

INFORMATION COVER SHEET

Site Location: Land at Post Farm, Thornbury

Capacity: 132

Trajectory Code: 0190

Application Number: PT16/4055/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 <u>link below</u>, with the table outlining specific documents relating to the deliverability of this site.

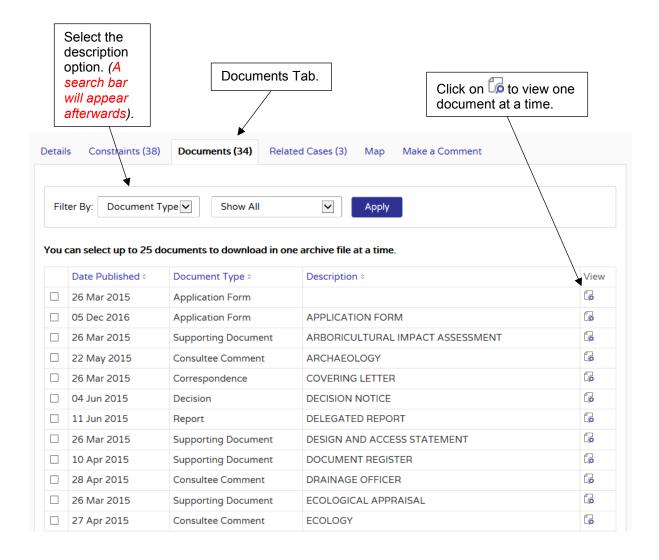
Link to Application: https://developments.southglos.gov.uk/online-applicationS/applicationDetails.do?keyVal=O9NA3BOKM7Z00&activeTab=summary

Documents	Steps to view Documents	
Application Form	 Navigate from the application details page to the Documents tab. Once in Documents tab, select filter by and click description. Type in the word "Application" and click apply. 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".	

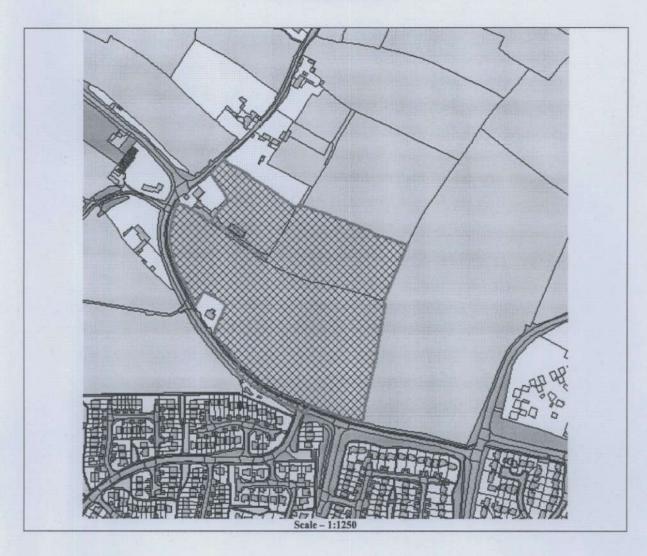
(Note: Supplementary documents will follow in due course).

For **further guidance** on how to access the documents above, please see **screenshot below**.









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Application No.: PT16/4055/RM Land At Post Farm Thornbury South Gloucestershire



Residential Site Assessments Deliverability Questionnaire 2019

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at Post Farm, Thornbury	132	0190	PT16/4055/RM

Contact details:

Contact name:	Telephone:
Address:	E-mail:

Question 1 - Current use?

Vacant	X			
In use		Current	Anticipated end date	
		use	of current use	

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

Yes	X	Which house builder?	Linden Limited (T/A Linden Homes Western)
No		What are the arrangements for bringing the site forward (marketing etc.)?	Site already under construction and being marketed



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

Milestone	Anticipated date MM/YY
Submission of pre-application	Completed
Submission of outline application	Completed
Submission of first/subsequent reserved matters/full application	Completed – RM consent received 13/03/2017 and second consent received 01/03/2019.
Commencement of site marketing	Completed
Work commences on site	July 2017
First completions	March 2018
Anticipated end date for competitions on site	October 2022

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	V.				
Nov	3	3	*					
Dec	3	3						
Jan	3	3						
Feb	3	3						
Mar	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.
Physical constraints		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
Financial Constraints		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
Environmental Constraints		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	



Trees	No	
Air quality/noise	No	
Other	No	
Other Constraints – please list		
None		
None		

Thank you for completing this questionnaire, please return to $\frac{planningpolicy@southglos.gov.uk}{31/10/2019}$ by



Case Officer Statement

Site Location:	Application Number:	Case Officer
Land at Post Farm, Thornbury	PT16/4055/RM	Cat Loveday
-		-

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

YES	Х
NO	

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: Cat Loveday

Date: 19/12/2019