

**Site Brief**

For New Developments

**Target Areas – Liverpool City Region**

**Priorities are;**

South Liverpool (Dingle, Toxteth, Granby, Allerton, Woolton, Gateacre)

North Sefton (Crosby, Thornton, Formby, Ainsdale, Birkdale, Southport.)

**Existing stock/neighbourhoods for consideration;**

Knowsley (Kirkby and Halewood)

South Sefton (Bootle and Linacre),

North Liverpool (Everton/Kirkdale)

Halton (Castlefields)

**Areas not considered;**

St Helens

Wirral

**Target Areas – Cheshire**

**Cheshire East**

All areas Priorities include Congleton, Crewe, Sandbach, Holmes Chapel, Macclesfield, Nantwich, Knutsford)

**Cheshire West**

Chester, Ellesmere Port only.

Rural exception sites will not be considered.

**Site Profile:**

Brownfield/greenfield serviced sites

**Size:**

Minimum 1 acre+ / 50 Houses

Apartment blocks to be considered as opportunities arise and dependant on context

**Place:**

Plus Dane has its own design guide which provides detail on what it expects from its developments. Central to this design guide is place making, quality and identity.

Therefore when appraising sites at a very early stage it is important that the following can be identified as within a relatively short proximity and easily accessible.

• Retail provision at local level (convenience store)

• Public Transport links (bus stop/railway)

• Parks, gardens, countryside, nature and playspace

• Primary and secondary schools

• GP surgery and Hospital

**Property Types:**

Plus Dane has its own design guide which provides detail on what it expects from its developments. Central to this design guide is place making, quality and identity. Therefore the types of homes we want to build need to be well thought out in terms of layout, property mix, sizes and built form.

**Family Housing** - preference for 2/3 bed family houses ranging from 70m2 to 90m2.

**Older persons** -Cottage style apartments within larger communities Apartments 1 and 2 Bed if there is a critical mass and dependant on context. Ranging from 50m2 to 65m2

**Supported Housing** - Suitability for homelessness initiatives in smaller settings of 15-25 apartments

Retirement/sheltered min 30 homes

Extra Care min 50 homes

Roads, shared areas and landscaping must be given careful consideration at an early stage.

**Delivery Structure:**

Land only preferred

S106 considered if of scale (30 + homes) and if elements of Plus Dane’s specification can be incorporated.

Package Deals considered where Plus Dane’s design and specification can be central to the project, architect agreed with Plus Dane in advance and there is a excellent track record of delivery of similar projects with similar registered providers.