

Delivery Strategy Template for Unallocated Sites

Notes for completion

1.3 *Please insert or attach a site plan*

1.5 *Please list the LDP policies which will apply to your proposal. These could include:*

Policy 1: Placemaking

Policy 5: Infrastructure Contributions

Policy 14: Open Space Retention and Provision

Policy 20: Affordable Housing

Policy 25: Housing Mix

Policy 32: Embedding Low and Zero Carbon Generating Technology in New Devt

Policy 34: Sustainable Heating and Cooling

Policy 41: Biodiversity

Policy 42: Green Infrastructure

Policy 52: New Development and Flooding

Policy 53: Water Environment and Drainage

Policy 60: Transport Standards and Accessibility Requirements

2.1 *Please set out the details of your proposal including tenure for residential developments.*

2.2 *Please set out a brief overview of the vision for the site and key objectives / opportunities arising from the proposal. Please include, or attach, a concept masterplan and / or site layout if these are available.*

2.3 *Please indicate how the LDP policy requirements identified in section 1.5 will be addressed.*

2.4b) *If there is more than one land owner on the site, please provide a name and contact email address (or telephone number if no email address is available) for all landowners for the entire development site area.*

2.5 *If your proposal is for 300 houses or more, please demonstrate how delivery on the site will be maximised, including proposals for involving a range of developers and how you are considering the provision for self-build.*

3.1 *Please provide as much detail as possible – where information is not yet known please state this. If there are other issues which aren't listed but which are relevant to your site, please add these to Table 2.*

3.2 *Please set out all previous planning history for the site, e.g. pre-application enquiry, proposal of application notice, planning applications etc.*

4.1 *Please set out details of the infrastructure requirements to open and deliver the site. A list of possible requirements is given but please delete or add to this list as appropriate.*

5.1 *Please set out the estimated key dates which are applicable for progressing your development. Depending on the stage your site is at it is acknowledged that you*

may not be able to give dates for every stage, or some stages may not be applicable, but please provide as much information as you can.

6.0 Policy 23 requires that on sites of 300 houses or more the delivery strategy is updated to include a detailed Delivery Plan before development starts on the site. Such sites may also have a condition to this effect attached to their planning permission. If this is the case and a detailed delivery plan has already been prepared, then this can be attached instead of filling in section 6 of the template.

6.1 Please set out the anticipated delivery of serviced land, houses, employment and other uses. Columns for 3 phases is given but please add more if required. Timescale for delivery should be the overall timescale for the delivery of each development phase. The serviced land fields may only be relevant for larger developments where it is appropriate to identify the delivery of enabling infrastructure as a separate development phase. If these fields are not appropriate to your development, please state not applicable (n/a).

6.2 If your site is going to be delivered in separate phases, please provide a layout plan showing the phasing of the site delivery.

6.3 Once development has commenced, further detailed updates on anticipated annual site starts and completions will be really helpful to feed into the annual housing land audit to help inform both individual site programming and the annual calculation of the overall housing land supply position in each Housing Market Area. Please therefore provide as much detail as you can on the projected annual start and build rate and any assumptions used to support these projections. The intention is to try and align the submission of delivery strategies with the collection of data for the annual housing and employment land audits at the end of March.

7.0 Please set out any identified significant risks to the delivery of your site. This could include things like the impact of delays on specific elements of the project plan, or the impact of significant cost increases.

1.0 Development Plan Context – Unallocated Site

1.1 Site name / location:

1.2 Site size:

1.3 Site plan:

1.4 Land use(s):

1.5 LDP policy requirements / contributions

1.6 Strategic Environmental Assessment (SEA)

A SEA was prepared for the Local Development Plan and this may provide some useful information to assist in the completion of sections 2.3 Delivery of LDP requirements and 3.1 Site Assessment below. The SEA can be found on the Council's website at: www.pkc.gov.uk/ldpprocess

2.0 The Proposal

2.1 Details of the proposal

2.2 Vision, key objectives and opportunities

2.3 Delivery of LDP requirements

Table 1

LDP requirement	How requirement will be delivered / addressed

2.4 Who is delivering the site?

a) Principal site promoter / lead developer

b) Land Ownership

2.5 Proposals to ensure delivery is maximised

3.0 The Site

3.1 Site assessment

Table 2

Issue		Details
Topography		
Ground conditions		
Utilities	Water and sewerage	
	Gas / electricity	
	Digital platforms	
Access / transport	Site access	
	Public transport	
	Active travel	
Green and blue links		
Ecology and biodiversity		
Cultural heritage e.g. archaeology		
Other (please specify)		

3.2 Relevant planning history

Table 3

Reference	Details

4.0 Infrastructure

4.1 Infrastructure requirements and constraints

Table 4

Infrastructure	Responsibility for delivery	Any constraints on delivery	How constraints will be overcome
Site opening			
Foul and surface water drainage			
Affordable housing			
Education			
Heat networks			
Recreation / open space			
Access / transport movement			
Public transport			
Heritage			
Environmental enhancement			
Community facilities and services			
Utilities			
Electrical networks			
Digital platforms			
Off-site network reinforcement			

5.0 Project Plan

5.1 Key dates

Table 5

Key stage	Estimated date
Proposal of Application Notice	
Processing Agreement	
Environmental Assessment screening / scoping	
In Principle application	
Section 75 agreement	
Approval of Matters specified in conditions application	
First phase application	
Technical approvals	
Roads Construction Consent	
Building warrant	
Land purchase / disposal	
Developer start on site	

6.0 Delivery and Phasing

6.1 Development phasing

Table 6

Development phase	1	2	3
Timescale for delivery of phase			
Serviced land for housing (unit capacity)			
Serviced land for employment uses (ha)			
Serviced land for other uses (ha – please specify use)			
Market housing completions			
Affordable housing completions			
Employment uses (built units)			
Other uses (built units – please specify use)			
Assumptions			

6.2 Phasing layout plan

6.3 Estimated annual housing delivery

Table 7

Year (March to March)	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Beyond 2028
Market housing site starts									
Market housing completions									
Affordable housing site starts									
Affordable housing completions									
Assumptions									

7.0 Risk Management

Table 8

Risk	Mitigation	Responsibility for resolving risk

8.0 Key Contacts

Completed by:

Contact email address:

Date:

Please provide a key contact for the site where subsequent enquiries can be directed if different from the above,

Please now send your completed template to us at: developmentplan@pkc.gov.uk