

Statement of Common Ground: Likely timetable for progressing allocation:

Key Information:

Site Details	
Site Reference	H2089
Location/Address	Land to the south of, Ravensthorpe Road / Lees Hall Road, Dewsbury
Gross site Area	161.37
Net Site Area	142.9
Indicative Capacity	2,310 dwellings during the local plan period with potential for a further 1,690 dwellings beyond the plan period.
Adjoining sites?	n/a

Miller Homes is preparing a Delivery Framework for Dewsbury Riverside. This Delivery Framework will set out the regeneration context and ambitions for Dewsbury Riverside before analysing and explaining the site's availability, suitability and achievability and therefore deliverability in the context of the National Planning Policy Framework (the Framework). The masterplan will show the land use framework along with green and blue infrastructure, movement and connectivity and place making framework which will conclude with the delivery and phasing of the scheme.

The Delivery Framework is due to be submitted shortly and will form part of the evidence base to the Plan.

First Phase Applications

The delivery and regeneration ambitions at Dewsbury Riverside are progressing with two first phases, which accord with the current development plan. The schemes are for 120 dwellings each (240 in total) and are located at Lees Hall Road (2016/60/94117) and Ravensthorpe Road (2016/60/94118) and were granted outline planning permission on 12 April 2017. Both schemes are able to come forward immediately and deliver an early first phase of housing, which will start to open up the site and enable the housing-led regeneration.

Availability

Miller Homes and Kirklees Council control Dewsbury Riverside. Therefore, there are only two landowners for the delivery of a 4,000 home sustainable urban extension to Dewsbury.

Some of the land under the control of Miller Homes and Kirklees Council is currently allocated for residential use or Provisional Open Land in the Kirklees Unitary Development Plan. There are therefore areas of Dewsbury Riverside which can be commenced in the short term, whilst recognising the enhanced benefits of the overall scheme.

Anticipated Build Rate

Given the scale of the site, we anticipate the site being delivered through a number of sales outlets addressing three distinct value bands (i.e. higher, middle and lower value markets) and each coming forward at a rate of approximately 35 units per annum (i.e. over 200 dwellings per year when all outlets are open). On the basis that part of the site is allocated in the current UDP for housing and another part is Provisional Open Land, which benefit from planning permissions we consider that it is reasonable for the development to commence in 2018 from and for this to ramp up following the adoption of the Local Plan. Based on the proposed scheme, and the assumptions above, we

anticipate that the scheme could deliver 2,310 homes in the 15 year plan period and in the region of 1,690 homes beyond the plan period.


There is interest in the site and supporting statements from other parties will be submitted as part of the Delivery Framework.

Year	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	15 +
Annual Delivery	0	0	45	130	175	180	180	180	190	195	200	205	210	210	210	1690
Cumulative Delivery	0	0	45	175	350	530	710	890	1080	1275	1475	1680	1890	2100	2310	4000

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- Written evidence from landowner/developers
 - High Level Delivery Statement - April 2017
 - Access Statement Technical Note - April 2017
 - Indicative masterplan - April 2017
 - Two planning applications:
 - Planning Application [2016/94117](#) Outline application for residential development (C3) Land off Lees Hall Road, Dewsbury
 - Planning Application [2016/94118](#) Outline application for residential development Land off Ravensthorpe Road, Dewsbury 2016/94118

Spawforths (on behalf of Miller Homes)

Name	Signature	Date
Andrew Rose		4 th September 2017