

INFORMATION COVER SHEET

Site Location: Wood Leaze Residential Care Home

Capacity: 14

Trajectory Code: 233

Application Number: P19/7177/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?activeTab=documents&keyVal=PT32TTOKJPV00>


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.

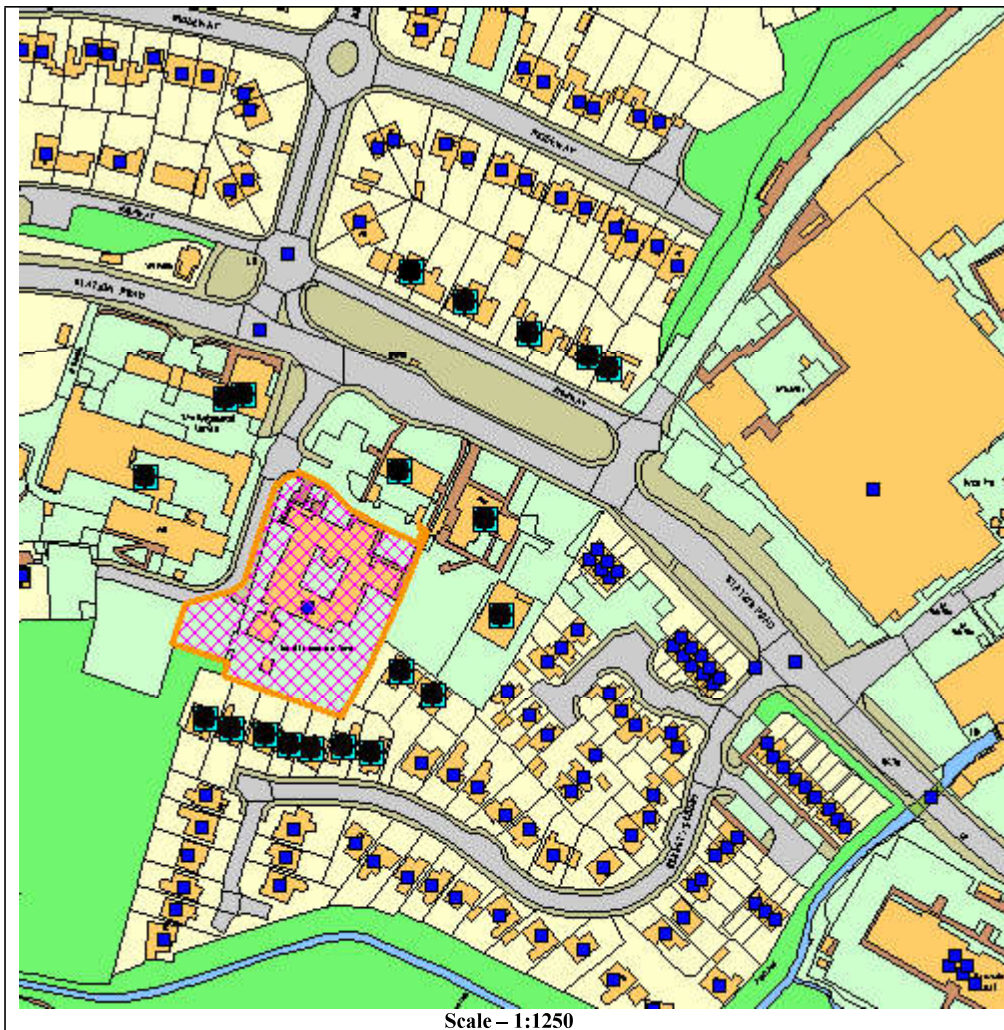
Click on  to view one document at a time.

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.: P19/7177/F
Wood Leaze Residential Care Home
Station Road
Yate
South Gloucestershire
BS37 4AF

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Wood Leaze Residential Care Home	-14	233	P19/7177/F

Contact details:

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

Question 1 - Current use?

Vacant	<input checked="" type="checkbox"/>			
In use	<input 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.)?	This site is owned by the Council and Solon are due to sign a 60 yr lease so that the property can be refurbished to provide 18 self-contained units and communal space for supported accommodation for care leavers.

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

Milestone	Anticipated date MM/YY
Submission of pre-application	N/A
Submission of outline application	N/A
Submission of first/subsequent reserved matters/full application	19/07/19
Commencement of site marketing	N/A
Work commences on site	W/C 28/10/19
First completions	April 2020
Anticipated end date for competitions on site	April 2020

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, **13** 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	18
Rationale for any difference between SGC 2019 figure and your stated figure	This building was built as a 32 bedroom care home and will be refurbished to form 18 self-contained units with kitchenettes plus communal space to include kitchens and staff facilities.

- 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		18						
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	No	
Existing buildings/structures	No	Refurbishment
Land form/topography	No	
Infrastructure requirements	No	

Relying on other parcels/phases to be built out	No	
Other	N/A	
<i>Financial Constraints</i>		
Viability/development costs	No	
Ownership	Yes	We have not yet entered into agreement with the Council for the 60 year lease but this should be resolved this week.
Planning obligations	No	
Market conditions for type of site	N/A	
Other	N/A	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	
Trees	No	
Air quality/noise	No	
Other	N/A	
<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
Woodleaze	P19/7177/F	Marie Bath

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

YES	yes
NO	

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

There is a pre-occupation flooding condition yet to be discharged but this is straightforward and will only take a matter of weeks to agree.

Case officer name: _____Marie Bath_____

Date: ___11/11/2019_____