

Section 11

Implementation

Master Plan (IMP)

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11.1 Background

- 11.1.1 The Implementation Master Plan (IMP) sets out the Project delivery across the Development Period.
- 11.1.2 The IMP includes the First Development Site and the Development Area and sets out the interface between land assembly and development.
- 11.1.3 The IMP is set out across the following documents:
- Re-housing model
 - Project Programme
 - Schedule of Demolition, supported by a Demolition Diagram
 - Phasing Schedule, supported by a Phasing and Plot Plan

11.2 Key Principles

- 11.2.1 There are no Key Principles set out in this section; refer to Sections 4 and 5 for Key Principles and Delivery Mechanisms relevant to Project delivery.

11.3 Business Plan Specification

11.3.1 Re-housing model

- 11.3.1.1 The re-housing model sets out the demand and supply (when and where residents will be re-housed).
- 11.3.1.2 Re-housing model Annexure 11.1.

11.3.2 Project Programme

- 11.3.2.1 The Project Programme Annexure 11.2 sets out agreed project delivery dates for:
- Re-housing
 - CPO
 - Planning
 - Demolition
 - Development
- 11.3.2.2 Phases and Plots set out in the Project Programme are also set out in the schedules, plans and diagram below.

11.3.3 Schedule of Demolition

- 11.3.3.1 The Schedule of Demolition Annexure 11.3 sets out the phasing sequence for demolition to release development Plots, including and demolition of the existing blocks, with associated services disconnections, and decommissioning of the existing District Heating System (DHS).
- 11.3.3.2 Only the extent of services disconnections related to Above Ground Demolition is identified in the Schedule of Demolition and in the Demolition diagram. Below ground services disconnections and diversions are identified in the Phasing Schedule below as part of the development works. For further information, refer to Business Plan Section 4 Implementation Strategy – Land Assembly.

11.3.3.3 Demolition diagram for Development Area Annexure 11.4 sets out:

- existing blocks, numbered
- Phases
- demolition stages

11.3.4 Phasing Schedule

11.3.4.1 The Phasing Schedule Annexure 11.5 sets out the phasing of the delivery of the Development area across Phases and Plots.

- there are 4 Phases
- within each Phase are Plots, which are sub divided into Sub-Plots. (Phases and Plots broadly map onto the AAAP phases and sites, but there is deviation from the AAAP to reflect practical delivery and the master plan proposals.)
- each Plot comprises the delivery of buildings and infrastructure works as follows:
 - Plot related Public Realm works delivered under S106/278 agreement
 - related services/ utilities disconnections and installations
 - Plot related non-adopted shared open space
 - Plot related private community gardens
 - any other Plot related infrastructure
- the 'stages' set out, correspond to delivery of services works, serving a parcel of Plots within a Phase.
- planning application parcels, correspond to parcels of Plots which will taken forward as planning application.

11.3.4.2 The Phasing schedule also sets out the master plan design proposal on a Plot by Plot basis. This includes the accommodation provision, density, specialist accommodation, infrastructure works including public realm and services.

11.3.4.3 The Phasing Schedule also sets out key dates, including the date for submission of the Plot Implementation Plan at Schedule 11 of the DPA.

11.3.4.4 The Plot Plan Annexure 11.6 supports the Phasing Schedule, and sets out in diagram form:

- Phases
- Plots (blue line, including area of infrastructure works)
- Sub-Plots
- stages
- Plot leases (red line)