

Statement of anticipated delivery: Likely timetable for progressing allocation:

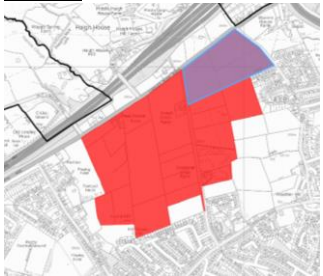
Large areas of site MX1911 are currently under construction therefore the circumstances differ from some of the other sites of a similar scale in the Kirklees Local Plan. As such, this document provides a statement of anticipated delivery rather than a Statement of Common Ground.

Key Information:

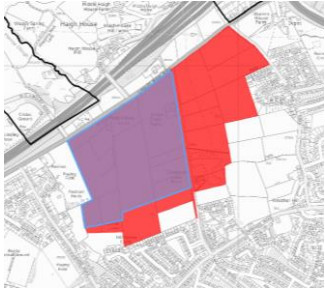
Site Details	
Site Reference	MX1911
Location/Address	Land south of Lindley Moor Road, Lindley, Huddersfield
Gross site Area	36.92
Net Site Area	25.46 – Power lines and archaeological interest area removed from the developable area
Indicative Capacity	533 dwellings and 53,125 sq.m. of employment capacity.
Adjoining sites?	H201 (21 dwellings) (under construction at 31 st March 2017)

• **Availability and progress with planning applications**

- MX1911 is in a number of different ownerships with planning permissions and planning applications covering the majority of the site. The following table sets out the planning status of the different parts of the site (shown as Parts 1 – 4).

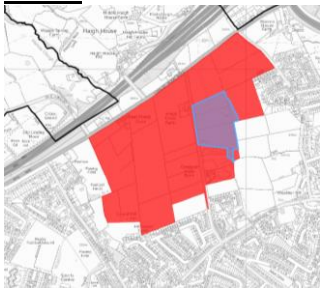
Parts of MX1911	Current planning status
<p><u>Part 1</u></p> 	<ul style="list-style-type: none"> - Outline permission for employment (2013/93433 – Outline application for employment uses (B1b, B1c, B2, B8) - approved 7th April 2014)

Part 2



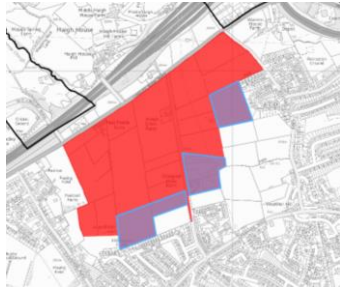
- Full application for housing and outline permission for employment: 2014/93136 - Demolition of existing buildings, Outline application for Industrial Development (Class B1c B2 or B8) Plot A - (160,000 sq.ft./14,864 sq.m.) with engineering works to form development plateaux, formation of access from Lindley Moor Road, provision of services and drainage infrastructure. Erection of industrial unit. Plot B - (50,000sqft/ 4648 sq.m.) unit access from Crosland Road. Detailed application (Plot C) for residential development of 252 dwellings with access from Crosland Road, engineering works to create underground drainage attenuation, provision of open space and landscaping - approved 8th May 2015 (**housing under construction: 58 starts and 38 completions at 31st March 2016**).
- Full application for employment: Reserved matters application for erection of industrial unit on plot A (Plot A1) comprising 6039 sq.m. for B2 and B8 uses together with 85 parking spaces, service yard and landscaping – approved 9th May 2016 (**employment unit under construction**)
- Full application for employment: 2016/92870 Reserved matters application (Plot B) – approved 23rd November 2016 (**employment unit under construction**)

Part 3



- Full application pending (2016/92055 - Erection of 109 dwellings with associated works). On 15th June 2017 Strategic Planning Committee delegated this application to officers for approval. The decision notice is expected to be issued in early September 2017 once the Section 106 Agreement has been signed.

Part 4



- This land was part of submissions through the Local Plan call for sites process.
- There is no planning application for the development of these parcels of land at present.

• **Anticipated delivery rates**

- The first housing completions on this site (Part 2) were recorded for 2015/16 (38 completions). Construction activity continues on Part 2 of this site (Harron Homes and Taylor Wimpey) leading to an expected 50 completions per annum. Part 3 of the site is controlled by Persimmon Homes therefore delivery of approximately 80 dwellings per annum is expected whilst at least 3 developers are active on MX1911.

Year	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Annual Delivery	38	50	50	80	80	80	50	50	50	5						
Cumulative Delivery	38	88	138	218	298	378	428	478	528	533						

- The two employment units with full planning permission are under construction (Part 2) and a reserved matters application is awaited on Part 1.