

Issue 11	Policy 23 Delivery of Development Sites	
Development plan reference:	Policy 23, Page 39	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Mrs Sheena Thom (0224) Stewart Milne Homes (0290/03) Alistair Godfrey (0410) Springfield Properties PLC (0455) Woodland Trust Scotland (0462) The John Dewar Lamberkin Trust (0532/05) Homes for Scotland (0562) Gladman Development Ltd (0577) Scone Estate (0614) A & J Stephen Limited (0622)</p>		
Provision of the development plan to which the issue relates:	Policy 23 – Delivery of Development Sites	
Planning authority's summary of the representation(s):		
<p>Sheena Thom (0224/01/001): Policy 23 states that 'For each site allocation in the LDP and residential windfall sites of 10+ dwellings, landowners and/or developers will produce a Delivery Strategy within one year of the LDP being adopted' Policy should be modified to include that sites taken forward by the Council will also be subject to this exercise.</p> <p>Stewart Milne Homes (0290/03/010): No definition of a Delivery Strategy is provided therefore it is difficult to comment on its form and requirements, more information should be provided on what a delivery Strategy is. The preparation of a Delivery Strategy will likely only delay progress and pull resources that should be concentrated on the delivery of the site. Statements may be more appropriate for sites which have been allocated for a long period of time, with no progress shown, rather than new sites with developer backing which goes some way in demonstrating delivery. In many cases it is not possible to provide key information upfront as the infrastructure providers cannot provide this until a certain stage in the development process is reached. Developers input into the Action Programme (CD099) which is to support the delivery of the adopted LDP and sets the actions, timescales and partnerships required to implement the policies, proposals and strategies of the LDP. No need for further formal policy on this issue, instead the Council should work in partnership with Landowners, Developers and Infrastructure providers to deliver sites through the existing Action Programme process. If this policy is maintained, it must be ensured that this exercise in itself does not add an additional layer to the planning process.</p> <p>Springfield Properties PLC (0455/01/003): Policy 23 should be deleted as it overlaps with the statutory requirement to produce Action Plans in support of the LDP. It would be helpful if there were stronger links between Housing Land Audits and Action Plans.</p> <p>Homes for Scotland (0562/01/005); A & J Stephen (0622/01/0021): The intent behind the</p>		

Policy is recognised but there is a risk that the requirement for a Delivery Strategy will overlap with the Statutory requirement to produce Action Programmes. The intended relationship between the Delivery Strategy and the Action Programme (CD099) is unclear and could be interpreted as the Council attempting to defer responsibility for production of the Action Programme (CD099) onto the Development sector. The sector is a willing partner but should not be responsible for the Action Programme (CD099) production. Delivery Strategies for sites will likely change over time. A more joined up position through the Housing Land Audit (CD049) and the Action Programme (CD099) would generate a more joined up position on site delivery. The Council should have an understanding of site delivery through discussions with developers/landowners and if a site is allocated in the LDP then it must be taken that it will progress during the plan period.

Gladman Development Ltd (0577/01/003): Concerned that this Policy seeks to add further administrative complexity to the housing delivery process. The information sought can be gathered from the Housing Land Audit (CD049).

Scone Estate (0614/01/015): Concerned that the Delivery Strategy will bring significant potential to delay the delivery of housing sites by requiring another piece of work which will not deliver houses on the ground. A Delivery Strategy is unnecessary because the Action Programme (CD099) can fulfil the intended role of the Delivery Strategy.

Stewart Milne Homes (0290/03/018): Policy 23 makes reference to sites of 300 or more houses including provision for self-build. This is not practical due to lending and Health and Safety issues. Self-build options are more appropriate for smaller sites or individual plots. Reference to this on large sites should therefore be removed from this policy.

Springfield Properties PLC (0455/01/008): The Policy refers to Delivery Strategies for sites of 300 units to include provision for self-build. This is very prescriptive. Self-build within development sites can become highly complex and difficult with many health and safety issues.

Homes for Scotland (0562/01/009); A & J Stephen (0622/01/025): The Policy also refers to provision of self-build for sites of 300 or more. Provision of self-build within a large developer led housing site is a very complex matter to achieve and has many associated health and safety considerations which will limit the opportunities coming forward.

The John Dewar Lamberkin Trust (0532/05/001): Support the objectives underpinning Policy 23 but scheduling updates to initial delivery strategies would be more constructive if determined by the projected work streams and programme as opposed to a specific 6 month period. The provision of an annual update in line with the Action Programme could assist in the implementation of policy objectives. For site MU70 a Delivery Strategy has been developed which has been a constructive approach towards consolidating pre-development work, engaging with stakeholders and providing all interested organisations with awareness of the delivery programme.

Alistair Godfrey (0410/01/007): The wording 'including proposals for involving a range of developers' could undermine a masterplan or design with planning consent a community has accepted, but then faced with an unacceptable design. Any variation in design or layout, extension or reduction should be subject to a fresh planning application.

Woodland Trust Scotland (0462/01/021): Support the Policy; it is sensible that developers prepare Delivery Strategies of sites of 10+ dwellings. Will the Delivery Strategies be made

public?

Modifications sought by those submitting representations:

Sheena Thom (0224/01/001): Modify Policy 23 to include that sites taken forward by the Council will also produce a Delivery Strategy.

Stewart Milne Homes (0290/03/010); Springfield Properties PLC (0455/01/003); Homes for Scotland (0562/01/005); Gladman Development Ltd (0577/01/003); Scone Estate (0614/01/015); A & J Stephen (0622/01/021): Delete Policy 23.

Stewart Milne Homes (0290/03/018); Springfield Properties PLC (0455/01/008); Homes for Scotland (0562/01/009); A & J Stephen (0622/01/025): Modify Policy 23 to remove reference to large sites of 300 or more including provision of self-build.

The John Dewar Lamberkin Trust (0532/05/001): Modify Policy 23 to provide for annual update statements.

Alistair Godfrey (0410/01/007): No change proposed but seeks clarification that any variation in design or layout, extension or reduction should be subject to a fresh planning application.

Woodland Trust Scotland (0462/01/021): No change proposed but seeks clarification whether the Delivery Strategy would be made public.

Summary of responses (including reasons) by planning authority:

Sheena Thom (0224/01/001): If a site is owned by the Council and is allocated within the LDP or comes forward as a windfall development then under the requirements of the Policy 23 as it is written the Council would be required to produce a Delivery Strategy. It is not required to modify the Policy to specify that this applies to sites owned by the Council.

No modification is proposed to the Plan.

Stewart Milne Homes (0290/03/010); Springfield Properties PLC (0455/01/003); Homes for Scotland (0562/01/005); Gladman Development Ltd (0577/01/003); Scone Estate (0614/01/015); A & J Stephen Limited (0622/01/021): The Council has produced a template for the Delivery Strategy (CD177) as non-statutory Supplementary Guidance. In producing the Action Programme (CD099) the Council seeks to work closely with Landowners and Developers to understand how the allocations within the LDP will progress but this information is sometimes not forthcoming and when provided is of limited detail so as to meaningfully inform the understanding of the site delivery. The Council is seeking to supplement the Action Programme (CD099) by creating a document for each site which can be used as a basis for discussions in advance of a planning application being submitted, inform the determination of the planning application and be updated to create a delivery plan after issue of planning consent. It is all too often the case that once a planning application is submitted for a site in the LDP that issues arise such as landownership and lack of suitable infrastructure investigation which places pressure on the delivery of the LDP vision while also impacting on the ability to determine the planning application. As noted in the representation submitted by The John Dewar Lamberkin Trust (0532/05/001) 'For site MU70 a Delivery Strategy has been developed which has been a constructive approach towards consolidating pre-development work, engaging with

stakeholders and providing all interested organisations with awareness of the delivery programme.' The Homes for Scotland publication Delivering More Homes for Scotland: barriers and solutions (CD176) identifies the need to drive forward a culture of local authority commitment and ownership to the delivery of more new homes and an alignment of capital budgets with Local Development Plans. The Delivery Strategy aims to help achieve this aim by allowing for the consolidation of all aspects of the site delivery into a single document which will make it clearer to all stakeholders as to the timescales and requirements for the Local Development Plan and individual sites delivery. It is not viewed that the production of this document will create significant additional work load as if the information sought cannot be provided then it is doubtful the site could be considered effective.

No modification is proposed to the Plan.

Stewart Milne Homes (0290/03/018); Springfield Properties PLC (0455/01/008); Homes for Scotland (0562/01/009); A & J Stephen Limited (0622/01/025): As defined in Pages 33-34 of the Perth & Kinross Housing Land Audit 2017 (CD050) the Housing Land Requirement in Perth and Kinross 2016 – 2028 is 888 units per annum but since 1995 an average of 603 units per annum have been delivered. Single developers taking forward larger sites will only have capacity to build a certain volume annually. Policy 23 is seeking to support the maximising of site delivery by promoting the joint delivery of sites and the option for self-build to come forward. Self-build provides opportunities for buyers to choose the type of home they want and make sure it meets their needs which is not always the case with the standard volume house builders product. Scottish Planning Policy (CD004) identifies that places should be created with a distinct character and identity, with a mix of different tenures (paragraph 78) and that self-build plots can contribute towards the affordable housing delivery (paragraph 86). The Scottish Government Joint Housing Delivery Plan for Scotland (CD061) Action 3 on Page 13 seeks to expand the delivery of self and custom build properties across Scotland. The Scottish Government is also increasing its support of self-build properties with the launch of a £4m fund which will help with delivery but the key constraint is access to suitable development land. Through the planning of large scale sites developers should consider how self-build could be integrated into the site at the outset. The issues identified in relation to health and safety and the complexity of delivery are noted but by tackling the subject at the outset of site development there will be scope to overcome issues and support Government aspirations. No evidence has been provided to support the position that health and safety concerns would not allow self-build plot delivery within a larger site to be achieved. The Council is not convinced that suitable evidence has been presented which would justify a modification to the Policy.

No modification is proposed to the Plan.

The John Dewar Lamberkin Trust (0532/05/001): Circular 6/2013: Development Planning (CD001) paragraph 134 defines that Action Programmes are to be updated and republished at least every two years. The Council seeks to update the Action Programme (CD099) every 6 months. In order to make the Delivery Strategy effective in showing site delivery it should be sufficiently up to date. The Council does not consider that this being reviewed every 6 months in line with the Action Programme (CD099) is insurmountable as if a site has been allocated within the LDP then it should be considered effective and move forward during the plan period. If during the 6 month period since the last update no further progress has been made then this can be set out by the landowner or developer when providing an update.

No modification is proposed to the Plan.

Alistair Godfrey (0410/01/007): In line with planning regulations any material variation in design, layout, extension or reduction would require to be assessed through a planning application. Any change would be reflected through the Delivery Strategy.

No modification is proposed to the Plan.

Woodland Trust Scotland (0462/01/021): Support for the Policy is noted. It is proposed that the Delivery Strategy would be a public document.

No modification is proposed to the Plan.

Reporter's conclusions:

Reporter's recommendations: