

From: [REDACTED]
To: [Planning Policy](#)
Subject: RE: SGC Deliverability
Date: 26 July 2022 08:17:28
Attachments: [0.png](#)
[1.png](#)
[2.png](#)
[0134ba Developer Form - Persimmon Homes.docx](#)

This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity.
If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council [ITD Service Desk](#).

Dear Policy,

Please see attached returned form.

Kind Regards

Josh Ashwin | Technical Director

Persimmon Severn Valley | [REDACTED]

[REDACTED]

[REDACTED].com

email signature 5



From: Planning Policy <PlanningPolicy@southglos.gov.uk>

Sent: 18 July 2022 16:02

To: Ashwin, Joshua [REDACTED]

Subject: SGC Deliverability

Dear Joshua,

South Gloucestershire Council is required to demonstrate, by [paragraph 73](#) of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement, we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of anticipated delivery rates on sites which will provide 10 or more dwellings.

We would therefore be grateful if you could assist the Council's monitoring of housing supply, by providing accurate information on delivery and any issues which may affect delivery on your site(s). Please find attached a template form(s) to record this year's information.

The information you supply will assist the Council in confirming the housing supply and housing trajectory for South Gloucestershire, which will be published as part of the 2021 Authority's

Monitoring Report (AMR). For reference, previous versions of the AMR are available to view [here](#). The form will be publically as technical evidence to support the deliverability of the council's housing trajectory in accordance with the council's data protection policies.

We would be grateful if you could send your completed form(s) to planningpolicy@southglos.gov.uk by the **22/07/2022**.

If you have any questions or queries relating to this request, please do not hesitate to contact the Strategic Planning Policy team on 01454 865493.

Kind regards,

Strategic Planning Policy & Specialist Advice Team

policy.consultation@southglos.gov.uk

Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD

Please consider the environment before printing this e-mail

Supporting Communities



Persimmon supports local communities through our Community Champions programme, donating ??750,000 each year, and our Building Futures scheme with its donations of over ??1 million.

[Find out more...](#)

Disclaimer

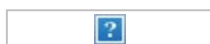
The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message. Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/corporate-responsibility/policies>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast Ltd, an innovator in Software as a Service (SaaS) for business. Providing a safer and more useful place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

As part of its obligations under Part 3, Criminal Finances Act 2017, Persimmon operates a zero tolerance approach to the criminal facilitation of tax evasion.

<https://www.persimmonhomes.com/corporate/media/12uh5cqa/tax-evasion-policy-statement.pdf>



--

This message has been checked by Libraesva ESG and is found to be clean.

[Mark it as spam](#)

[Blacklist sender](#)



**Residential Site Assessments
Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **22/07/22**.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood)	244	0134ab	P21/04748/RM

Contact details:

Contact name:	Telephone:
Philip Court	
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use	X	Current use	Main infrastructure being delivered	Anticipated end date of current use	Dec 22

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

Yes	X	Which house builder?	Taylor Wimpey
No		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	Already complete
Submission of outline application	Outline approval already in place
Submission of first/subsequent reserved matters/full application	Jul 2021 – Yet to be determined.
Commencement of site marketing	Already commenced. Lack of RM planning approval is holding up homes delivery
Work commences on site	Need RM planning permission.
First completions	Apr 23 – So long as we secure planning Jul 22
Anticipated end date for competitions on site	Aug 26

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.*

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		4	7	6	5			
May		4	8	6	5			
June		4	8	7	5			
July		5	7	7	5			
Aug		4	8	6	4			
Sept		4	8	6				
Oct		4	8	6				
Nov		5	8	7				
Dec		4	8	6				
Jan		4	7	6				
Feb		4	8	7				
Mar		5	8	7				

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	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
<i>Financial Constraints</i>		
Viability/development costs	No	
Ownership	No	
Planning obligations	Yes	Need the reserved matters planning approval released and any pre-commencement conditions which may be attributed to the approval (ideally none) discharged swiftly.
Market conditions for type of site	No	
Other	No	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	

Trees	No	
Air quality/noise	No	
Other	No	
Other Constraints – please list		
	No	