

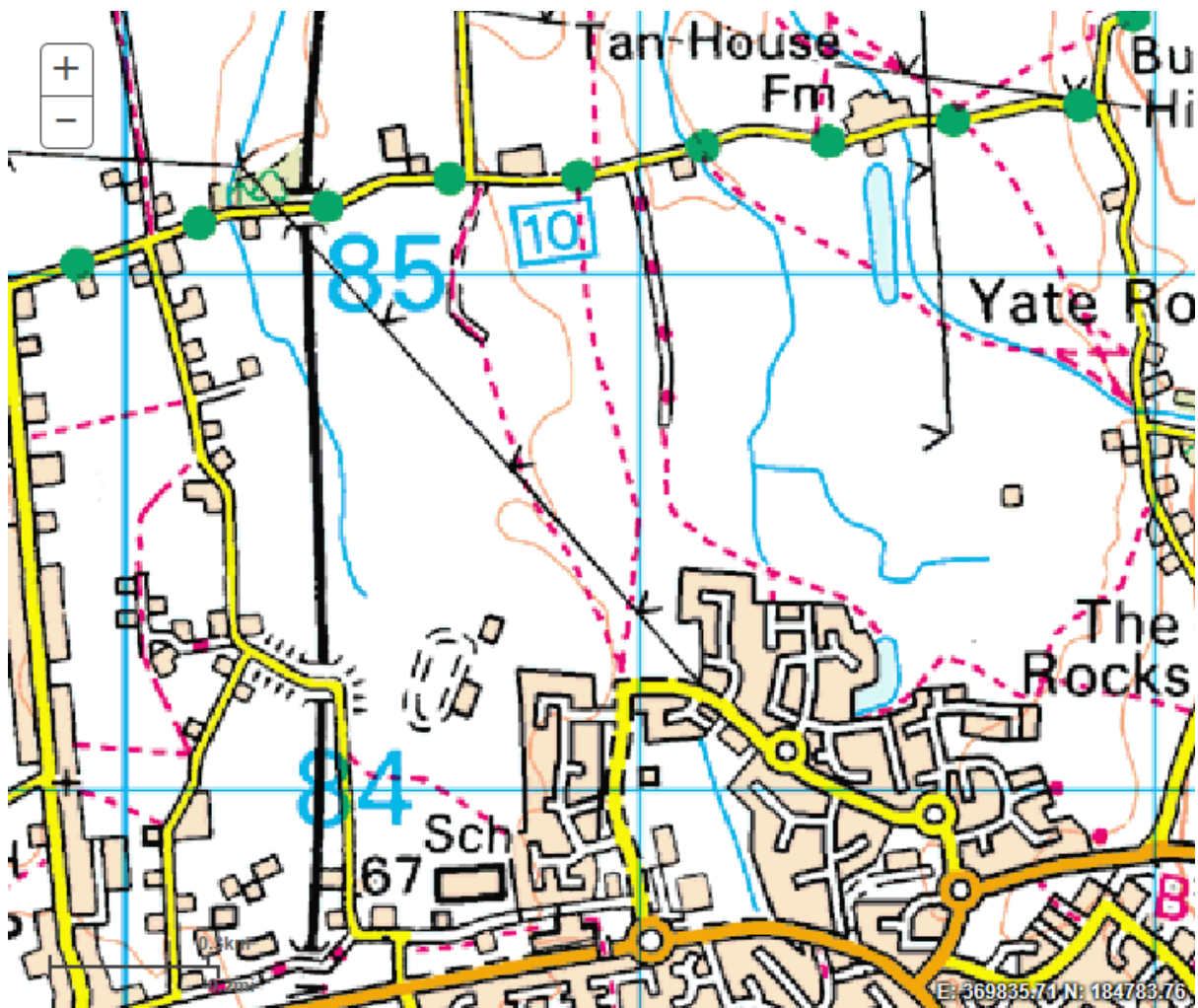
INFORMATION COVER SHEET

Site Location: Land at North Yate (PK12/1913/O) Barratt/DWH

Capacity: 960

Trajectory Code: 0133

Application Number: PK12/1913/O



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?keyVal=M578B5OK02P00&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 [Apply](#)

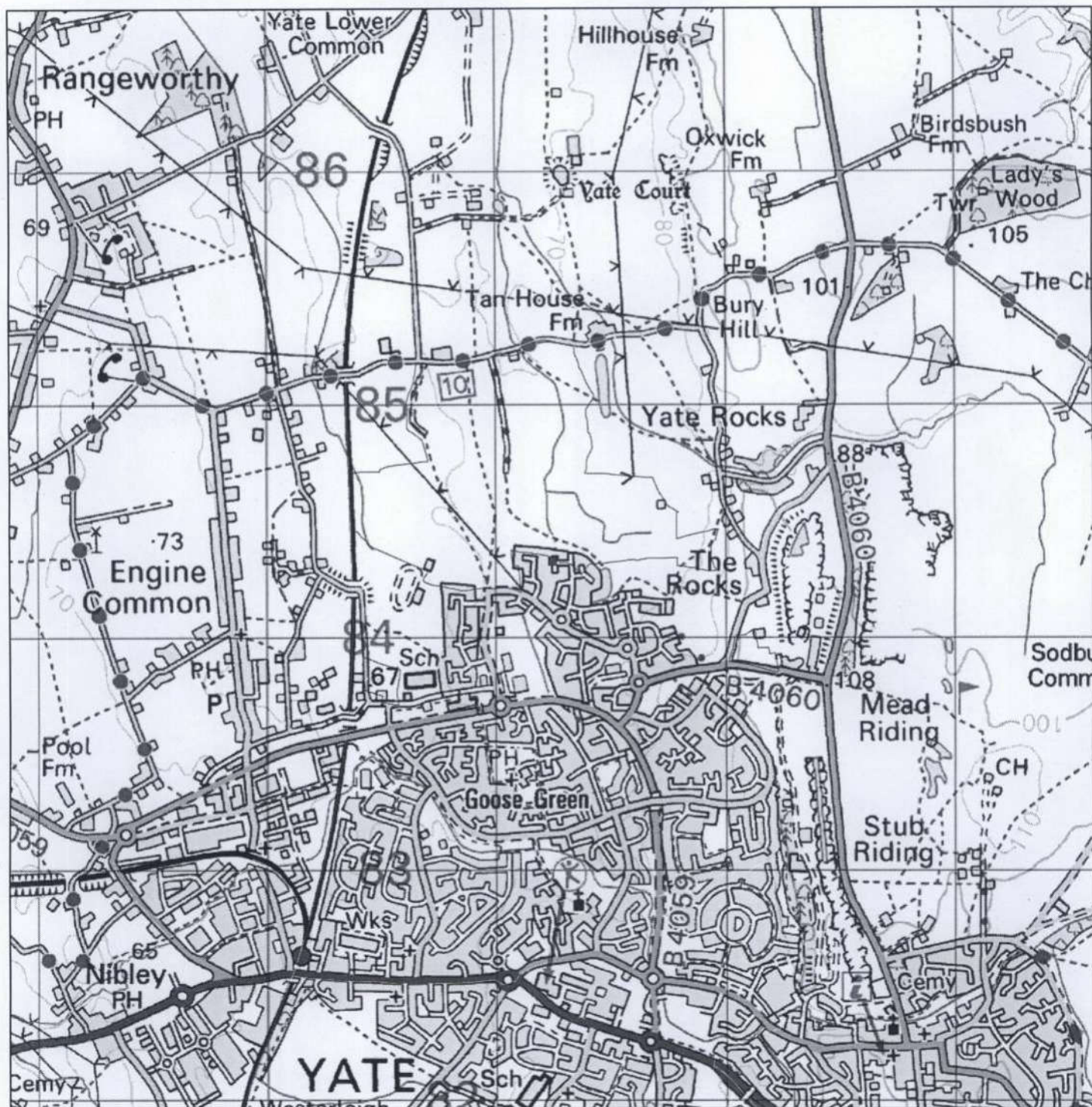
You can select up to 25 documents to download in one archive file at a time.

	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	



South Gloucestershire

 Council



Scale : 1:25000

© Crown copyright and database rights
 [2012] Ordnance Survey [100023410]

Organisation	South Gloucestershire Council
Planning Ref	PK12/1913/O
Address	Land North Of Brimsham Park Yate
Date	12 June 2012
SLA Number	100023410, [2012].

Deliverability Statement

Site Location:	Application Number:	RLAS Code:
Land at North Yate	PK12/1913/O	0133

Policy CS31 of the South Gloucestershire allocates land to the North of Yate as a New Neighbourhood to comprise of up to a total of 3,000 new dwellings, 2,700 of which to be delivered within the plan period up to 2027. Outline application PK12/1913/O was granted consent in July 2015 for mixed use development across 100.76 hectares of land comprising of up to 2,450 new dwellings. Through further detailed masterplanning Barratt have indicated that a total of 2,209 units will be delivered in accordance with outline application PK12/1913/O (November 2018). 250 of the 2,209 units, previously referred to as promotional land, is now under the ownership of Bellway Homes and subject to reserved matters application P19/11377/RM (0133b).

This entry relates to the remaining balance of outline application. As outlined in Annex 2 of the 2019 [National Planning Policy Framework](#), paragraph b, this site will require evidence to demonstrate units are deliverable within 5 years. In addition, Paragraph 7, Reference ID: 68-007-20190722 of the 2019 [National Planning Policy Guidance](#), sets out that clear information on ownership and addressing infrastructure/constraints can contribute to demonstrating deliverability.

Barratt/David Wilson have been active on the site since Spring 2018 and currently building out a number of detailed consents. All infrastructure has been planned for and there has been a considerable amount of forward investment in the site. It is reasonable to suggest that a portion of the remaining units against the outline application will progress through the planning system and be delivered within the 5 year period.

Date: 11th December 2019