

## Annex D: Delivering Strategic Sites

### **Introduction**

The National Planning Policy Framework (NPPF) promotes sustainable development and encourages planning authorities to plan positively for their area. The Local Plan is the key document delivering this sustainable development and reflects the vision and aspirations of local communities.

The setting of strategic priorities within the Local Plan is set out within the NPPF (para 156). This advocates strategic policies to deliver the homes and jobs needed in the local authority and broad locations for strategic development as well as additional specific site allocations for promoting development (para 157). In addition, the NPPF requires proportionate evidence base to be submitted to support the plan (para 158). In particular, the NPPF requires that Local Plans' pay careful attention to viability to ensure that the plan is deliverable. With regards to this, paragraph 173 of the NPPF states:

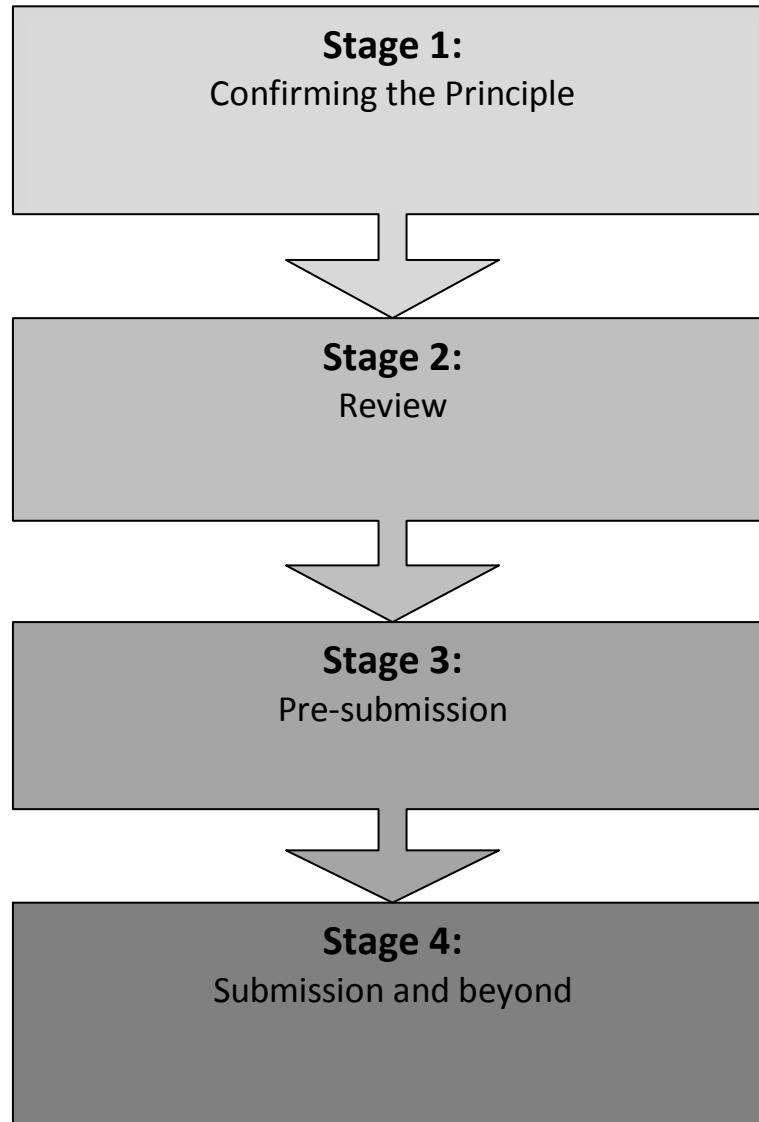
*“The sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”*

### **What is this Framework?**

In order to achieve the requirements of the NPPF, City of York Council want to ensure that the strategic sites within the Local Plan are viable and deliverable. This Framework sets out key milestones leading up to the submission of the Local Plan for examination and the proportionate evidence base that is required to prove that the site should be contained within the plan.

The Level of detail required to meet the checklist will be influenced by when you are intending to deliver the site – for sites proposed for delivery within the first five years, confidence on delivery will be greater. The framework is intended to give you a general understanding of what we will need by when and will also assist in future discussions and negotiations with the Council during the plan preparation, to ensure that between us, we are able to provide a robust evidence base to support the Local Plan.

**Timescales:**



	Stage 1	Stage 2	Stage 3	Stage 4
	<p><b>Confirming the principle</b></p> <p>We need a general understanding of what your site will deliver and for you to confirm that this site should be included within the plan.</p> <p>We need to know that the landowner/developer is willing</p>	<p><b>Review</b></p> <p>We need to have confidence that the site can stay in the Local Plan.</p> <p>We need to understand and agree when the site can potentially be delivered</p> <p>We need to know how any 'showstoppers' can be dealt with</p>	<p><b>Pre-submission</b></p> <p>Where the site is to be delivered early on in the plan period, we will need to know the site is deliverable and viable. In other cases, we will need to know how we will work towards delivery</p> <p>We need to know when and what you are going to deliver</p>	<p><b>Submission and beyond</b></p> <p>We need you to submit your evidence to prove deliverability. For early deliverable sites we will need to demonstrate site viability and for others, an indication of what issues are outstanding</p> <p>Preparation of an outline application / early delivery</p>
	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Set out the vision and aims for your site</li> <li>✓ Explain the relationship to the Local Plan Vision</li> <li>✓ Confirm that the Landowner/ developer is proved to be willing and working together for delivery</li> <li>✓ Demonstrate you are aware of any Potential 'showstoppers' or critical issues affecting deliverability, inc. viability</li> <li>✓ Set out potential levels and timescale of delivery; i.e. indicative numbers, phasing, density</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Likely trajectory for delivery inc. phasing and delivery</li> <li>✓ An understanding of general, key infrastructure requirements for the site</li> <li>✓ An understanding of key constraints and potential 'showstoppers' and critical issues</li> <li>✓ Addressing issues raised through Local Plan Preferred Options Consultation</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ 'Showstoppers' are capable of being addressed within the timescales set out for delivery</li> <li>✓ Delivery trajectory and phasing is understood</li> <li>✓ Where sites are coming forward early in the plan period: <ul style="list-style-type: none"> <li>○ An indication of high level viability.</li> <li>○ An indicative concept plan</li> </ul> </li> <li>✓ For sites proposing delivery later in the period: we will need a general 'route map' to delivery of how key issues will be addressed</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Evidence to include: <ul style="list-style-type: none"> <li>○ Aims and objectives</li> <li>○ Identification and mitigation of show-stoppers</li> <li>○ Land-uses and proposals</li> <li>○ Infrastructure needs</li> <li>○ Phasing and delivery</li> <li>○ Implementation route map and key milestones</li> </ul> </li> </ul> <p>NB: the level of detail required in relation to the above will depend on when the site is likely to come forward.</p>

