

North Somerset Council
Residential site assessments
Deliverability questionnaire



Site Location	Capacity	Application number

Question 1

Is this site currently vacant or in use?

Vacant				
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?	

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	
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	

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