

## Statement of Common Ground: Likely timetable for progressing allocation:

### Key Information:

Site Details	
Site Reference	MX1930
Location/Address	Land to the north of, Blackmoorfoot Road, Crosland Moor, Huddersfield
Gross site Area	29.46
Net Site Area	25.30
Indicative Capacity	441 dwellings 44,258sq m employment floorspace
Adjoining sites?	H481 – 116 dwellings

Gerald Eve is working on behalf of the land owner in developing a masterplan for the site and is pursuing pre-application advice in advance of a viable planning application alongside allocation in the Local Plan.

### Progress with planning application

- No current planning application – evidence being gathered prior to pre-application discussions
- A full review of the financial viability and market potential for employment development is being progressed by the landowner. Early findings suggest that the site is better suited to residential development and other residential uses such as care accommodation, as the site's location and characteristics are unlikely to be attractive for employment uses.
- It is likely that a future planning application will focus on residential development with the site being capable of delivering in the region of 700 homes, plus the provision of associated uses.
- Current target for a pre-application request to be submitted to the Council in September 2017 and an outline planning application to follow by the end of the year or early 2018.

### Availability

The site owners are being represented by Gerald Eve who are in discussion with the planning authority. The site is privately owned and no housebuilders currently have control over any of the land. Initial discussions have been held with several housebuilders and local agents that are active in the borough or wider sub-region in order to ascertain potential levels of interest in the site. Initial feedback has been relatively positive although no formal ties have been established at this stage.

The site is currently either unallocated land or Provisional Open Land in the Kirklees UDP, comprising a mixture of brownfield and greenfield land.

## Anticipated start dates and delivery rates

See local plan submission document (SS1) – Preparation of an outline planning application – 6-9 months • Determination of an outline planning application – 3-6 months • Marketing of the opportunity to prospective housebuilders – 3-6 months • Preparation of reserved matters application(s) – 3-6 months • Determination of reserved matters application – 3-5 months • Discharge of pre-commencement planning conditions – 4-6 months • Mobilisation and site preparation (including access works) – 2-4 months • Total estimate to commencement of first homes – 24-42 months (2–3.5 years)

The following table outlines the Local Plan Phasing information for the site:

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
Annual Delivery	0	0	0	0	0	0	44	80	80	80	80	77
Cumulative Delivery	0	0	0	0	0	0	44	124	204	284	364	441

## Gerald Eve (on behalf of land owner)

Name	Signature	Date
Dominic Page Senior Associate for Gerald Eve LLP on behalf of Empire Knight Group		10 August 2017