

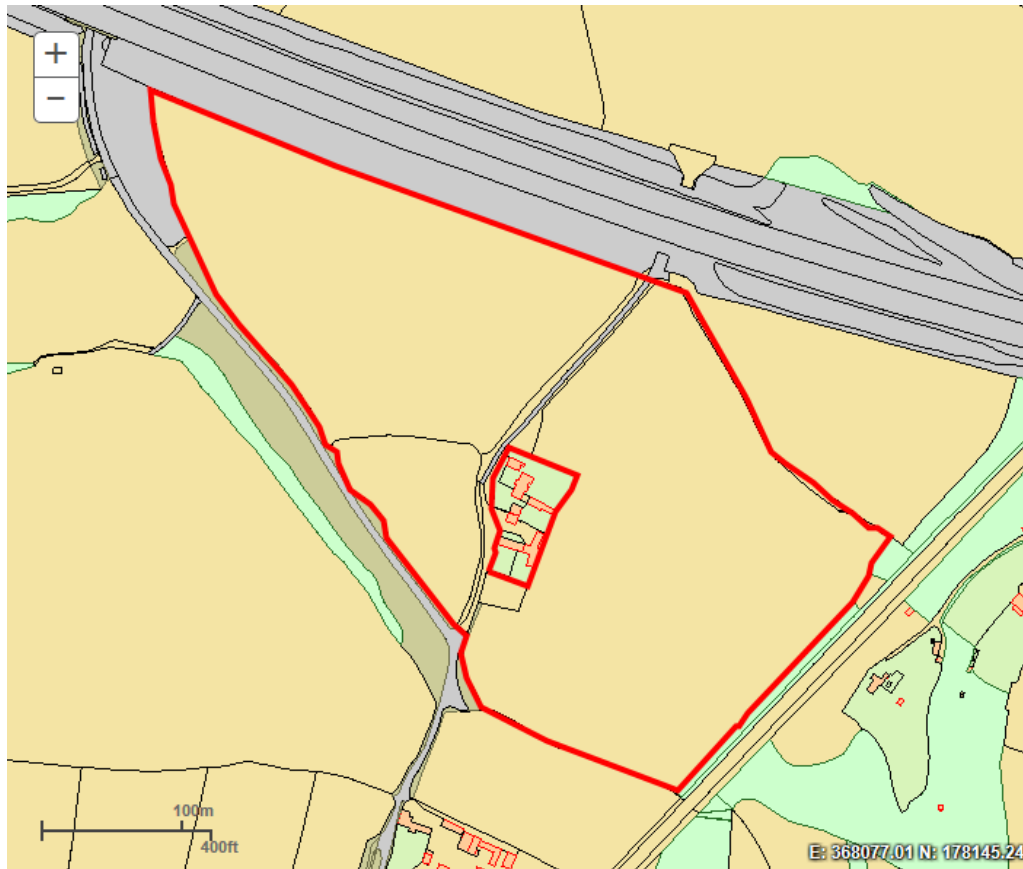
INFORMATION COVER SHEET

Site Location: Land at Lyde Green Farm - Edward Ware Homes

Capacity: 398

Trajectory Code: 0036ca

Application Number: P19/1275/F



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/simpleSearchResults.do?action=firstPage>


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.

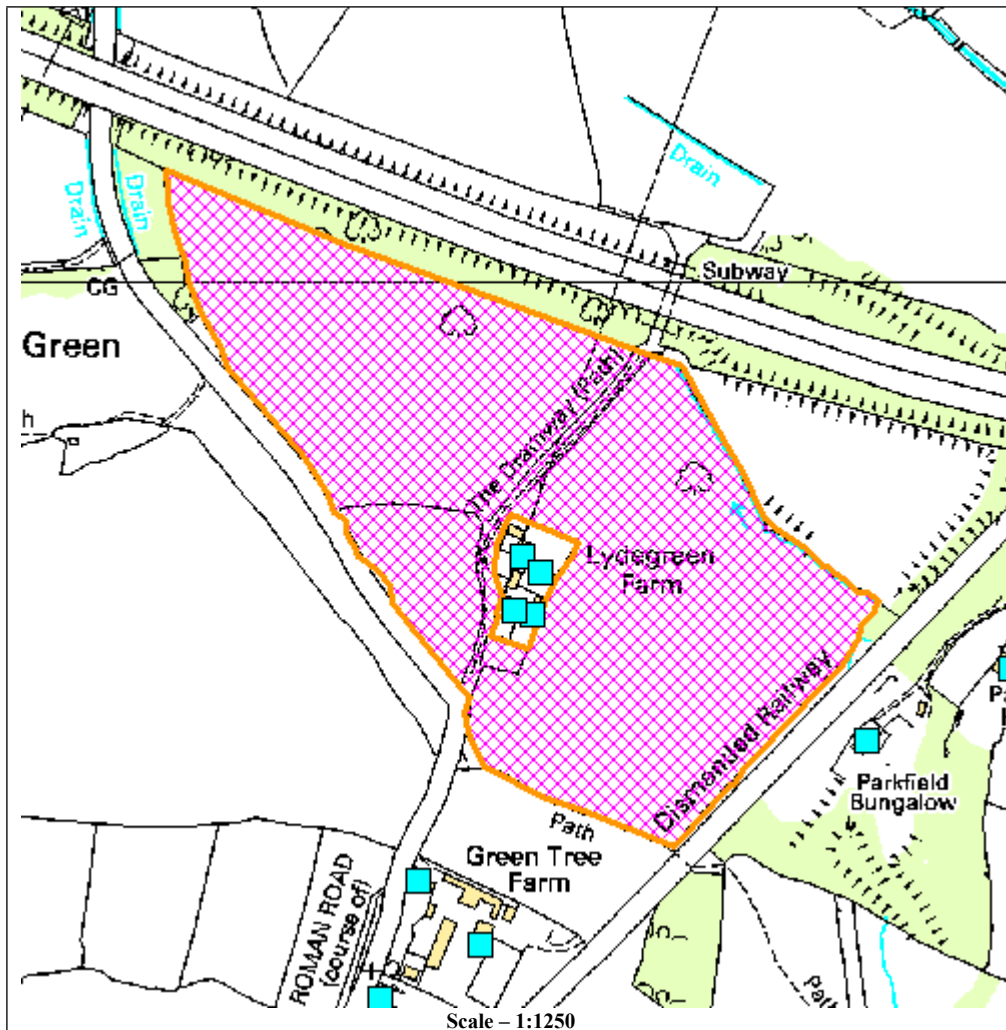
Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type Show All [Apply](#)

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

	Date Published ⇅	Document Type ⇅	Description ⇅	View
<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 Lyde Green Farm - Edward Ware Homes	P19/1275/F	0036ca

Lyde Green Farm was first allocated for development in the South Gloucestershire Local Plan 2006. It formed part of the land safeguarded by Policy M2(E) (Major Mixed Use Development Proposals at Emersons Green) to meet development needs “beyond the plan period”. This allocation is carried forward in the South Gloucestershire Local Plan Core Strategy (2013). In addition, the site forms part of the Emersons Green strategic development area, also known as the “Communities of the East Fringe of Bristol Urban Area” by Policy CS29 of the Core Strategy.

As outlined in Annex 2 of the 2019 National Planning Policy Framework, paragraph b, sites allocated in a Local Plan will require evidence to demonstrate they are deliverable within 5 years. Further to, Paragraph 7, Reference ID: 68-007-20190722 of the 2019 National Planning Policy Guidance states 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.

A planning application has now been submitted for full permission for the construction of 398 dwellings, 35% of which would be affordable (139) under reference number P19/1275/F. The Council has adopted a cautious approach to delivery of this site, limited to 50 units in 23/24 due to some currently unresolved access issues which may impact upon delivery

Date: 11th December 2019