

Additional information to confirm the availability of H351

Introduction

- 1.1 The following note provides further information in relation to the availability, phasing and technical work undertaken for site H351.

Availability

- 1.2 At the Stage 4 hearings (March 2018), there was a discussion about the availability of site H351 which is adjacent to H1747. This issue was also raised at the re-convened Matter 4 housing delivery hearings in April 2018.
- 1.3 Site H351 has been promoted on an ongoing basis since 2005 with the same landowner involved throughout the process. Site H351 was proposed for residential development by the landowner (MCP Planning on behalf of the landowner) through the Local Development Framework (LDF) Core Strategy Issues and Options consultation in December 2005. The site was also promoted through the Core Strategy Preferred Options consultation (July 2006) (Dunlop Haywards Planning on behalf of the landowner). The council received further correspondence from the landowner in July 2008 and through the Core Strategy Draft Proposals consultation (February 2011) (both from Lambert Smith Hampton on behalf of the landowner).
- 1.4 During the Local Plan process, site H351 was promoted by Spawforths (representing Miller Strategic Land, MSL) through the Draft Local Plan consultation (DLP_AD8392, February 2016) and Publication Draft Local Plan (PDLP_AD1804) with both representations supporting the allocation and stating it to be available.
- 1.5 The council (as landowner of the adjacent H1747) consulted with Spawforths (who were acting on behalf of MSL) during the preparation of the emerging masterplan. They confirmed at that time their support for the masterplanning exercise and their preference for a collaborative approach to the delivery of H1747 and H351. This is set out in the Bradley Park Phase II Masterplan Delivery Statement (SS2, September 2016, paragraph 7.9, page 19). Further masterplanning since this work has focused on changes to golf provision at H1747 rather than amending the approach to H351.
- 1.6 At the Stage 4 examination hearings, Spawforth Associates confirmed that the site was no longer being promoted by MSL. The council have accessed Land Registry information which has confirmed the land remains in the same ownership as previous representations on the plan.
- 1.7 The council have held discussions with the landowners of site H351 including a meeting between the landowner and senior council officers on 11/05/18 and further contact over the telephone since that meeting. The landowners have confirmed that site H351 is available for development and that they support the phasing of this site as set out in EX45. They have also indicated a willingness to work with the council as part of the ongoing masterplanning process for sites H1747 and H351 to deliver to the projected timescales. A Joint Position Statement between the council and the landowner is set out in Appendix 1 of this note. An email from the landowner confirming their agreement to this Statement is set out in Appendix 2.
- 1.8 Site H351 has been phased to start delivery in 2021/22 which is slightly later than the standard approach to green belt sites and provides sufficient time for the landowner to agree terms with a developer before the standard 2 years lead-in time until the start of delivery on site. Site H351 is included in the masterplan for land north of Bradley Road which has included a significant amount of technical work to date (as set out in SS2).

1.9 As discussed at the Stage 4 hearings, the phasing for H351 is set out below (extracted from EX45 – Housing Phasing and Delivery Options Paper) and the landowners have confirmed they support these timescales for delivery:

	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31
H351 dwellings	40	40	40	40	40	40	40	40	40	21

Technical work

1.10 As set out above, site H351 has been considered in the masterplanning for the land north of Bradley Road. A number of documents listed under examination documents SS2 (H1747 – Bradley Housing Allocation) therefore also relate to H351 as follows:

- Flood Risk Assessment Bradley Masterplanning Bradley, Huddersfield (Mason Clark Associates, January 2016)
- Drainage Assessment Report – Bradley Masterplanning (Mason Clark Associates, January 2016)
- Preliminary Geo-environmental Investigation, Land at Bradley Park Golf Course, Huddersfield (Lithos, February 2016)
- Bradley Masterplan – Initial Landscape Plan and Principles Statement (O’Neill Associates, February 2016)
- Bradley Masterplan Transport and Access Appraisal (Fore Consulting, March 2016)
- Bradley Park Masterplan Delivery Statement (O’Neill Associates, March 2016)
- Bradley Park Phase II Masterplan Delivery Statement (O’Neill Associates, September 2016)
- Bradley Masterplan, Huddersfield Stage 2 Report – Preferred Urban Design Strategy Approach (McGuirk Watson Architecture and Urban Design, August 2016)
- Transport Scoping Report (Fore Consulting, January 2018)

1.11 The council’s MIQ response to Stage 4¹ also includes the Cabinet report which sets out the emerging masterplan (including H1747 and H351) at January 2018. There is also reference to H351 in the Delivery Statement (Richard Wood Associates, January 2018).²

Conclusion

1.12 In conclusion, site H351 is available as recently confirmed by the landowner and a significant amount of technical work has been undertaken as part of the masterplanning work for the land north of Bradley Road. The landowners have confirmed their willingness to work with the council in relation to the emerging masterplan and that they anticipate the site being delivered in the timescales set out in EX45.

¹ M30.1, Kirklees Council – H1747 and H351 (Appendix B)

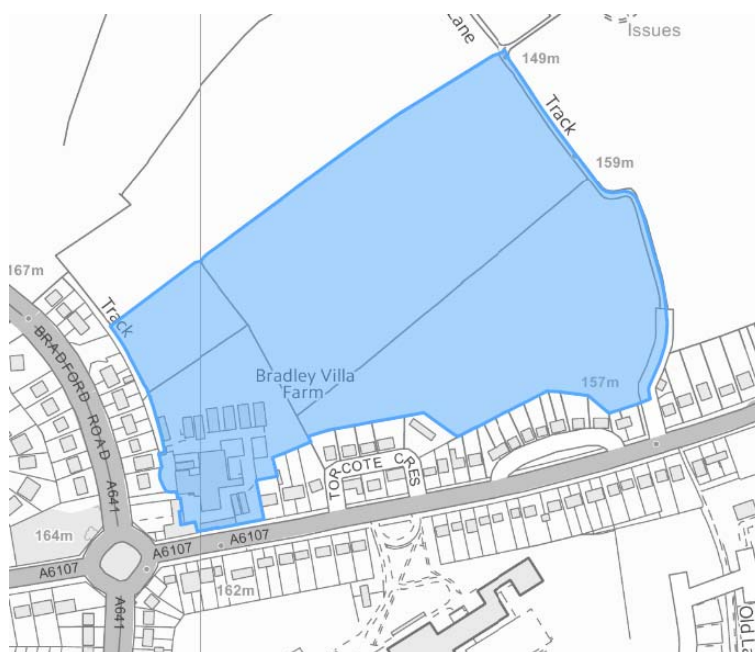
² M30.1, Kirklees Council – H1747 and H351 (Appendix D)

Appendix 1 - Joint position statement for Local Plan sites H1747 and H351 (Land north of Bradley Road, Huddersfield)

The following sets out the joint position between Kirklees Council (owners of H1747) and the landowners of Local Plan site H351:

- The land at site H351 (north of Bradley Road) has been available throughout the preparation of the Local Plan and continues to be available for housing development;
- Both parties are willing to continue to participate in meaningful discussions with each other about the future development of H351 in relation to the implementation of the emerging Bradley masterplan;
- Both parties are willing to participate in future revisions to the Bradley masterplan to ensure a co-ordinated approach to delivery of both sites north of Bradley Road (H1747 and H351);
- The timescales for delivery set out in the Local Plan evidence (showing a start on site in 2021/22) are realistic;
- The landowner of H351 is exploring options for disposal of the site to facilitate its development during the timescales set out in the Local Plan evidence base.
- 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.
- 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.

Site plan for H351



Appendix 2 – Email confirmation from the H351 landowner

The following email provides confirmation of the landowner agreement to the Joint Position Statement.

From: [REDACTED]
Sent: 25 May 2018 15:37
To: Paul Kemp [REDACTED]
Subject: RE: Bradley Villa Farm Site H351

Dear Paul,

I have attached the Joint Position Statement between Kirklees Council and ourselves and are happy to agree to this proposal.

Kind regards

[REDACTED]