

EX79 - Supplementary note to EX75 - Council Response to Inspector Query on H1747

Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

Site H1747 – Land north of Bradley Road, Huddersfield

NB: table excludes milestones for adjacent allocation H351. The council and the landowner are committed to collaboratively working together to establishing a master development partner by December 2019 to facilitate delivery unless an alternative delivery route can achieve faster delivery. The certainty provided by the council and landowner jointly progressing the development of these sites within the framework of an emerging masterplan will allow the submission of a full application on this site rather than an outline application (see EX74 Appendix 1 - Joint Position Statement for Local Plan sites H1747 and H351).

Please note that the timelines shown below for the short term delivery programme are specific for Bradley in the context of being in the first phase of a larger scheme.

The Council reserves the right to choose the disposal routes. Disposals are subject to discussions and approval by Cabinet.

Comparison with standard council-owned land timescales as set out in EX69			H1747 delivery programme	
			Programme 1*	Programme 2**
Milestones from Appendix A of EX69	Likely Timescales	Appendix D milestones		
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month			Sept/Oct 18
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month			Oct 18
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation	Pre-App opinion received from LPA	19 th April 18	Prepare and Submit - Nov 18
	1 month for response			Pre-App opinion received - Dec 18
AND/OR Preparation and submission of Outline Planning Application	6 months preparation			Prepare - Jan - Dec 19 (see comment 1).

Comparison with standard council-owned land timescales as set out in EX69			H1747 delivery programme	
			Programme 1*	Programme 2**
Milestones from Appendix A of EX69	Likely Timescales	Appendix D milestones		
(including preparation of technical surveys, indicative housing layout) and determination by LPA. Preparation of site marketing	6 months for decision	Outline Application Approved	N/A	Submit - Jan 20 Approved - June 20
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	March 19	Sept 19 - Cabinet Approval to appoint Master Developer, then formal appointment of Master Development Partner
				Complete Legal Agreement with Master Development Partner - Dec 19
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Dec 19	June 20
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months	Full Planning Permission or Reserved Matters Application approved	Prepare May - Oct 18 Submit - Oct 18 Approved - March 19	Prepare Jan - Dec 19 (see comment 1) Submit - Jan 20 Approved - June 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Sept 19	Dec 20 (see comment 2)
Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	March 20 March 21***	June 21 (see comment 3) June 21
TOTALS	Depends on options selected:		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing =	Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing =

Comparison with standard council-owned land timescales as set out in EX69			H1747 delivery programme	
			Programme 1*	Programme 2**
Milestones from Appendix A of EX69	Likely Timescales	Appendix D milestones		
	Pre-App-outline- full = 33 months Pre-app – full application = 27 months		23 months	30 months
			Period between Cabinet approval for disposal and disposal of the site – 9 months	Period between Cabinet approval for disposal and disposal of the site – 9 months
				Period between completing the Legal Agreement with Master Development Partner and obtaining full planning = 7 months
			Period between completing disposal of site and obtaining full planning permission – For this first phase planning permission will be approved prior to disposal of the site.	Period between completing disposal of site and obtaining full planning permission – both will happen in June 20.

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

* Based on Bradley Park - Delivery Statement January 2018 Table 6.2 - Short Term Delivery Programme (part 2)

** Based on Bradley Park - Delivery Statement January 2018 Table 6.3 - Delivery Programme for the whole site (part 3)

*** The interval of 1 year between initial opening up/groundworks being completed in March 20 and housebuilding starting in March 21 allows for any slippage in the earlier stages - or potentially scope for delivery to commence earlier.

Comment 1 - Given the size and complexity of the site it is expected that the preparation and submission of the planning application(s) will take a year and not the usual c.6 months.

Comment 2 - Given the complexity of the site and size of the various zones, it is expected that there will be numerous pre-commencement conditions to discharge which will take 6 months not 3 months

Comment 3 - Given the size and complexity of the site it is likely that 6 months will be required for site opening and groundworks, not 3 months.