

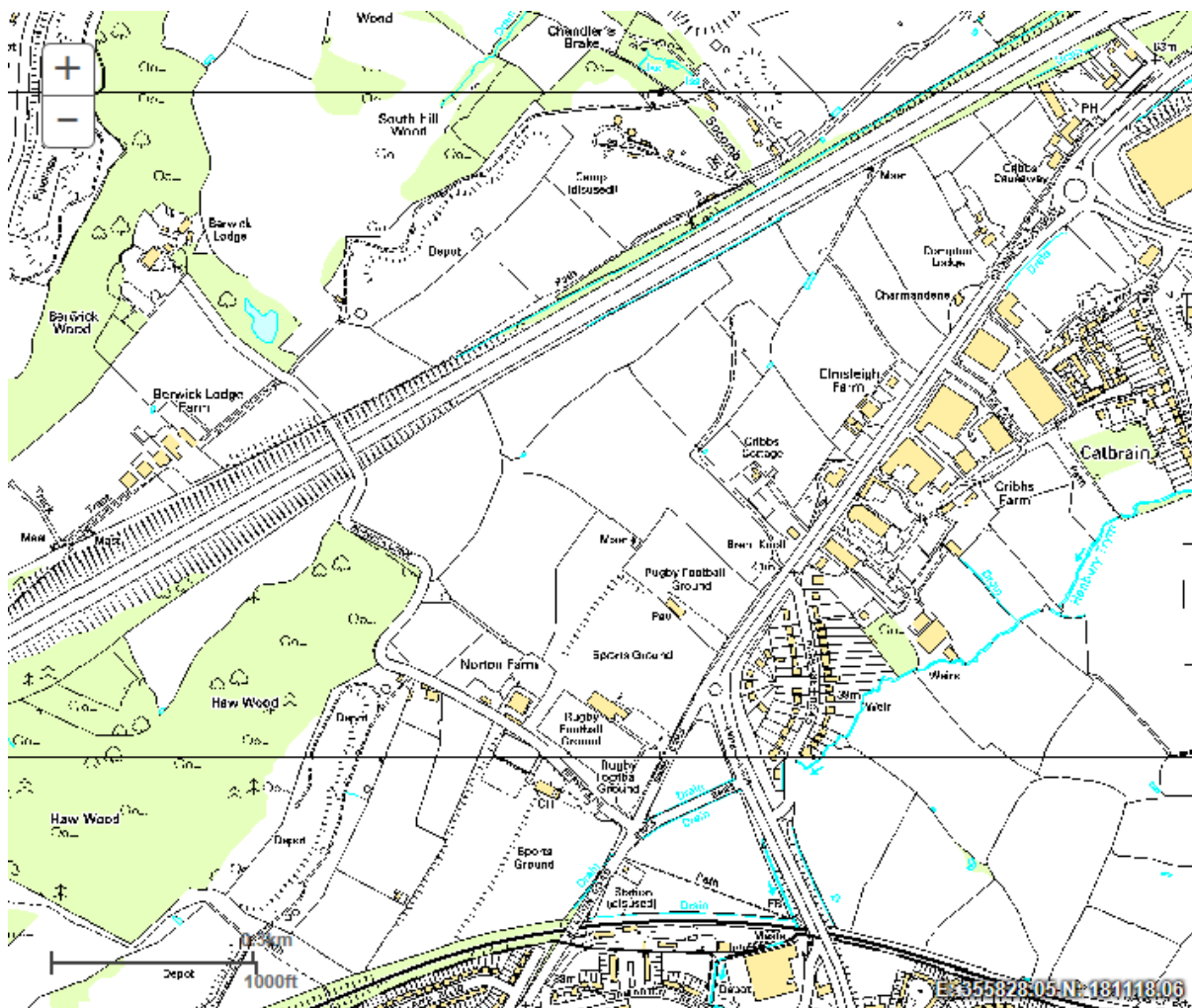
INFORMATION COVER SHEET

Site Location: Cribbs/Patchway NN - West of A4018 Haw wood (PT14/0565/O)

Capacity: 1000

Trajectory Code: 0134a

Application Number: PT14/0565/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=N1521COK02P00&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](#)

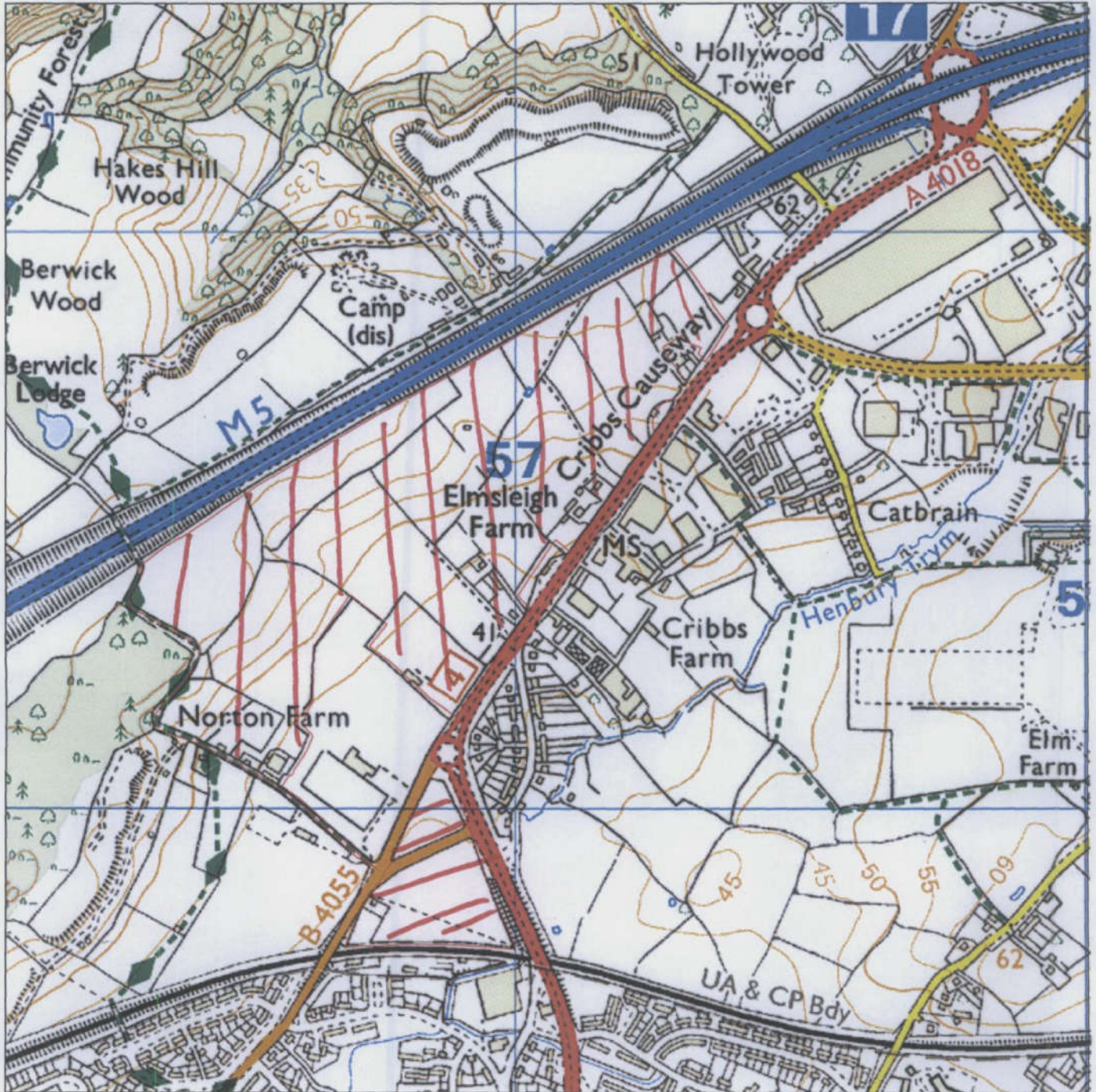
You can select up to 25 documents to download in one archive file at a time.

	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 : 1:10000

© Crown copyright and database rights
 [2014] Ordnance Survey [100023410]

Organisation	South Gloucestershire Council
Planning Ref	PT14/0565/O
Address	Land at Cribbs
Date	25 February 2014
SLA Number	100023410, [2014].

Deliverability Statement

Site Location:	Application Number:	RLAS Code:
Cribbs/Patchway NN - West of A4018 Hawood	PT14/0565/O	0134a

This site is controlled by DFE TW Residential Ltd – a joint venture between housebuilders Taylor Wimpey and developers Deeley Freed Estates. Both organisations have proven track records of delivering large scale developments. It is allocated and has outline consent subject to a S106 agreement being completed.

DFE TW Residential have also signed an overarching 'Framework Agreement' that sets out how financial contributions will be paid to the Council, and how the Council will deliver infrastructure across the wider development allocation in step with delivery of development on site. One of the key benefits of this approach is to mitigate the usual upfront financial costs to developers of 'front-loading' infrastructure delivery, thereby improving viability and delivery rates.

All necessary infrastructure has been planned for through a separate, permitted, detailed infrastructure application. A revised detailed infrastructure application has been submitted alongside a separate detailed application to expedite planned ecological works to be issues. Draft Design Codes covering the whole site have been the subject of ongoing negotiation and will be submitted alongside the first residential Reserved Matters Applications.

Once development starts the site will have two outlets reflecting the two JV partners. Given the status of the planning permission, and subsequent delay to the completion of the S106 agreement it is appropriate for the Council to take a cautious approach to delivery on this site and as such have forecasted delivery of a modest 50 units in 22/23 and 50 units in 23/24 at the end of the five year period.

Date: 11th December 2019