

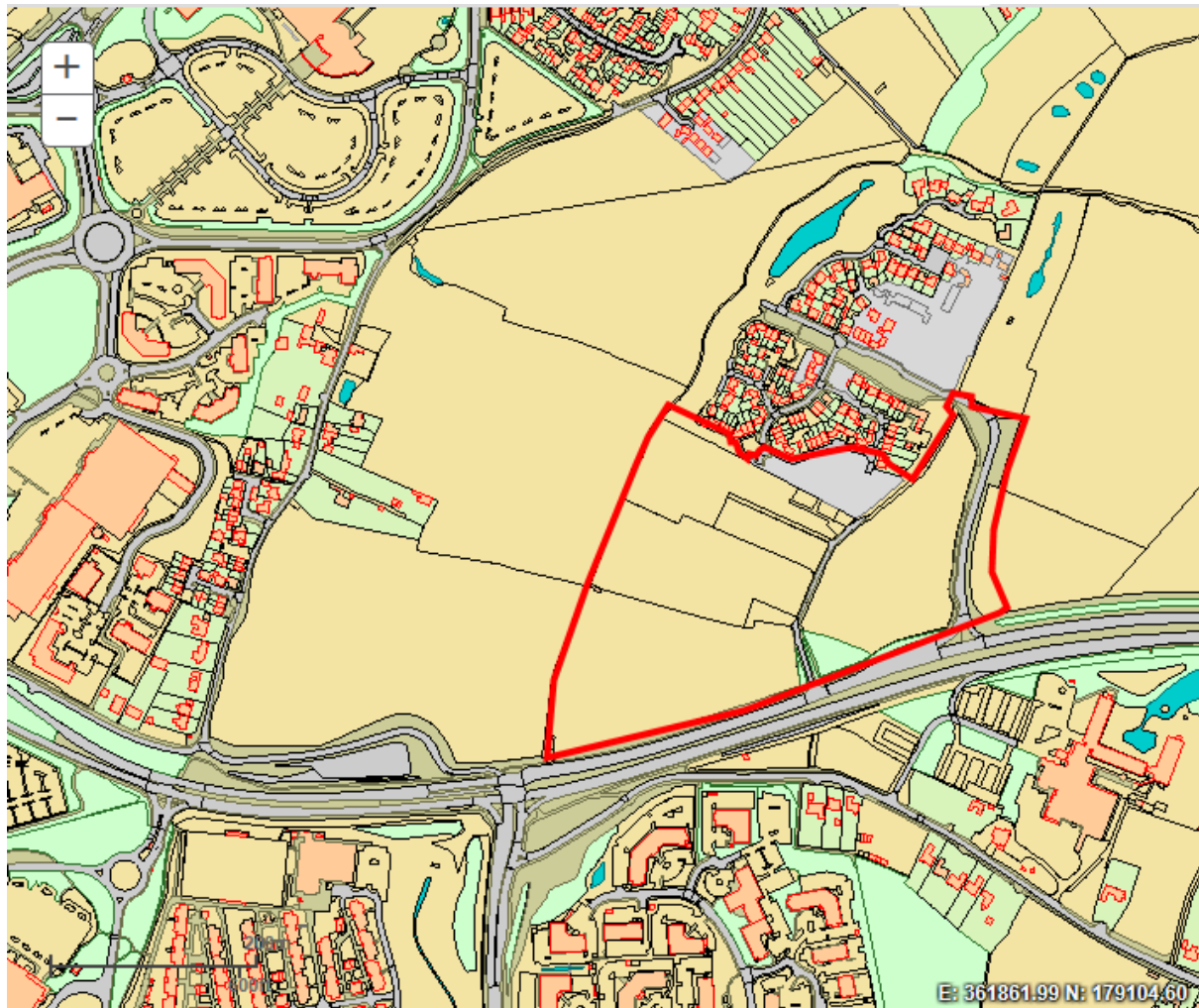
INFORMATION COVER SHEET

Site Location: Land at Harry Stoke, Stoke Gifford (pending) Crest

Capacity: 257

Trajectory Code: 0021c

Application Number: PT17/5847/RM



Included in this pack as a document;

- Site location plan.
- 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?activeTab=documents&keyVal=P162GSOKMKL00>


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.

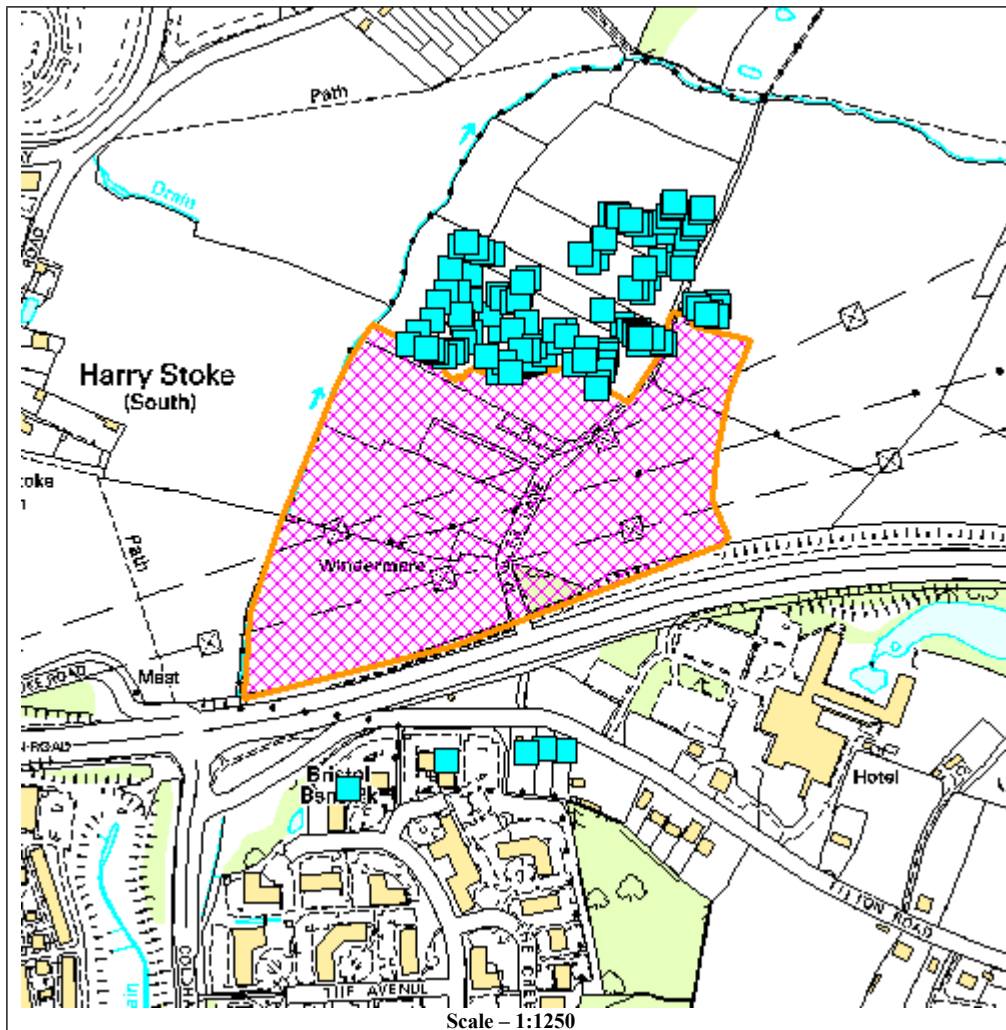
Click on  to view one document at a time.

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	



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Application No.: PT17/5847/RM
Land At Harry Stoke
Harry Stoke Road
Stoke Gifford
Bristol
South Gloucestershire
BS34 8QH

Deliverability Statement

Site Location:	Application Number:	RLAS Code:
Land at Harry Stoke, Stoke Gifford - Crest	PT17/5847/RM	0021c

The submitted reserved matters application forms part of an outline planning application (PT06/1001/O) which was approved by the Council in 2007 to provide; 1,200 dwellings, 1 new primary school, 1 nursery, a local centre and associated facilities (the outline development) on 39.57ha of land (the outline site). This RM would provide 263 dwellings, public open space, new roads, foot and cycle ways and drainage infrastructure (the development) on 9.37 ha of land (the site). This would add to the already constructed part of the outline development, which provides 166 dwellings, road infrastructure and associated facilities on land to the north of the site (PT12/1302/RM and PT06/0407/F).

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 addressing infrastructure/constraints can contribute to demonstrating deliverability.

The site forms the remainder of the outline permission and is subject to some constraints, namely the need to underground the electricity pylons running through the site. Therefore in order to allow sufficient time for this process to occur, the Council maintains a modest delivery of only 25 units in the final year of the 5-year supply reflecting half a year's delivery by Crest.

Date: 11th December 2019