

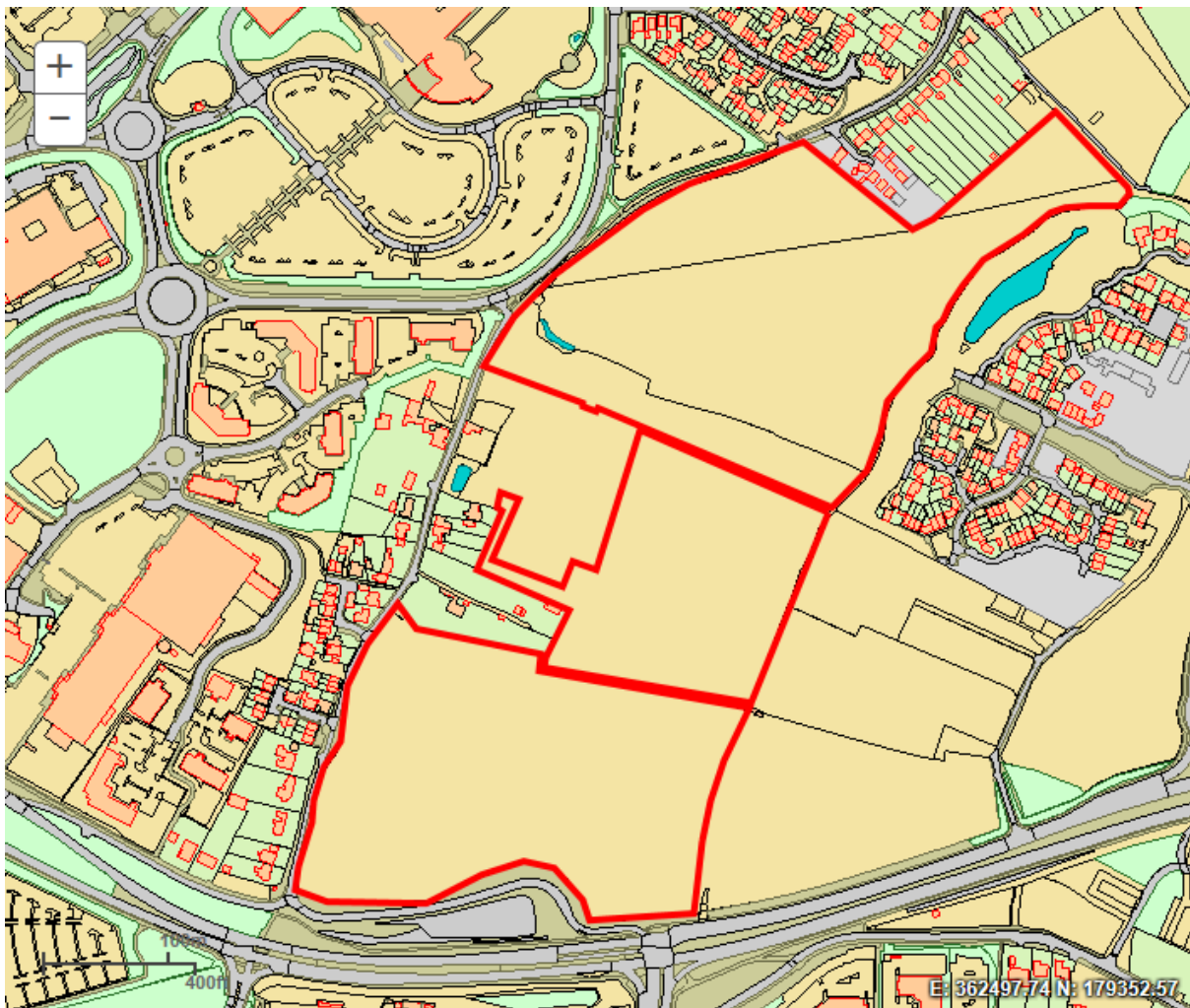
INFORMATION COVER SHEET

Site Location: Land at Harry Stoke, Stoke Gifford - Crest

Capacity: 763

Trajectory Code: 0021b

Application Number: PT17/5810/RM



Included in this pack as a document;

Deliverability Statement.

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?keyVal=P11KXAOKMHK00&activeTab=summary>


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 Show All

You can select up to 25 documents to download in one archive file at a time.

	Date Published <input type="text"/>	Document Type <input type="text"/>	Description <input type="text"/>	View <input type="text"/>
<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	

Deliverability Statement

Site Location:	Application Number:	RLAS Code:
Land at Harry Stoke, Stoke Gifford - Crest	PT17/5810/RM	0021b

The site forms a significant part of the Harry Stoke Strategic Allocation, (originally Policy M1 (13) of the 2006 South Gloucestershire Local Plan now superseded by Policy PSP47 of the Policies, Sites and Places Plan 2017, and Policy CS25 of the South Glos. Local Plan Core Strategy 2013) for up to 1200 dwellings, local centre, community hub and primary school. Outline permission was approved in December 2007 under application number PT06/1001/O for Residential development on 39.57 hectares of land (Outline) with infrastructure, public open space and ancillary facilities means of access to be determined, all other matters reserved.

The site was originally in the ownership of Meuben Developments but now in the control of Crest, who have entered into a joint venture with Sovereign Housing Association. Works have commenced on site to build the 763 dwellings permitted by PT17/5810/RM, covering the majority of the allocation.

As outlined in Paragraph 7, Reference ID: 68-007-20190722 of the 2019 National Planning Policy Guidance major sites which have made clear progress towards or gained full, or reserved matters planning status, can be considered as having evidence to demonstrate deliverability. The paragraph also sets out that clear information on ownership constraints and site viability can contribute to demonstrating deliverability.

Given the approved reserved matters status, certainty of ownership and joint venture approach, it is reasonable to conclude that delivery on this site will now proceed as planned, with completions from both Sovereign (who have the funding in place) and Crest. Completions are therefore forecast as a modest 59 units for 20/21, thereafter rising to 120 per annum on this unconstrained part of the site.

Date: 11th December 2019

