



# Draft Delivery of Development Sites Template



## Introduction

Policy 23 of the Perth & Kinross Local Development Plan 2 requires that for each site allocation in the Plan, and residential windfall sites of 10+ dwellings, landowners and / or developers will produce a Delivery Strategy for their site. These are to be produced by 29 November 2020 (within one year of the LDP being adopted) or prior to lodging a planning application if submitted before that date.

This template has been prepared to assist landowners and developers in preparing a Delivery Strategy for their site. It requires information on:

- who is delivering the site, a description of the opportunity and who else is involved;
- the vision and objectives for what will be delivered;
- any site constraints and opportunities that will need to be addressed; and
- what will be delivered and when.

This is version 1 of the template. Perth and Kinross Council will further develop the template based on consultation and user feedback and so this document may be subject to future change.

Completed templates should be sent to: [developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

For advice or assistance in filling in this template please contact the Development Plans Team at: [developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk) or by calling us on: 01738 475300.

## 1.0 Site Information

**LDP site reference (if applicable):** (Perth & Kinross Council will input)

**Site name:** (Perth & Kinross Council will input for allocated sites)

**Date:** (Please input date template is completed)

### 1.1 Who is delivering the site?

a) Principle site promoter / lead developer

(Please provide contact details for the principle site promoter / lead developer)

b) Land Ownership

(Please provide details of all landowners for the entire development site area)

### 1.2 The opportunity

(For sites allocated in the Local Development Plan Perth & Kinross Council will provide the site plan, site designation, capacity range, details of the site-specific developer requirements, and whether developer contributions and affordable housing requirements will apply. For unallocated sites a site plan should be provided along with any developer contribution and / or affordable housing requirements.)

## 2.0 Vision and Key Objectives

### 2.1 The vision

(Please set out a brief overview of the vision for the site)

### 2.2 Key objectives

(Please include, if possible, a concept masterplan / site layout. For allocated sites please also set out how the Local Development Plan site specific requirements will be addressed.)

### **3.0 Site Assessment**

#### **3.1 Site matters**

(Please provide all details of the following where known)

- a) Topography and ground conditions
- b) Drainage and flooding
- c) Utilities
  - Water and sewerage
  - Gas / electricity
- d) Access / transport
  - Site access
  - Public transport, cycling and walking
- e) Green links
- f) Ecology
- g) Archaeology

#### **3.2 Facilities assisting with meeting local needs**

(Please provide details of how the following will be addressed if known – section 1.3 will provide information relating to any offsite developer contribution requirements for allocated sites)

- a) Affordable housing
- b) Education
- c) Community facilities and services
- d) Recreation / open space

#### **3.3 Relevant planning history**

(Please set out all previous planning history for the site, planning applications etc.)

## 4.0 Delivery and Implementation

### 4.1 Housing delivery trajectory and phasing

(Please set out the projected start and build rate and any assumptions used to support the projections)

Trajectory within the LDP period

LDP Phase	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Starts</b>					
<b>Completions</b>					
<b>Assumptions</b>					

Future phasing out with LDP period

Phase(s)	Total number	Estimated start of phase	Estimated completion of phase	Assumptions

### 4.2 Employment land and other non-residential development trajectory and phasing

(Please set out the projected start and build rate and any assumptions used to support the projections)

Trajectory within the LDP period (2019-2024)

Phase	Amount	Assumptions

Future phasing out with LDP period (beyond 2024)

Phase	Amount	Assumptions

### 4.3 Infrastructure delivery trajectory

(Please set out details of the requirements to open and deliver the site, the phasing, estimated cost, how this will be delivered and funded)

Note: This table is intended to be indicative of the matters considered to date. It is acknowledged that specific costs and infrastructure needs will be reviewed in detail, alongside market conditions and build costs at the time of submission of a planning application.

Item	Description	When	Estimated cost	How it will be delivered	How it will be funded
Site opening costs					
Foul and surface water drainage					
Affordable housing					
Education					
Recreation / open space					
Access / transport movement					
Heritage					
Environmental enhancement					
Design criteria					
Community facilities and services					
Utilities					

#### 4.4 Project plan key dates

(Please set out the estimated key dates for progressing the development)

Proposal of Application Notice	
In Principle application submitted	
First phase application submitted	
Developer start on site	

#### 4.5 Phasing plan

(Please set out the phasing for the site delivery)

Subject to the granting of planning consent, the phasing plan and delivery timetable will be completed and submitted to the Council for agreement prior to commencement of development. The phasing plan and delivery timetable should represent the proposed delivery schedule for the site, but may be subject to variation by agreement with the Council.

Development phase	Private units	Affordable units	Employment and other uses

#### 4.6 Delivery timetable

(Please set out the overall delivery phasing and timescale for all elements of the development)

Delivery stage	Timetable	Delivered by

#### 4.7 Phasing layout plan

(Please provide a layout plan showing the phasing of the site delivery)

#### 5.0 Key Contacts

(Please provide a key contact for the site where subsequent enquiries can be directed)

Please now send your completed template to us at: [developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)