

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land at Wilson Gardens/Scot Elm Drive, Weston	51	17/P/0752/F

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input checked="" type="checkbox"/>	Which housebuilder?	Strongvox
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	Submitted December 2016
Pre-application decision	Received 03.02.17 16/P/2936/PRE
Outline application submission	n/a
Outline application decision	n/a
Reserved matters / full application submission	
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	December 2017
First completions	October 2018
Anticipated development end date	October 2019

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions	10	20	21							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Harbour Road Gordano Gate, Portishead	93	16/P/2066/F

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes		Which housebuilder?	
No		What are the arrangements for bringing the site forward?	Prelon Developments has entered into a contractual option to buy the land subject to the award of planning.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	March 16
Pre-application decision	May 16
Outline application submission	None
Outline application decision	None
Reserved matters / full application submission	August 16
Reserved matters / full application decision	Still awaiting decision
S106 signed	Still as discussion stage
Discharge of conditions	Dependant on planning
Marketing	Dependant on planning
Start on site	Dependant on planning
First completions	15 months from start date
Anticipated development end date	19 months from start date

Question 4

Please provide an annual build rate trajectory of net completions for this site.

This is dependent on planning but assuming a start date no later than September 17 then the figures below will be correct.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		93								

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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North Somerset Council

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Site Location	Capacity	Application number
Wyndham Way / Serbert Road, Portishead	93 (up to 100)	16/P/1265/PRE

Question 1

Is this site currently vacant or in use?

Vacant	✓				
In use	N/A	Current use	N/A	Anticipated end date of current use	N/A

Question 2

Is this site in the control of a housebuilder?

Yes	✓	Which housebuilder?	Anchor. Anchor is proposing to develop the site for Assisted Living Units specifically for older people. Anchor is England's largest not for profit provider of housing and care for older people, operating over 1000 sites across England.
No		What are the arrangements for bringing the site forward?	Anchor has exchanged contracts on the land (subject to planning) and therefore have a confirmed legal position to proceed (STP). A consultant team in place consisting of the necessary advisors to prepare a planning application.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	03/17
Pre-application decision	04/17
Outline application submission	-
Outline application decision	-
Full application submission	12/17
Full application decision	03/18
S106 signed	03/18

Discharge of conditions	06/18
Marketing	06/18
Start on site	07/18
First completions	07/19
Anticipated development end date	07/20

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions	0	50	50							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	✓

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land	No	The site has been remediated as part of the Portishead Quays redevelopment. The adjacent petrol station is adequately controlled (and new enough) not to cause unexpected contaminations.
Existing or derelict buildings/structures	No	
Land form/topography	No	
Access arrangements	No	Direct access can be taken from Serbert Road, which is in control of the applicant.
Other		
<i>Financial/ownership constraints</i>		
Viability or development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other		
<i>Environmental constraints</i>		
Flood risk/drainage	Yes	A small part of the site is located in flood zone 3, however the scheme is being designed so that any habitable accommodation is outside of the flood zone.
Wildlife/biodiversity/protected habitats	Yes	A pond lies directly to the west of the site known for being a habitat for Great Crested Newts. Advice has been taken from the retained ecologist who has advised that there is adequate land within the site, which is not being developed, which can provide adequate mitigation in terms of foraging habitat for any newts found on site.

Trees	No	
Air quality or noise	No	
Other	No	
<i>Other constraints – please list</i>		

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North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Site V2, Harbour Road, Portishead	23	17/P/0619/PRE

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Private developer

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	March 2017
Pre-application decision	Pending issue - 06/17
Outline application submission	
Outline application decision	
Reserved matters / full application submission	October 2017
Reserved matters / full application decision	Early 2018
S106 signed	Spring 2018
Discharge of conditions	Spring 2018 onwards
Marketing	
Start on site	09/18
First completions	09/19
Anticipated development end date	06/20

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			10							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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Site Location	Capacity	Application number
Land north of Youngwood Lane, Nailsea	450	16/P/1677/OT2

Question 1

Is this site currently vacant or in use?

Vacant					
In use	x	Current use	agricultural	Anticipated end date of current use	available

Question 2

Is this site in the control of a housebuilder?

Yes	X	Which housebuilder?	Mactaggart & Mickel have recently set up an English housebuilding company. Consideration is being given to this site as a new sales outlet, together with land trading to another housebuilder.
No		What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	
Pre-application decision	
Outline application submission	June 2016
Outline application decision	October 2017
Reserved matters / full application submission	March 2018
Reserved matters / full application decision	June 2018
S106 signed	October 2017
Discharge of conditions	
Marketing	October 2017
Start on site	October 2018
First completions	March 2019
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		0	120	120	120	90				

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	x

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
Physical constraints		
Contaminated land	No	
Existing or derelict buildings/structures	No	
Land form/topography	No	
Access arrangements	No	
Other	No	
Financial/ownership constraints		
Viability or 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	Mitigation embedded in submitted Masterplan
Trees	No	
Air quality or noise	No	
Other		
Other constraints – please list		

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Residential site assessments
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Site Location	Capacity	Application number
2-6 Bay Road, Clevedon	19	17/P/1078/F

Question 1

Is this site currently vacant or in use?

Vacant	<input type="checkbox"/>				
In use	<input checked="" type="checkbox"/>	Current use	Nursing home	Anticipated end date of current use	Dependant on outcome of application

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Owned by Chemy Rose Ltd.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	--
Pre-application decision	--
Outline application submission	--
Outline application decision	--
Reserved matters / full application submission	May 2017
Reserved matters / full application decision	Expected Aug 17.
S106 signed	HoT drafted.
Discharge of conditions	
Marketing	Subject to grant of PP.
Start on site	Expected 2019
First completions	2020
Anticipated development end date	2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions	0	0	0	19	-	-	-	-	-	-

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	✓

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
Physical constraints		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
Financial/ownership constraints		
Viability or development costs		Viability assessment Submitted with PP.
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
Environmental constraints		
Flood risk/drainage		
Wildlife/biodiversity/protected habitats		
Trees		
Air quality or noise		
Other		
Other constraints – please list		

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Site Location	Capacity	Application number
Queensway/Midhaven Rise, Worle, Weston	35	16/P/1033/PRE

Question 1

Is this site currently vacant or in use?

Vacant	<input type="checkbox"/>				
In use	<input checked="" type="checkbox"/>	Current use	Sports Field	Anticipated end date of current use	Not known

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	None at present

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	Done
Pre-application decision	Received
Outline application submission	n/k – will depend on the possible relocation of the sports field
Outline application decision	
Reserved matters / full application submission	
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	

First completions	
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions										

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		The occupying football club facilities will need relocating and no alternative site has been identified.
<i>Environmental constraints</i>		
Flood risk/drainage		
Wildlife/biodiversity/protected habitats		
Trees		
Air quality or noise		
Other		
<i>Other constraints – please list</i>		

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Residential site assessments
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Site Location	Capacity	Application number
Land west of the M5, Locking Parklands	120	17/P/1414/PRE

Question 1

Is this site currently vacant or in use?

Vacant	<input type="checkbox"/>				
In use	<input checked="" type="checkbox"/>	Current use	Paddocks	Anticipated end date of current use	Within 6 months of grant of planning permission

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Discussions have been held with interested promoters, however landowners have decided to take forward the site via outline planning application themselves. Once outline permission is secured the site will be marketed to housebuilders.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	EIA Screening Letter Submitted June 2017
Pre-application decision	N/A
Outline application submission	August/September 2017
Outline application decision	December 2017
Reserved matters / full application submission	July 2018
Reserved matters / full application decision	October 2018
S106 signed	December 2017
Discharge of conditions	December 2018/January 2019

Marketing	January 2018-March 2018
Start on site	February 2019
First completions	Mid 2019
Anticipated development end date	2022

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions	0	0	35	50	50					

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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North Somerset Council
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Site Location	Capacity	Application number
173 Kenn Road, Clevedon	75	17/P/1489/PRE

Question 1

Is this site currently vacant or in use?

Vacant	Part				
In use	Part	Current use	Office and distribution	Anticipated end date of current use	3 month short term lease

Question 2

Is this site in the control of a housebuilder?

Yes	YES	Which housebuilder?	McCarthy and Stone Retirement Lifestyles Ltd /Yourlife Extra Care
No		What are the arrangements for bringing the site forward?	Subject to planning contract with landowner Tesco

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	June 2017
Pre-application decision	July 2017
Outline application submission	
Outline application decision	
Reserved matters / full application submission	Dec 2017
Reserved matters / full application decision	May2018
S106 signed	June 2018
Discharge of conditions	Oct 2018
Marketing	Oct 2019
Start on site	Oct 2018
First completions	Jan 2020

Anticipated development end date	Jan 2022
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Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			25	25	25					

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	NO

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or development costs		
Ownership		Progression would be on a subject to planning purchase
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental constraints</i>		
Flood risk/drainage		Site lies behind flood protection barrier as with most of Clevedon. No comparable sites in FZ1 sequentially. Finished floor levels and design will be addressed in FRA
Wildlife/biodiversity/protected habitats		
Trees		Scheme can be designed around trees of amenity value
Air quality or noise		
Other		
<i>Other constraints – please list</i>		

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North Somerset Council

Residential site assessments

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Site Location	Capacity	Application number
Old Mill Road, Portishead	350	-

Question 1

Is this site currently vacant or in use?

Vacant	<input type="checkbox"/>				
In use	<input checked="" type="checkbox"/>	Current use	Trading estate and retail park	Anticipated end date of current use	March 2019 (trading estate)

Question 2

Is this site in the control of a housebuilder?

Yes		Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	<p>Site is in the control of Standard Life Investments which manages the site on behalf of Phoenix Life Ltd which owns the site.</p> <p>All of the current leases held on the OMR site are set to expire on or before March 2019.</p> <p>Subject to securing planning consent, SLI expect to take vacant possession of the OMR site on expiry of the existing leases at March 2019 (Phase 1 / Phase 2)</p> <p>The adjoining Wyndham Way Retail Park includes stores for Homebase, Argos and McDonalds, with leases expiring in 2020 and 2025. The Phase 1 / Phase 2 proposals exclude redevelopment of the existing Wyndham Way Retail Park units.</p>

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
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Submission of pre-application	July 2017
Pre-application decision	Aug/Sept 2017
Outline application submission	Sept/Oct 2017
Outline application decision	Jan/Feb 2018
Reserved matters / full application submission	May 2018
Reserved matters / full application decision	Aug/Sept 2018
S106 signed	Aug/Sept 2018
Discharge of conditions	Sept 2018 – March 2019
Marketing	
Start on site	Summer 2019
First completions	Autumn 2020
Anticipated development end date	Autumn 2021 (Phase 1)

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions				150 (Phase 1)	100 (Phase 2)	100 (Phase 2)				

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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Site Location	Capacity	Application number
Land at Wyndham Way, Portishead	35	17/P/0143/PRE 17/P/1229/F

Question 1

Is this site currently vacant or in use?

Vacant	<input type="checkbox"/> Yes			
In use	<input type="checkbox"/>	Current use	<input type="text"/>	Anticipated end date of current use

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	<input type="text"/>
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward?	The site owners intend to bring the site forward themselves but they are not a housebuilder.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	Completed
Pre-application decision	Formal Response Received
Outline application submission	
Outline application decision	
Reserved matters / full application submission	Completed
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	
First completions	
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			35							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	No constraints

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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North Somerset Council
Residential site assessments
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Site Location	Capacity	Application number
Land at Station Road, St Georges	45	15/P/0839/EIA1

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	<input checked="" type="checkbox"/> - pre app. 15/P/0839/EIA1
Pre-application decision	
Outline application submission	
Outline application decision	
Reserved matters / full application submission	
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	
First completions	
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			45							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	✓

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Court Farm, All Saints Lane, Clevedon	10	17/P/0374/PRE

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

		Which housebuilder?	
No		What are the arrangements for bringing the site forward?	Planning application to be submitted late summer 2017. Subject to permission being granted site will likely be sold to a small developer during 2018.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	6 February 2017
Pre-application decision	3 May 2017
Outline application submission	Late Summer 2017
Outline application decision	Late 2017
Reserved matters / full application submission	Summer 2018
Reserved matters / full application decision	Autumn 2018
S106 signed	Not required
Discharge of conditions	By Autumn 2018
Marketing	Late 2018
Start on site	Spring 2019
First completions	By end 2019

Anticipated development end date	By end 2020
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Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		5	5							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

No	

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Weston College, Somerset Square, Nailsea	28	15/P/0977/O

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	The site is owned by Weston College.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	
Pre-application decision	
Outline application submission	18/03/15.
Outline application decision	? very protracted due to Section 106
Reserved matters / full application submission	
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	
First completions	
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions										

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	

} still at outline

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales to resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or development costs		
Ownership	YES	- This is holding the application up.
Planning obligations		
Market conditions for type of site		
Other	✓	Scheme still has not received planning consent due to legal issues of ownership between client and council.
<i>Environmental constraints</i>		
Flood risk/drainage		
Wildlife/biodiversity/protected habitats		
Trees		
Air quality or noise		
Other		
<i>Other constraints - please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land south of Cadbury Garden Centre, Congresbury	21	16/P/2982/O

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input checked="" type="checkbox"/>	Which housebuilder?	Freemantle Developments Ltd
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward?	Option agreement with landowner to purchase subject to planning consent.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	Process completed.
Pre-application decision	Negative response – highways but now resolved through application process.
Outline application submission	30/11/2016
Outline application decision	Target (extended) 16/06/17
Reserved matters / full application submission	August 2017
Reserved matters / full application decision	November 2017
S106 signed	July/August 2017 (assuming further EoT for determination or appeal)
Discharge of conditions	Early 2018
Marketing	Mid 2018
Start on site	Mid 2018

First completions	Early 2019
Anticipated development end date	Mid 2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			21							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land	No	
Existing or derelict buildings/structures	No	
Land form/topography	No	
Access arrangements	No	
Other		
<i>Financial/ownership constraints</i>		
Viability or development costs	Yes	Financial Viability Appraisal submitted to NSC as part of application process – currently being validated.
Ownership	No	
Planning obligations	Yes	See above
Market conditions for type of site		
Other		
<i>Environmental constraints</i>		
Flood risk/drainage	No	
Wildlife/biodiversity/protected habitats	No	
Trees	No	
Air quality or noise	No	
Other		
<i>Other constraints – please list</i>		

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Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Broadleaze Farm, Winscombe	80	16/P/2795/O

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	
Pre-application decision	
Outline application submission	<input checked="" type="checkbox"/> - submitted
Outline application decision	
Reserved matters / full application submission	
Reserved matters / full application decision	
S106 signed	
Discharge of conditions	
Marketing	
Start on site	
First completions	
Anticipated development end date	

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			80							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	✓

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Co-housing project, St Andrews, Congresbury	24	17/P/0763/PRE

Question 1

Is this site currently vacant or in use?

Vacant	part				
In use	yes	Current use	Church & Community	Anticipated end date of current use	Use to continue with cohousing

Question 2

Is this site in the control of a housebuilder?

Yes	See note	Which housebuilder?	St Congar Community Cohousing Ltd will develop the site for cohousing held in trust.
No		What are the arrangements for bringing the site forward?	Church owned land, supported by the Diocese of Bath & Wells promoted by St Congar Community Cohousing

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	April 2017
Pre-application decision	July 2017
Outline application submission	n/a
Outline application decision	n/a
Reserved matters / full application submission	Full Application Jan 2018
Reserved matters / full application decision	Sep 2018
S106 signed	To be agreed
Discharge of conditions	
Marketing	Already in hand cohousing
Start on site	March 19

First completions	Cohousing full completion
Anticipated development end date	Sep 2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			24							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	none

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

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Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land at Coombe Farm, Winscombe	24	17/P/1282/PRE

Question 1

Is this site currently vacant or in use?

Vacant					
In use	YES	Current use	AGRICULTURE	Anticipated end date of current use	CAN BE WITH IMMEDIATE EFFECT

Question 2

Is this site in the control of a housebuilder?

Yes	YES	Which housebuilder?	VOWLES PARKS LIMITED
No		What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	ALREADY DONE
Pre-application decision	
Outline application submission	
Outline application decision	
Reserved matters / full application submission	01/18
Reserved matters / full application decision	05/18
S106 signed	
Discharge of conditions	
Marketing	
Start on site	08/18
First completions	11/18

Anticipated development end date	11/20
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Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		12	12							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	NO

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land at Shipham Lane, Winscombe	28	15/P/0280/PRE

Question 1

Is this site currently vacant or in use?

Vacant					
In use	YES	Current use	AGRICULTURE	Anticipated end date of current use	CAN BE WITH IMMEDIATE EFFECT

Question 2

Is this site in the control of a housebuilder?

Yes	YES	Which housebuilder?	VOWLES PARKS LTD
No		What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	ALREADY DONE
Pre-application decision	
Outline application submission	
Outline application decision	
Reserved matters / full application submission	01/18
Reserved matters / full application decision	05/18
S106 signed	
Discharge of conditions	
Marketing	
Start on site	08/18
First completions	11/18

Anticipated development end date	11/20
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Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		14	14							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	NO

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land south of Bristol Road, Churchill	41	17/P/1200/O

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Sell the site on to a housebuilder once outline consent achieved.

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	N/A
Pre-application decision	N/A
Outline application submission	May 2017
Outline application decision	September 2017
S106 signed	September 2017
Reserved matters / full application submission	January 2018
Reserved matters / full application decision	April 2018
Discharge of conditions	May to December 2018
Marketing	May to December 2018
Start on site	January 2019
First completions	June 2019
Anticipated development end date	June 2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions			41							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land	No	
Existing or derelict buildings/structures	No	
Land form/topography	No	
Access arrangements	No	
Other	No	
<i>Financial/ownership constraints</i>		
Viability or development costs	No	
Ownership	No	
Planning obligations	No	
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 or noise	No	
Other	No	
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Land at Cox's Green, Wrington	28	17/P/0485/O

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input checked="" type="checkbox"/>	Which housebuilder?	Redcliffe Homes
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward?	

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	N/A
Pre-application decision	N/A
Outline application submission	23 February 2017
Outline application decision	July 2017
Reserved matters / full application submission	January 2018
Reserved matters / full application decision	March 2018
S106 signed	December 2017
Discharge of conditions	June/July 2018
Marketing	N/A
Start on site	August 2018
First completions	3 rd /4 th Quarter of 2018
Anticipated development end date	March 2018

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		28								

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	X

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Barrow Hospital	66	15/P/2301/F

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Private developer. Negotiations with housebuilder well advanced

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	
Pre-application decision	
Outline application submission	
Outline application decision	
Reserved matters / full application submission	September 2015
Reserved matters / full application decision	July 2017
S106 signed	August/September 2017
Discharge of conditions	September 17 onwards
Marketing	
Start on site	Summer 2018
First completions	
Anticipated development end date	Summer 2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		26	40							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	/

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number
Barrow Hospital	14	15/P/2302/F

Question 1

Is this site currently vacant or in use?

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

Question 2

Is this site in the control of a housebuilder?

Yes	<input type="checkbox"/>	Which housebuilder?	
No	<input checked="" type="checkbox"/>	What are the arrangements for bringing the site forward?	Private developer. Negotiations with housebuilder well advanced

Question 3

What is your anticipated timeline for the planning application process? If any steps have already been passed or are not relevant please advise.

Milestone	Anticipated date – MM/YY
Submission of pre-application	
Pre-application decision	
Outline application submission	
Outline application decision	
Reserved matters / full application submission	September 2015
Reserved matters / full application decision	June 2017
S106 signed	August/September 2017
Discharge of conditions	September 17 onwards
Marketing	
Start on site	Summer 2018
First completions	
Anticipated development end date	Summer 2020

Question 4

Please provide an annual build rate trajectory of net completions for this site.

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post 2026
Completions		4	10							

Question 5

Are there any outstanding constraints preventing this site from being started within five years, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	<input checked="" type="checkbox"/>

If 'Yes' please fill out the table below.

Constraint	Yes/No	Details/actions needed to overcome/timescales for resolution
<i>Physical constraints</i>		
Contaminated land		
Existing or derelict buildings/structures		
Land form/topography		
Access arrangements		
Other		
<i>Financial/ownership constraints</i>		
Viability or 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 or noise		
Other		
<i>Other constraints – please list</i>		

Thank-you for completing this questionnaire, please return to natalie.richards@n-somerset.gov.uk