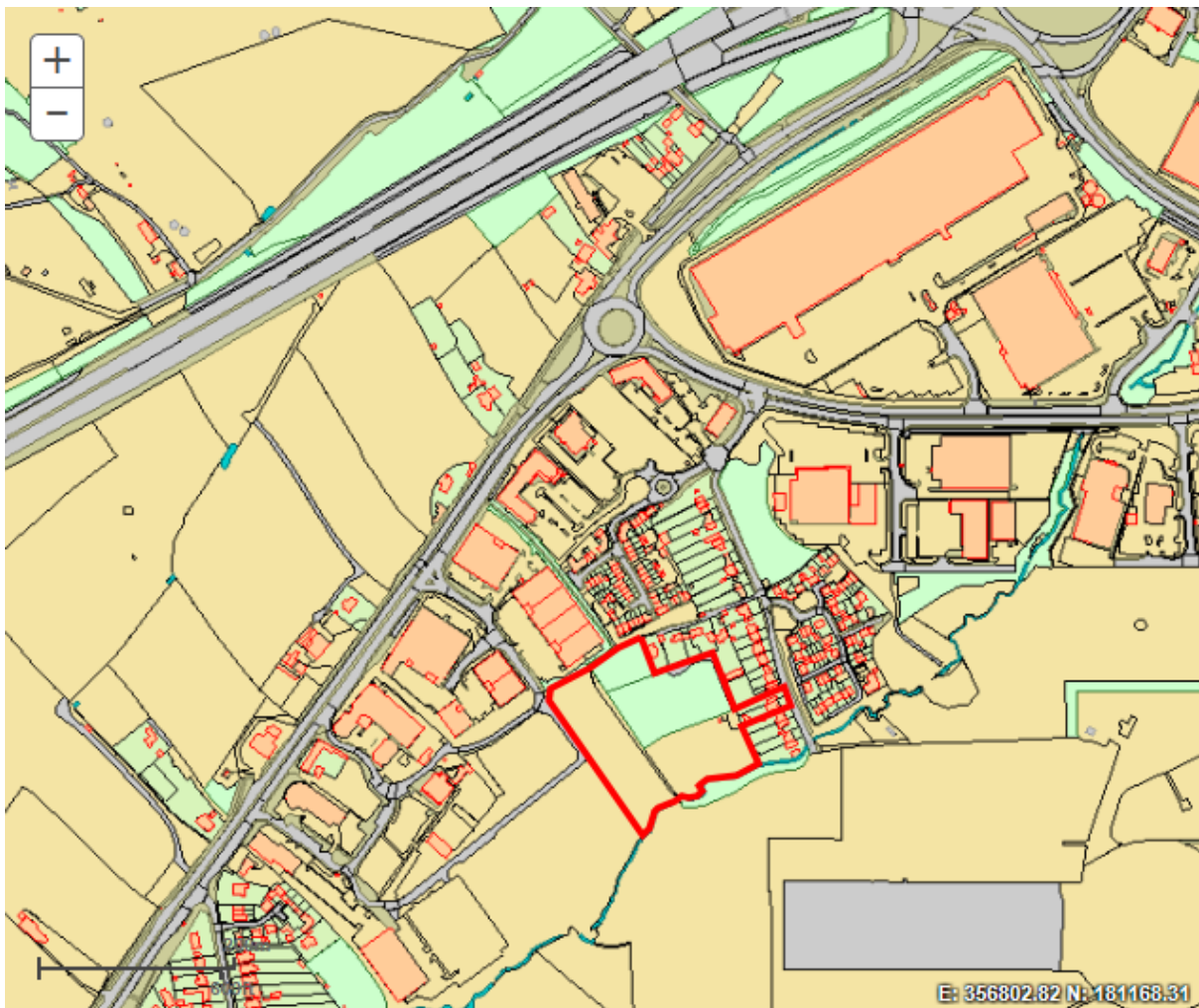
INFORMATION COVER SHEET

Site Location: R/O Dick Lovett, Laurel Hill, Cribbs Causeway

Capacity: 105

Trajectory Code: 0167

Application Number: PT17/3333/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=OT37LOOKHYA00&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.

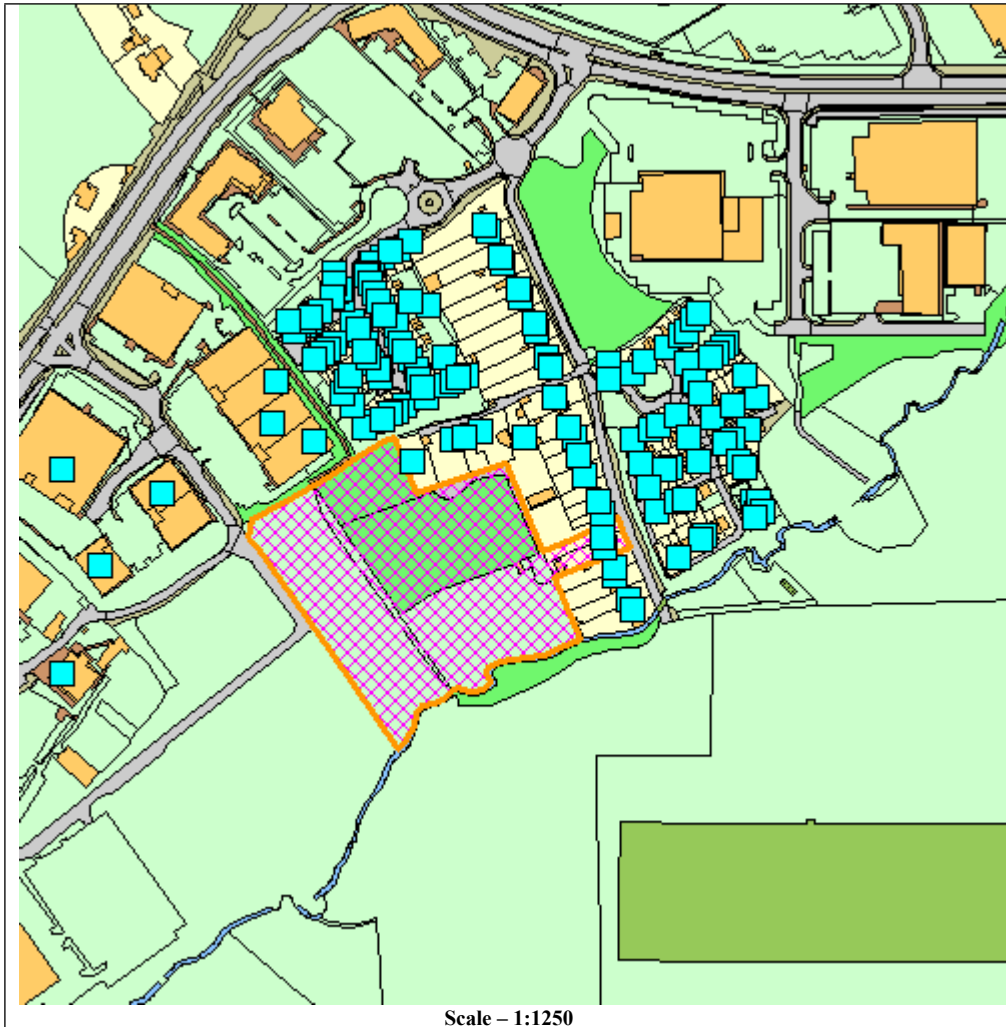
Click on  to view one document at a time.

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

Filter By: Document Type

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.: PT17/3333/RM
Land West Of Catbrain Hill
Cribbs Causeway
Bristol
South Gloucestershire
BS10 7TH

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
R/O Dick Lovett, Laurel Hill, Cribbs Causeway	105	0167	PT17/3333/RM

Contact details:

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

Question 1 - Current use?

Vacant	<input type="checkbox"/>				
In use	<table border="1"> <tr> <td>Current use</td> <td></td> <td>Anticipated end date of current use</td> <td></td> </tr> </table>	Current use		Anticipated end date of current use	
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?	Strongvox Homes
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward (marketing etc.)?	N/A – Site is already owned and under control of developer.

Question 3 – What is your anticipated timescale for the planning application/delivery process?

Milestone	Anticipated date MM/YY
Submission of pre-application	Pre May 2014.
Submission of outline application	9 May 2014..
Submission of first/subsequent reserved matters/full application	17 July 2017 – Submitted. 18 April 2019 – Approved. N/A RM Approval April 2019 – 17/3333/RM. Pre-commencement conditions discharged and development commenced summer 2019.
Commencement of site marketing	Imminent – for housing sales. Site already owned by developer.
Work commences on site	1 September 2019
First completions	Expected December 2020.
Anticipated end date for competitions on site	Expected December 2023

Question 4 - Please provide a build rate trajectory of net completions for this site. *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			3	3	3			
May			3	3	3			
June			3	3	3			
July			3	3	3			
Aug			3	3	3			
Sept			3	3	3			
Oct			3	3	3			
Nov			3	3				
Dec		3	3	3				
Jan		3	3	3				
Feb		3	3	3				
Mar		3	3	3				

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	Yes	Site to be plateaued. Dense urban form and challenging build programme as a result of slopes and density.
Infrastructure requirements	Yes	Standard with additional highways and on plot retaining walls when compared to a standard site.
Relying on other parcels/phases to be built out	No	
Other	N/A	
<i>Financial Constraints</i>		
Viability/development costs	Yes	Topography adds to build costs a relatively modest margins – however AH quantum is consistent with outline planning permission/policy requirement.
Ownership	No	Owned by developer.
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	Yes	Affect southern part of site – development set back to avoid high risk flood zone near to Henbury Trym.
Wildlife/biodiversity/protected habitats	Yes	

Trees	Yes	Limited number of trees in boundary locations around the site. All existing trees protected via tree protection plans and method statements linked to Outline Planning Permission.
Air quality/noise	No.	
Other	N/A	
Other Constraints – please list		

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
R/O Dick Lovett, Laurel Hill, Catbrain Hill	PT17/3333/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	x
NO	

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

The site has both outline and RM approvals as well as all the pre-commencement conditions being discharged. The site has a challenging topography and works to the levels is required to ensure that the site is developable. A recent site visit (Oct 19) shows that initial ground works have commenced onsite.

My understanding from the developer is that a further application may be forthcoming to increase the number of units from 105 to 110 by increasing one of the apartment blocks by 5 units. As the outline has expired, this would be a full application. It is unlikely this would affect the build trajectory significantly as only one block would be affected. This increase in units would be in line with the parameters of the outline, which was for up to 110 dwellings.



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: _18th November 2019