



Delivery of Development Sites Guidance

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Policy 23 of the Perth & Kinross Local Development Plan 2 (LDP) requires a delivery strategy to be prepared for many development sites. This guidance sets out how landowners and developers can comply with this policy.

What is a delivery strategy?

A delivery strategy is a document which collects together all the information about a site, and how and when development will be delivered on that site.

Why do I need to prepare a delivery strategy?

The preparation of a delivery strategy is a requirement of LDP policy 23.

Policy 23: Delivery of Development Sites

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 or prior to lodging a planning application if submitted earlier than one year from the adoption of the Plan. The Delivery Strategy will be updated on a six monthly basis to inform the Local Development Plan Action Programme. The Delivery Strategy should demonstrate a realistic programme of the delivery of all of the land within the site designation through the plan period and beyond.

On sites of 300 houses or more the Delivery Strategy should demonstrate how delivery will be maximised, including proposals for involving a range of developers and consideration of provision for self-build. Prior to commencement of the development the Delivery Strategy will be updated to include a detailed Delivery Plan confirming the phased delivery of the site.

Note: Guidance will set out how landowners/developers can comply with this policy.

Policy 23 is a new policy in LDP2. The policy seeks to ensure that we have the information we need on each site to feed into the LDP Delivery Programme (which is a statutory requirement) but also so that we can understand how sites will be progressed and allow the early identification of any issues or problems which may impact on the delivery of the site. It is essential that landowners are able to demonstrate how and when their site will progress so that we are not left with a shortfall in the supply of land for housing or employment uses. Sites which do not, or for some reason cannot, progress may have to be replaced with an alternative site in a future LDP.

Delivery strategies can be used as a basis for discussions in advance of submitting a planning application and help inform the determination of the application. The preparation of a delivery strategy should not involve significant additional work for land owners and developers, more likely it will be a case of pulling together information which has already been collected or prepared. Some sites, when they reach planning application stage, may also have a processing agreement and / or a requirement for a detailed delivery plan. Whilst this may result in some duplication, not all sites will have these documents and so it is important that we have a delivery strategy for each allocated site (and larger unallocated sites) which is regularly updated beyond the granting of planning permission.

Which sites require a delivery strategy?

If your site is an allocation in the LDP for any type of land use or is a windfall (unallocated) site on which you are proposing to build 10 or more dwellings, then you are required to produce a delivery strategy for your site.

When do delivery strategies need to be prepared?

Policy 23 of the LDP requires that delivery strategies are produced within one year of the LDP being adopted, so by 29 November 2020, or prior to lodging a planning application if it is submitted before that date. It is, however, recognised that progress on many development sites will have been significantly affected by the Covid-19 pandemic. The deadline for the submission of the first round of delivery strategies has therefore been extended by 4 months to 31 March 2021, unless you intend submitting a planning application before that date. Extending the submission date for the submission of delivery strategies also allows the opportunity for strategies to more usefully inform the 2021 housing and employment land audits, which also have a base date of 31 March. It is hoped that it will be possible to continue to align these processes for the majority of sites into the future.

How often do delivery strategies need to be updated?

You will be asked to update the delivery strategy for your site every 6 months. This is so that it can help inform the LDP Delivery Programme. The Delivery Programme supports the delivery of the LDP by setting out the actions, timescales and partnerships which are needed to implement the policies, proposals and strategies of the Plan. We understand that things can change as the development of a site progresses. It is therefore important that the information you provide in your delivery strategy and updates is realistic and reflects the most up to date position.

Delivery Strategy Templates

Two templates have been prepared to help you prepare a delivery strategy for your site, one for sites which are allocated in the LDP and one for unallocated sites. You do not have to use these templates, but we would strongly encourage it as they set out the information that we need, and we hope you will find them straightforward to use. The templates ask for information on:

- the proposal and how LDP requirements will be delivered
- the site and any relevant planning history
- infrastructure requirements and constraints
- key dates and stages and how the development will be phased
- the identification and management of risks

The templates ask for some detailed information, some of which you might not be able to provide in your first delivery strategy. For example, you are unlikely to be able to give us detailed information on annual site starts and completions dates if your site is at pre-application stage. The templates have been prepared to try to cover all stages of development and so different sections will be relevant at different times.

Just let us know what stage your development is at and complete the sections that you can.

We will further develop the templates based on consultation and user feedback and so if you have any comments or suggestions on how you think the templates could be improved, please let us know.

Completed templates should be sent to: developmentplan@pkc.gov.uk

For advice or assistance in filling in the templates, or for any comments or suggestions, please contact the Development Plans Team at: developmentplan@pkc.gov.uk or by calling us on: 01738 475300.

HOW WE USE YOUR PERSONAL INFORMATION

The information provided by you will be used by Perth & Kinross Council to inform the preparation of Local Development Plan 3, the Local Development Plan Delivery Programme, and the annual Housing Land Audit. A summary of the information provided may be published in the Local Development Plan Delivery Programme, and site delivery and phasing information may be published in the Housing Land Audit. No personal details will be published in any of the documents.

The Council may check information provided by you, or information about you provided by a third party, with other information held by us. We may also get information from certain third parties or share your information with them in order to verify its accuracy, prevent or detect crime, protect public funds or where required by law.

For further information, please look at our website www.pkc.gov.uk/dataprotection; email dataprotection@pkc.gov.uk or phone 01738 477933.