

## Kirklees Local Plan Examination

### Stage 4 – Matter 30 – Huddersfield housing allocations: Green belt releases

#### Sites H1747 and H351 (Land North of Bradley Road Huddersfield) – actions from the Local Plan hearings

This note has been produced to provide additional information requested by the Inspector following the Stage 4 Examination in Public hearing sessions. The table below shows the relevant action number as well as the page number within this document.

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**NOTE 1 - Pricing comparison between Bradley Park Golf Course and Willow Valley Golf Course**

## Kirklees Local Plan Examination

### Stage 4 – Matter 30 – Huddersfield housing allocations: Green belt releases

#### Sites H1747 and H351 (Land North of Bradley Road Huddersfield) – pricing comparison between Bradley Park Golf Course and Willow Valley Golf Course

- 1.1 At the Stage 4 hearings the council stated that Willow Valley Golf Course, as well as being situated relatively close by Bradley Park Golf Course, provides a very similar golf offer at a broadly equivalent price point.
- 1.2 The Inspector requested details of this pricing comparison during the Local Plan examination hearings, and the table below sets out the main categories of pricing from each golf club.
- 1.3 Please note that these prices are for the current summer season, and a different pricing policy may be in place for the winter months.
- 1.4 The majority of this information is published on the relevant websites, the Bradley Park Golf Course have not published all the prices of regular 10 Hole or 18 hole golf on their website, but the prices shown have been confirmed by speaking to the course.

	Bradley Park	Willow Valley		
		Championship Course	Pine Valley Course	Fountain Ridge Course
9 hole peak - Adult	(10 holes) Saturdays & Sundays £11.50			£10:00 (Saturday & Sunday)
9 hole peak - Junior				£7.00 (Saturday & Sunday)
9 hole off peak - Adult	(10 holes) Mondays £10.00 Tuesday – Friday £9.50			£9.00 (Monday to Friday) (£8.00 Senior Citizens Monday to Thursday)
9 hole off peak - Junior				£6.00 (Monday to Friday)
18 hole peak - Adult	Tuesday to Friday before 10:30am £18.00 with KAL card £20.00 without KAL card  Saturday & Sunday before 3:30pm With a KAL card £20.00	£30.00 (Monday to Friday before 3pm); £40.00 (Saturday & Sunday before 3pm)	£18.00 (Monday to Thursday before 3pm, all day Friday) £20.00 (Saturday & Sunday) (Senior Citizens £15.00 Monday to Thursday)	£15.00 (Saturday & Sunday)
18 hole peak - Junior	Weekend - £11.50 with KAL card (£14 without)	£15.00 (Monday to Friday); £20.00	£12.00 (Saturday & Sunday)	£9.00 (Saturday & Sunday)

		(Saturday & Sunday)		
18 hole off peak - Adult	Monday's £10.00 with a KAL card £12.00 without a KAL card  Tuesday to Friday 10:30am – 5:30pm £15.50 with KAL card £17.50 without KAL card  Saturday & Sunday 3:00pm With a KAL card £18.00 (Some special offers also apply)	£25.00 (Monday to Friday after 3pm); £30.00 (Saturday & Sunday after 3pm)	£15.00 (Monday to Thursday after 3pm)	£14.00 (Monday to Friday) (£12.00 Senior Citizens Monday to Thursday)
18 hole off peak - Junior	Midweek - £9.50 with KAL card (£12 without)	Same price as peak	£10.00 (Monday to Friday)	£8.00 (Monday to Friday)
9 hole, Par 3 golf	Adult - £5 Junior - £3.40			
Footgolf 9 holes - Adult	£5.00 with KAL card £6.25 without KAL card	£9.00 (Monday to Friday); £10.00 (Saturday & Sunday)		
Footgolf 9 holes - Junior	£5.00 with KAL card £6.25 without KAL card	£6.00 (Monday to Friday); £7.00 (Saturday & Sunday)		
Footgolf 18 holes - Adult	N/A	£14.00 (Monday to Friday); £15.00 (Saturday & Sunday)		
Footgolf 18 holes - Junior	N/A	£8.00 (Monday to Friday); £9.00 (Saturday & Sunday)		
Driving Range	90 Balls - Adult - £4 with KAL card (£5 without)  45 Balls - Adult - £2.40 with KAL card (£3 without)	25 Balls - £2.00 50 Balls - £3.50 90 Balls - £5.50 110 Balls - £6.50		

	<p>90 Balls - Junior - £2.70 with KAL card (£3.60 without)</p> <p>45 Balls - Junior - £1.40 with KAL card (£1.75 without)</p> <p>10 for 8 Basket - Adult - £32 with KAL card (£40 without)</p>	
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(It is worth noting that the KAL card (flexi card) is free of charge to anyone but only for the golf course or foot golf course. If they want to access the driving range discount prices the KAKL card must be purchased.)

- 1.5 The pricing options between the two courses are broadly similar, with some in favour of Bradley Park Golf Course and some in favour of Willow Valley Golf Course. In addition, special offers seem to be readily available at both courses.
- 1.6 Whilst the exact nature of the offer can vary (such Bradley Park offering 10 hole golf versus 9 hole at Willow Valley and the number of holes per round of Footgolf) it still provides a very clear comparison and highlights that the offers are aimed at a similar market and price point.

**NOTE 2 - Clarification in relation to golf needs (H1747 - Bradley Road, Huddersfield) and Technical Appendix**

## Kirklees Local Plan Examination

### Stage 4

#### Matter 30 – Huddersfield Housing Allocations: Green Belt Releases

##### **Clarification in relation to golf needs (H1747 - Bradley Road, Huddersfield)**

1. This note has been prepared, at the request of the Inspector, in response to questions raised by representors during the Matter 30 hearings of the Kirklees Local Plan Examination in Public. This specifically relates to queries about potential inconsistencies in the technical information the “Comparison of Existing and Future Sports Provision: Bradley Park (March 2017)” and “Bradley Park Golf Course: Update Report (December 2017)” with regard to current and future sports provision on site H1747, should the Council’s current iteration of the Masterplan be implemented.
2. This note sets out the policy context for the decision making on site H1747 and explains the purpose of the documents produced by KKP which are relevant to sport matters on site H1747. It also summarises the findings of these documents and addresses the issues raised at the examination hearings with regard to the Council’s calculation in respect of golf facilities per thousand population which were used in the March 2017 and December 2017 reports. This includes explaining that the calculations per thousand population were used for comparison purposes only and were not used to determine whether the proposals for Bradley golf course meet the requirements of NPPF paragraph 74.
3. The evidence documents discussed in this note include:
  - a. Kirklees Built Leisure and Sports Facilities Strategic Framework (August 2015, LE121/LE122)
  - b. Appendix C: Golf Needs Assessment 2015 (October 2015, LE123)
  - c. Comparison of Existing and Future Sports Provision: Bradley Park (March 2017 Report, SS2)
  - d. Bradley Park Golf Course Update Report (December 2017, M30.1, page 28)

##### **National Planning Policy Framework**

4. For completeness, the Council have again set out the relevant paragraphs of the Framework which guides local authorities in the preparation of sport needs assessments.
5. Paragraph 74 of the NPPF sets out that open space, sports and recreation buildings and land should not be built on unless the requirements set out in at least one of the 3 bullet points listed below are met.
6. Paragraph 74 states that:

*“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss*
7. Bullet point 1 refers to *“surplus to requirements”* and is therefore the main focus of this note of clarification. This first bullet point refers to the requirement for an assessment that clearly demonstrates that the space or buildings are surplus to requirements.
  8. To understand what is required of an assessment in the context of bullet point 1, the Framework must be read in full. Paragraphs 156, 157, 158 and 171 within the Plan Making section of the Framework and paragraph 73 should be used in this regard.
  9. Under paragraph 156 the Framework sets out that local planning authorities (LPAs) should set out strategic priorities for the area and that this should include policies to deliver the development required. Bullet point four specifically covers:
 

*“the provision of health, security, community and cultural infrastructure and other local facilities;”*
  10. The LPA is, therefore, required to set out strategic policies for community and other local facilities.
  11. Paragraph 157 of the Framework sets out the crucial elements of a local plan; bullets one, two and three are considered relevant - these are:
    - *“plan positively for the development and infrastructure required in the area*
    - *to meet the objectives, principles and policies of this Framework;*
    - *be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date”.*
  12. Paragraph 158 then states that:
 

*“Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.”*
  13. Paragraph 171 states that:
 

*“Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.”*
  14. Paragraph 73 states that:
 

*“... The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”*



15. From the Framework it is clear, that for an evidence base to be used when considering whether a facility is 'surplus to requirements' the following must apply:
- It must cover the appropriate timeframe for the local plan and be kept up to date;
  - The relevant strategies must be integrated;
  - There is a correlation between the needs assessments undertaken in respect of different land uses;
  - Those preparing the evidence base should work with the appropriate bodies and organisations to understand future changes and relevant barriers; and
  - It must be both quantitative and qualitative in the assessment of deficits and surpluses of facilities.
16. In undertaking the assessment, the Council has:
- Ensured that the assessment covers the appropriate time period and is still up to date at the point of submission and examination. Studies using Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) are generally considered to apply for a period of five years. On this basis the time period to which the October 2015 report (LE123) remains valid until at least October 2020.
  - Ensured that growth aspirations set out in the Local Plan and wider sport strategies were considered.
  - Ensured that relevant bodies and organisations were consulted with and where appropriate collaborated with. (Kirklees Golf Needs Assessment October 2015: Appendix B: Consultee list, LE123).
  - Ensured that the assessment considered both quantitative and qualitative assessments of golf provision.

### **Local Plan Evidence Base**

17. A number of evidence base documents were produced by KKP to inform the Local Plan including specific evidence relating to Bradley golf club. The purpose of these documents and a summary of their findings are set out below.

#### **Kirklees Built Leisure and Sports Facilities Strategic Framework (LE121/LE122)**

18. In August 2014 KKP were appointed by Kirklees Council to undertake an assessment of the formal indoor and built facilities needs within the Kirklees authority area, and based on findings, prepare a Built Leisure and Indoor Sports Facilities Strategic Framework (LE121/LE122). The aims of this strategy were to consider the current and projected supply of and demand for built leisure and sports facilities and identify any gaps in provision or key areas where provision requires further consideration and/or to be protected / enhanced.
19. An analysis of the supply and demand for golf facilities was included in this strategy which concluded (LE122, page 102):

- ◀ There are 12 golf clubs in the Kirklees Council area, of which 11 are traditional members clubs. Bradley Park is predominantly a 'pay and play' facility.
- ◀ There are three golf driving range facilities, two in Huddersfield and one at Mirfield.
- ◀ Demand for golf club membership has been in decline over the past decade.
- ◀ All the golf clubs in Kirklees have capacity for new members.

- ◀ England Golf has a number of initiatives to raise golf participation levels which may help to stimulate demand
- ◀ Unless the current trends in golf memberships are reversed it is possible that supply will substantively outweigh demand and one or more clubs may be forced to close.
- ◀ Bradley Park, operated by KAL, is the only traditional 'pay and play' golf provision in Kirklees.

KKP Appendix C: Kirklees Golf Needs Assessment October 2015 (LE123)

20. More detailed analysis in relation to golfing provision was also undertaken which was presented in the Built Leisure and Indoor Sports Facilities Strategic Framework (Appendix C: Golf Needs Assessment 2015, LE123) and in summary concluded the following:

**Golf Needs Assessment Oct 2015**

- ◀ Oversupply in Kirklees is replicated in the adjoining authorities. With less than 10% of golf club members travelling more than 5 miles to play, supply in each local authority area will continue to meet local demand.
- ◀ Existing supply of golf provision is estimated to be able to meet existing and future demand.
- ◀ The current situation is putting strain on clubs'/courses' financial and operation management arrangements. Third party income from green fees and social events is an important revenue stream
- ◀ Within the existing supply in Kirklees, Bradley Park GC (operated by KAL) has a unique role as a municipal 'pay and play' facility, providing both playing and learning facilities.
- ◀ There is capacity within the existing supply to potentially accommodate displaced members should a facility be forced to close.

21. The Golf Needs Assessment 2015 (LE123) was carried out in accordance with Sport England Guidance contained in the Sport England document 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) published December 2013. Data was obtained from online and published sources, Sport England's Active Power Places, through an online/postal survey to the golf clubs in Kirklees and through one to one interviews with golf facility providers, golf development staff and policy influencers. This is referenced in the Introduction and Methodology sections (page 7, LE123).
22. Sport England states that studies compliant with ANOG are valid for five years therefore this evidence remains robust and credible to inform the Local Plan process.
23. The Golf Needs Assessment 2015 (LE123) sets out in the Supply section (Table 3.4, page 21) that there is a theoretical supply of 5,050 memberships across golf clubs located in Kirklees (based on the current prescribed Royal and Ancient supply/demand assessment methodology).
24. Based on the guidance requirements in ANOG (consultation with local clubs) there is capacity within the local clubs to take on a minimum of 800 more members. As set out in the Golf Needs Assessment (page 5, LE123) apart from Huddersfield Golf Club, Woodsome Hall Golf Club and Crosland Heath (which are reported to be at capacity in the full membership category) all courses in the Kirklees Authority area are accepting new members.

25. Table 5.1 (page 37, LE123) in the Golf Needs Assessment 2015, identifies 495 available memberships across the clubs in Kirklees. However, many of the clubs consulted as part of the 2015 study, did not wish detail specific to be published due to the commercial sensitivity of this information.
26. Adding the number of memberships covered by the commercially sensitive information and the capacity from named sources brought the total available number of memberships in Kirklees to between 816 and 828.
27. The level of spare golf membership capacity continues to rise (as per detail provided in respect of site specific evidence submitted to the examination; documents SS2; summary of letter responses)<sup>1</sup>
28. The 2015 report concluded that up to 2037 there is capacity within existing supply to potentially accommodate displaced members should a facility be forced to close (final paragraph, page 6 – Future demand, LE123).
29. This evidence shows that the requirements of paragraph 74 can be met.

### **Masterplan Evidence**

30. The Council later commissioned two further reports to assist in the preparation of the emerging Masterplan for the site. These do not supersede the Golf Needs Assessment (October 2015, LE123) which was used by the Council in the preparation of the Local Plan and as previously set out, is valid for 5 years.
31. The first report (March 2017<sup>2</sup>) compares existing and future sports provision at Bradley Park, taking account of the emerging Masterplan for the site at that time. The second report (December 2017<sup>3</sup>) took into account a revised Masterplan which emerged following discussion between Sport England, England Golf and Kirklees Council.
32. Both reports made use of the most up to date information at the time and both reached the same conclusion; that participation rates in sport would be significantly increased should the emerging Masterplan be implemented compared to retaining the current golf course provision.
33. The following gives a brief overview of the purpose of and findings of each report. More detailed information is set out in the Technical Appendix.

#### **Comparison of Existing and Future Sports Provision: Bradley Park, March 2017 Report (SS2)**

##### *Calculation of sport participation rates (based on the emerging masterplan at March 2017)*

34. The March 2017 report was commissioned to assess the current participation in physical activity compared to the position should the emerging Masterplan (at March 2017) for

<sup>1</sup> <http://www.kirklees.gov.uk/beta/planning-policy/pdf/site-specific/Bradley-Summary-of-letter-responses.pdf>

<sup>2</sup> *Comparison of Existing and Future Sports Provision: Bradley Park, March 2017 Report (SS2)*

<sup>3</sup> *Bradley Park Golf Course Update Report: December 2017 (M30.1, page 28)*

the Bradley site be implemented. This did not supersede the findings set out in the (2015) Golf Needs Assessment Report.

35. All population data used in this report was taken from the Mid-Year Estimates 2015 (published in 2016) therefore the most up to date at the point of assessment.
36. This report assessed whether it could be demonstrated that development for alternative sports and recreational provision as set out in the emerging Bradley Park Masterplan at that time would clearly outweigh the loss of existing golf facilities at Bradley Park, in accordance with the requirements set out in the National Planning Policy Framework.
37. At March 2017, the emerging Masterplan identified that all golf provision on the site would be lost and replaced by the following facilities on the Bradley Park site:
  - ◀ 32.4 ha of public open space with a central pedestrian and cycling spine of 3.8km
  - ◀ Two full sized artificial turf (3G) pitches.
  - ◀ Two adjoining adults size grass football pitches (which can also accommodate cricket)
  - ◀ Two junior size football pitches adjacent to the proposed junior school.
38. This report found that the proposed new facilities would support a wider range of sporting activity than is presently available at Bradley Park.
39. In respect of football participation, the need for additional pitches is set out in the Kirklees Playing Pitch Strategy (LE124) and the findings in the March 2017 report were based on FA modelling. This is based upon the assumption that a 3G pitch will accommodate (annual) use of 35,000 user visits, of which 10% will be female and three quarters; young people. It was, therefore, estimated that, based upon the proposed development of two full sized floodlit 3G pitches there would be a throughput of c.70,000 annual user visits. To this a further 3,000 user visits were added to account for participation on the two (adult) grass pitches also proposed in the Masterplan. No user visit estimates were included for the two junior pitches.
40. There is no standard approach to calculating the propensity of people to take part in informal recreation. However, the proposed improvements to the quality of the local offer (walking and cycling routes and the provision of 32.4 ha of open space set out in the Masterplan at that point) were (extrapolating from Sport England Active Lives data 2015/16 and applying it to the whole population) deemed likely to lead to increases in informal activity of c.19,500 user visits per annum.
41. This overall anticipated sports participation figure of around 95,000 shows that compared to the current 50,000 user visit throughput across all the golf facilities at Bradley Golf Course there would be a significant increase in sports participation.
42. This evidence shows that the requirements of paragraph 74 can be met.

#### *Comparison of golf provision (March 2017)*

43. To allow comparison of the golfing provision in Kirklees the report considered the location of facilities and the resident population within a 20-minute drive time of Bradley Park. The identification of the catchment is a demand modelling concept recognised by

Sport England based on the accepted notion of 'effective catchments' (the distance travelled by around 75-80% of users). This catchment therefore included parts of neighbouring local authorities.

44. To allow such comparison, the report considered the number of standard holes, par 3 holes and driving range bays within Kirklees, neighbouring authorities, the region and England based upon a provision per thousand population basis. This was based upon data provided by Sport England (Sport England's Active Places Power).
45. There are no national standards in respect of golf course standard holes, par 3 holes or golf driving range bays per thousand population endorsed by England Golf or Sport England. The assessment of provision per thousand population was therefore undertaken for comparison purposes only and the Council have never considered that such an assessment is used to adequately satisfy paragraph 74 bullet point 1. As set out in paragraph 58 of this note, errors were identified in the March 2017 and December 2017 analysis of provision per thousand population which have been rectified in the Technical Appendix.

Bradley Park Golf Course Update Report: December 2017 (M30.1, page 28)

*Calculation of sport participation rates (based on the emerging masterplan at December 2017)*

46. The December 2017 report updated the findings to reflect the revised Masterplan for Bradley (which emerged following discussions between the Council, Sport England and England Golf). This revised Masterplan proposed the following facilities to replace the existing golf provision (18 standard holes, 9 hole par 3 and 14 bay driving range):
  - ◀ 9 hole golf course (standard holes).
  - ◀ 20 bay floodlit driving range (increased from the current 14).
  - ◀ 30.5 ha of public open space with a central pedestrian and cycling spine of 3.8km
  - ◀ Two full sized artificial turf (3G) pitches
  - ◀ Two junior size football pitches next to the proposed junior school.
47. This report updated the findings of the March 2017 report by assessing the current participation rates at Bradley golf course and comparing this to the proposed sport and recreation facilities in the revised emerging Masterplan (now including golf).
48. Data received from Kirklees Active Leisure was not sufficient to enable a robust analysis of projected participation in golf in the revised emerging Masterplan. Consequently, the December 2017 report used the latest Sport England Active Lives Survey information to calculate the changes to participation that would occur were the proposed changes to golf provision were to be implemented.
49. Active Lives utilises data based upon people aged over 16. It was also assumed for the purposes of calculating participation rates that the number of people playing golf aged 75+ would be relatively small. Consequently, estimates of participation in golf looked at the total population (MYE 2016) minus the population under 16 and over 75 to run the modelling process.
50. Modelling future participation also considers societal trends and the report noted that Sport England's Active People Survey (which has been repeated annually for the last

10 years) shows that participation in golf in Kirklees has dropped by over one third over this 10 year period.

51. Clearly, a reduction in the number of holes at Bradley Park will reduce the golf capacity of the site. As identified in the March 2017 report, more than 92% of Bradley Park members live further than one mile away from Bradley Park and are, therefore, likely to access Bradley Park by private transport. There is substantial spare capacity with similar price points and facilities at other golf courses within 20 minutes' drive time of Bradley Park, which many members can access.
52. The estimate for people continuing to play golf on this site, based upon the golfing provision proposed in the emerging Masterplan, is c.13,000.
53. As with the March 2017 report, FA demand modelling was used to estimate user visit numbers for the proposed two 3G artificial grass pitches remains at 70,000. The informal recreation remains unchanged at c.19,500 user visits per annum.
54. Consequently, based upon the revised Masterplan proposal the participation in sport and recreation (approximately 102,500) is highly likely to exceed the current c.50,000 user visit participants currently taking part in golf at the site by a higher margin than the Masterplan proposal upon which the March 2017 estimates were based. This represents a significant increase in sports participation compared to the existing golf participation.
55. This evidence shows that the requirements of paragraph 74 can be met.

#### *Comparison of golf provision (December 2017)*

56. The December 2017 report also used the updated comparison information including consideration of the 20 minutes' drive time from Bradley using the same methodology as the March 2017 report (see paragraphs 43-45 above). The December 2017 report included reference to the retention of the 9 standard golf holes and the retention (and extension) of driving range provision in the emerging Masterplan.
57. As with the March 2017 comparison, the assessment of provision per thousand population was undertaken for comparison purposes only and the Council have never considered that such an assessment is used to adequately satisfy paragraph 74 bullet point 1. As set out in paragraph 58 of this note, errors were identified in the March 2017 and December 2017 analysis of provision per thousand population which have been rectified in the Technical Appendix.

#### Population error in the comparison of golf provision analysis (March 2017 and December 2017 reports)

58. There was an error in the approach taken to the comparison of golf provision analysis (provision per thousand population) in both the March 2017 and December 2017 reports. In both reports, the population within 20 minutes' drive time was inaccurately presented using the Kirklees population only. It should have considered the total population within the 20 minutes' drive time (regardless of local authority). These updated tables can be found in the Technical Appendix accompanying this note.

59. It is important to note that this part of the March 2017 and December 2017 reports was undertaken for comparison purposes only and has not been used to determine whether the proposals for Bradley golf course meet the requirements of NPPF paragraph 74.

### **Conclusion**

60. This note has set out the purpose, summary and findings of the documents prepared by KKP as part of the Local Plan evidence base including those specific to Bradley golf club. This clarifies that the evidence demonstrates that NPPF paragraph 74 can be met. The report has also explained the data used to compare local golf provision with other local authorities, regional and national provision but clarifies that these were not part of the NPPF paragraph 74 assessments. The technical appendix also provides a more detailed explanation of the comparison process and corrects some numerical errors in this analysis.



## Kirklees Local Plan Examination

### Stage 4

#### Matter 30 – Huddersfield Housing Allocations: Green Belt Releases

##### Technical Appendix to the note “Clarification in relation to golf needs (H1747 - Bradley Road, Huddersfield)”

- 1.1 As set out in the main note, the Council commissioned two further reports to assist in masterplanning the site. These reports do not supersede the October 2015 Golf Needs Assessment (LE123), which was used by the Council in the preparation of the Local Plan and, as set out in the Council’s note, is valid for 5 years.
- 1.2 This Technical Appendix sets out the detailed methodology in relation to the analysis of golf provision per thousand population and detailed results from the “Comparison of Existing and Future Sports Provision” report (March 2017, SS2) and “Bradley Park Golf Course: Update Report (December 2017, M30.1, page 28). It also corrects a number of errors which were identified in the original reports. A number of elements of the methodology are common to both the March 2017 and December 2017 report as set out below before each report is considered in turn.
- 1.3 The assessment of golf provision per thousand population was undertaken as a comparison exercise and does not affect the calculation of supply or demand for golf, as this is undertaken using Sport England’s ANOG methodology. It is important to note that there are no national standards for golf courses per thousand population endorsed by England Golf or Sport England and this is a comparative exercise only.

##### 1. Methodology to calculate golf provision per thousand population (March 2017 and December 2017 reports)

###### *Determining the catchment area for the Bradley Park Golf Course facility*

- 1.4 Catchments are an accessibility standard, a modelling concept recognised by Sport England (ANOG – A27) for different types of sports provision. It is an expression of the distance (based upon travelling time) that people are prepared to travel to a sports facility. Sport England recognises that catchments vary from person to person, day to day, hour to hour. This problem is overcome by accepting the concept of ‘effective catchments’, defined as the distance travelled by around 75-80% of users.

*Table 1: Sport England catchments for facility types*

Facility type	Identified catchment area for urban/rural areas
Sport halls	20 minute walk/20 minute drive
Swimming pools	20 minute walk/20 minute drive
Golf courses	20 minute drive

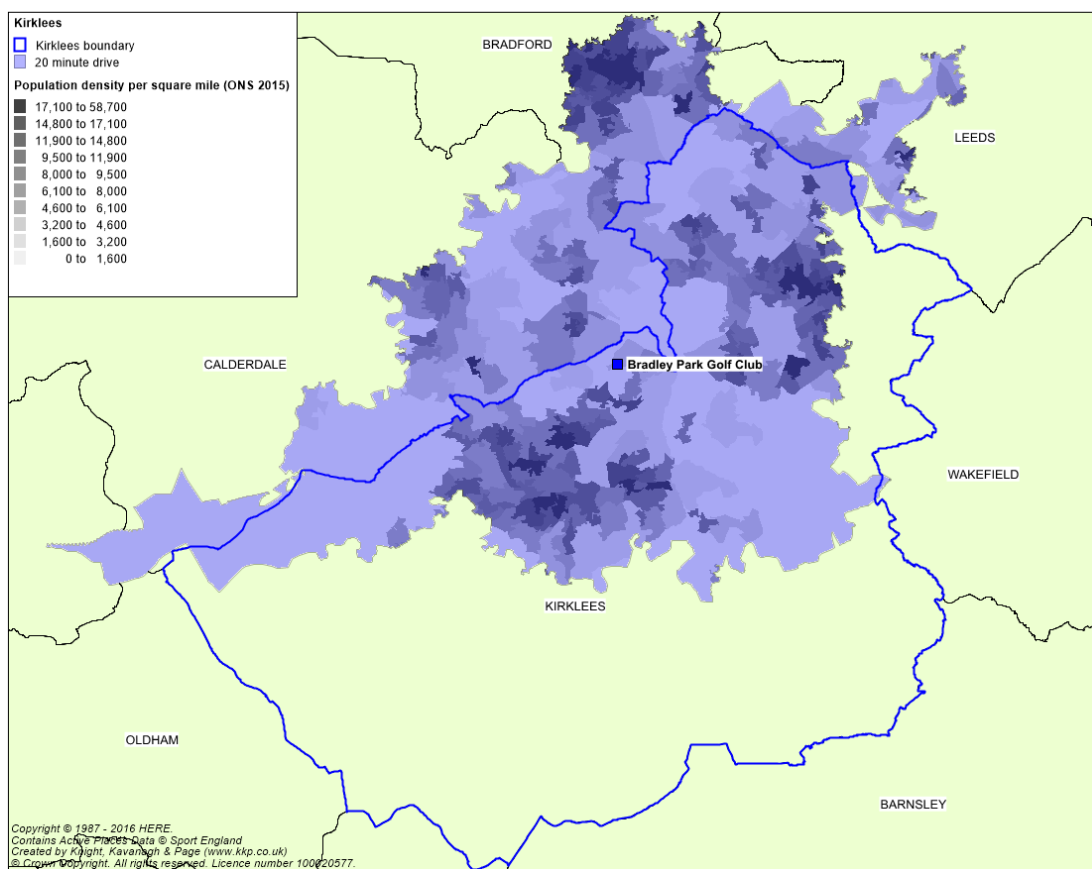
- 1.5 KKP uses a proprietary, licensed computer-based drive-time modelling application (Routefinder) to generate drive-time isochrones – this creates a map layer which has



boundaries of equal travel time from a given point, or set of points, effectively mapping the 20 minute drive time.

- 1.6 The model is run on an underlying network representing the UK road system. It is possible to produce estimate populations residing within drive time isochrones (using base Mid-Year Estimate (MYE) population figures published by the ONS), which produces annual population estimates for the UK and its constituent countries, the regions and counties of England, and local authorities. For drive time populations within each of the reports KKP used the latest versions of ONS generated MYE population estimates. Using these, it is possible to calculate populations residing within a drive time isochrone. See below for population density map.

*Figure 1 -Population density map (MYE 2015)*



- 1.7 The total population has been used in the relevant drive time areas in this report to calculate the golf provision per thousand population. It should be noted that the calculation of participation rates in golf elsewhere in the report was undertaken differently as it considered those most likely to engage in golf (i.e. excluding those under 15s and over 75s).
- 1.8 Golfers are not bound by local authority boundaries and Bradley Park is located close to the north-western edge of Kirklees. Consequently, a 20 minute drive time is considered to be the appropriate method of assessing provision.

### **Population data used in the assessments**

- 1.9 The starting point for comparison per thousand population assessments in both the March 2017 and December 2017 reports was based on ONS mid-year estimates (MYE, 2015). Once this is established, drive time catchments are calculated which are then overlaid to calculate populations within the area covered. For population data, the reports used MYE 2015 (published in 2016)
- Mid-2015 Population Estimates for Lower Layer Super Output Areas in England and Wales by Single Year of Age and Sex
  - Release number: SAPE18DT1
  - Date published: 26 October 2016.
- 1.10 It should be noted that the December 2017 report also used MYE2015 population for the golf facilities per thousand population calculation to assist in comparing the data.

*Table 2 - Baseline population information*

	<b>ONS 2015 (LSOA)</b>
Total population of Kirklees	434,321
20 minute drive time of Bradley Park	<b>478,896</b>

*\*A Lower Layer Super Output Area (LSOA) is an area within a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales (ONS).*

- 1.11 A number of tables within both the March 2017 report and December 2017 report have been revised to correct errors in relation to the population within the 20 minute drive time. The original reports only included Kirklees residents within the 20 minutes' drive time of Bradley Park but this analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority).

### **Golf provision baseline**

- 1.12 Sport England's Active Places Power defines different types of golf facility. They are:
- ◀ Standard holes (can be 9 or 18 holes; the 9 hole courses have different lengths and are not restricted to par 3)
  - ◀ Par 3 holes (a course at which all holes are par 3)
  - ◀ Driving ranges

- 1.13 The following information sets out the existing provision of each type of golf facility and explains a correction to an error in both the March 2017 and December 2017 reports in relation to the number of driving range bays currently existing in Kirklees. The number of golf holes for the standard holes and par 3 holes does not change. The corrected information has been used for the remainder of this note.

Table 3 - Correction to number of holes and driving range bays within 20 minutes' drive time of Bradley Park

Facility type	Existing provision (March 2017 and December 2017 reports)	Corrected information (April 2018)	Explanation of change	Relevant section of evidence base
Standard holes	243	243	No corrections required	- March 2017 report (Table 2.4, page 7) - December 2017 report (Table 2.5, page 8)
Par 3 holes	15	15	No corrections required	- March 2017 report (Table 2.5, page 7) - December 2017 report (Table 2.6, page 9)
Driving range bays	86	74	30 bays at Stadium Golf were incorrectly included but the Hopton Horse Centre (10 bays) and Crow's Nest (8 bays) were incorrectly omitted resulting in a reduction of 12 bays compared to the March 2017 and December 2017 reports.	- March 2017 report (Table 2.6, page 7) - December 2017 report (Table 2.7, page 9)

1.14 The lists of facilities which contribute to these numbers are set out in detail below:

#### Standard golf holes

Table 4: Golf courses within 20 minutes' drive of Bradley Park Golf Course (as identified in both March 27 and December 2017 reports)

ID	Course/club	Local authority	Number of standard holes
2	Cleckheaton & District	Kirklees	18-hole parkland course
4	Dewsbury & District	Kirklees	18-hole golf course
5	East Brierley	Kirklees	9-hole course with a par of 68
7	Huddersfield	Kirklees	18-hole course
8	Longley Par	Kirklees	9-hole course
11	Outlane	Kirklees	18-hole course
13	Woodsome Hall	Kirklees	18-hole course
B01	South Bradford	Bradford	18-holes with a par 70
C01	Crow Nest Park Golf Club	Calderdale	9-hole course with a par 70
C02	Elland	Calderdale	18-hole golf course.
C03	Halifax Bradley Hall	Calderdale	18-hole course
C04	Lightcliffe Golf Club	Calderdale	9-hole course.

C05	Willow Valley Golf & Country Club	Calderdale	2 x 18-hole courses. 1x 9 hole course, two spare holes,
L04	The Manor GC	Leeds	18-hole championship golf.
<b>Total</b>			<b>243 holes</b>

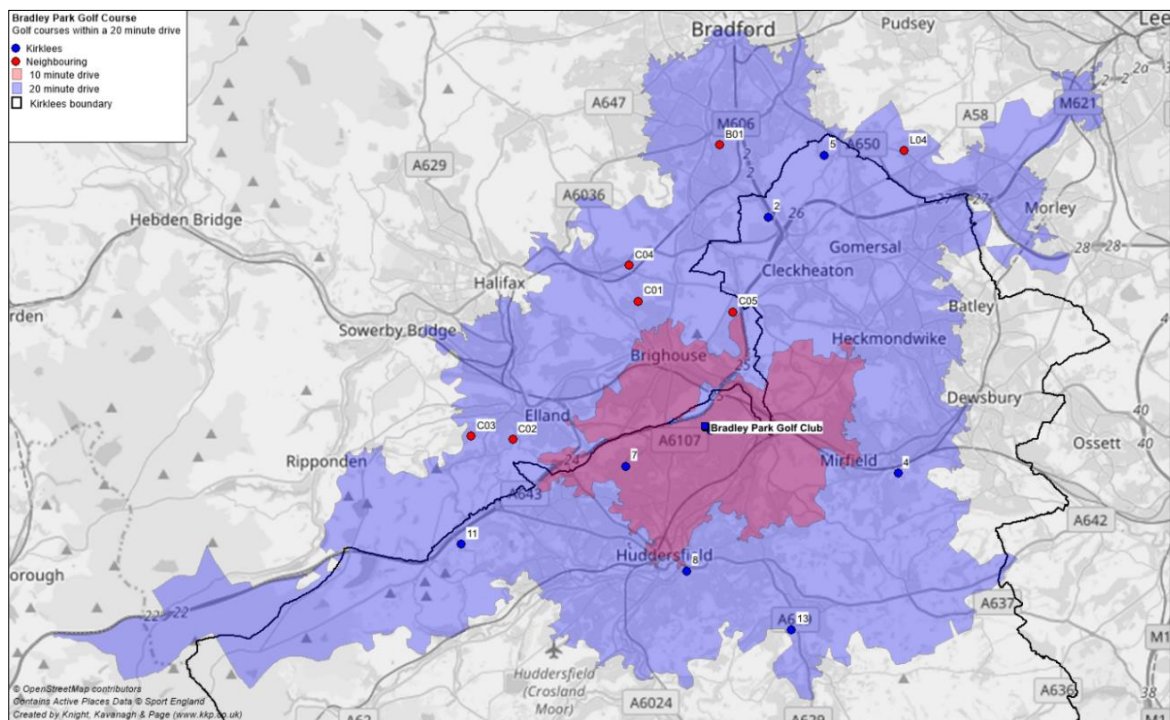
1.15 It is also worth noting that golfers described as ‘nomads’ are willing to travel up to 30 to 60 minutes to use golf courses. Kirklees has four additional courses which fall within the 30 minute drive time catchment of Bradley Park. The opportunity for nomadic golfers to play at different courses, with different prices points at different times remains very high.

*Table 5 - Additional standard holes in Kirklees (but outside the 20 minute catchment of Bradley Park)*

Club	Holes	Distance (miles)	Time (mins)
Crosland Heath Golf Club	18 hole course	6.15	20m 35s
Hanging Heaton Golf Club	9 hole course	7.50	25m 35s
Marsden Golf Club	9 hole course	13.11	30m 04s
Meltham Golf Club	18 hole course	8.57	28m 15s
<b>Total</b>	<b>54</b>		

- The number of standard holes in Kirklees (including Bradley) is 180
- The number of standard holes within 20 minutes’ drive of Bradley Park is 243

*Figure 2 - Golf courses within 20 minutes’ drive of Bradley Park Golf Course*

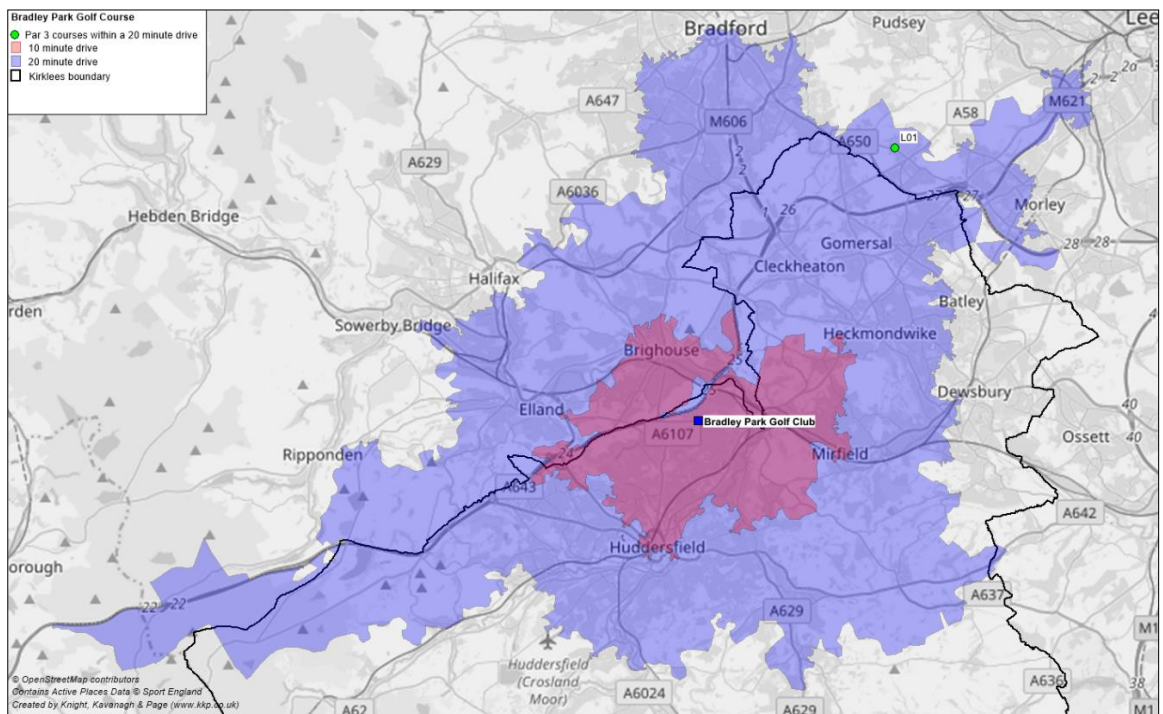


Par 3 courses

Table 6: Par 3 golf courses within 20 minutes' drive of Bradley Park Golf Course (as identified in both March 27 and December 2017 reports)

Map ID	Course / club	Local authority	Number of Par 3 holes
1	Bradley Park	Kirklees	9
2	The Manor Golf Club	Leeds	6
<b>Total</b>			<b>15</b>

Figure 3 - Map of par 3 courses within 20 minutes' drive time of Bradley Park

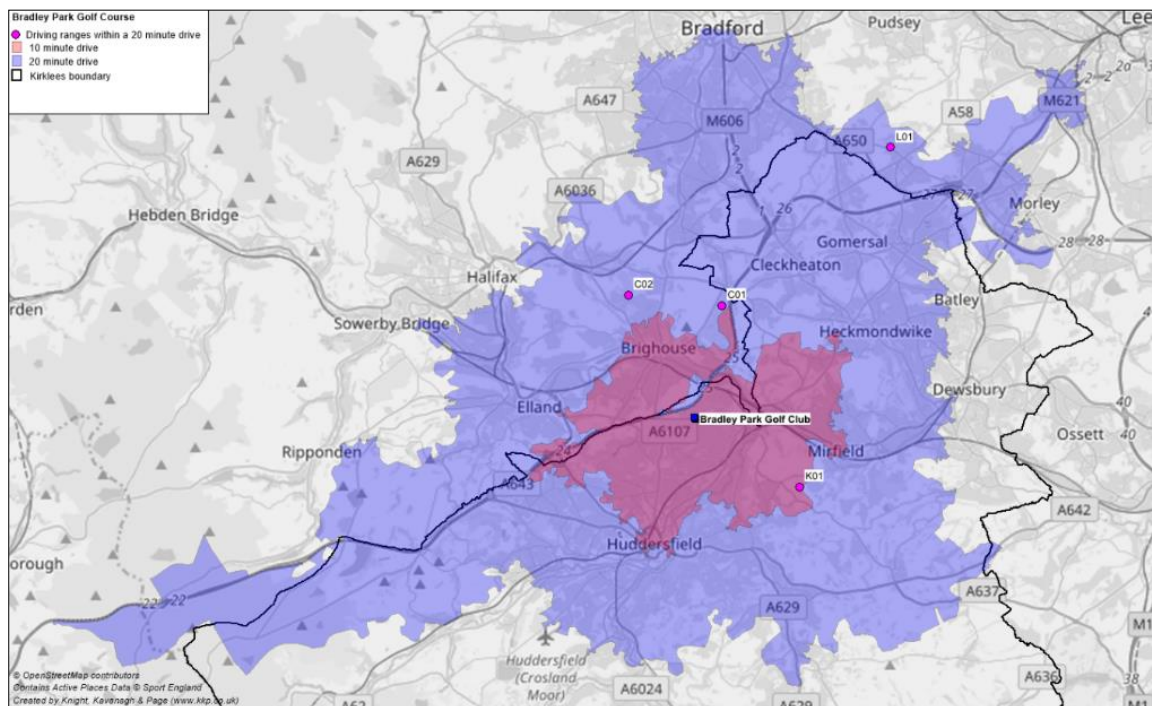


## Driving ranges

Table 7 - Driving ranges within 20 minutes' drive of Bradley Park Golf course

ID	Driving range	Local authority	Number of bays
1	Bradley Park	Kirklees	14 bay driving range
C05	Willow Valley	Calderdale	22 bay driving range
K01	Hopton Horse Centre	Kirklees	10 bay driving range
C01	Crows Nest	Calderdale	8 bay driving range
L01	Manor Park GC	Bradford	20 bay driving range
	<b>Total</b>		<b>74 bays</b>

Figure 4 - Map of driving ranges within 20 minutes' drive time of Bradley Park



### ***The use of averages per thousand population***

1.16 Both the March 2017 and December 2017 reports considered the supply of golf holes and driving range bays set against population. Sport England Active Places data was used to add the number of standard holes in the relevant areas of Yorkshire and Humber and England. The number of holes/bays was then divided by the relevant population data (using MYE 2015) and multiplied by 1000 to ascertain the number of holes/bays per thousand population. This simple way to compare supply set against population, with that of other local authority areas, the region and nationally was undertaken for comparison purposes only.

1.17 The use of averages per thousand population does not take account of detailed factors such as demand, the quality of facilities nor does it consider capacity at specific clubs/courses. It in no way supersedes a local needs assessment (as recommended by ANOG). Information such as this was not used to inform the outcomes of the Golf Needs Assessment Report 2015 (LE123).

1.18 The following sections of this Technical Appendix outline the changes to correct inaccuracies in the March 2017 and December 2017 reports.

**2. Corrections to the “Comparison of Existing and Future Sports Provision: Bradley Park: March 2017” (Local Plan ref: SS2)**

***Emerging Masterplan information (March 2017)***

2.1 Bradley Park Golf course presently offers all three different types of facilities – an 18 hole golf course, a 9 hole par 3 course and a driving range (14 bays). The emerging Masterplan for Bradley (at March 2017) did not include any alternative golf provision and as such the implementation of the Masterplan would have resulted in the following:

- Loss of 18 standard holes
- Loss of 9 par 3 holes
- Loss of 14 driving range bays

*Table 8 - Difference in facilities between compared with emerging Masterplan within 20 minutes’ drive time of Bradley Park (March 2017 report)*

Facility type	Corrected information (April 2018)	Including provision within the Bradley Park emerging Masterplan (March 2017 report)	Change between existing and if the emerging Masterplan (at March 2017) was implemented
Standard holes	243	225	-18 holes
Par 3 holes	15	6	-9 holes
Driving range bays	74	60	- 14 bays

***Updated tables from the March 2017 report***

2.2 The following tables provide an update to Table 2.4 (standard holes), Table 2.5 (par 3 holes) and Table 2.6 (driving range bays) as originally set out on page 7 of the March 2017 report. In summary, these changes include an amendment to the number of driving range bays and ensuring the whole population is considered in the 20 minute drive time analysis (rather than just Kirklees residents). Figures which have changed since the March 2017 report are shown in bold.

**Standard holes**

2.3 This analysis has been revised take account of the total population living within 20 minutes’ drive time of Bradley Park (regardless of local authority).

*Table 9 - Replacement Table 2.4 (from March report, page 7): Standard golf holes*

Area	Holes	Population (MYE 2015) using LSOAs	Holes per 1000 pop (all ages)
Kirklees	180	434,321	0.41
Bradford	270	531,176	0.51

Calderdale	153	208,402	0.73
Leeds	504	774,060	0.65
Wakefield	171	333,759	0.51
West Yorkshire	1,278	2,281,718	0.56
Within 20 minutes of BPGC with 20 minutes catchment	243	<b>478,896</b>	<b>0.51</b>
Within 20 minutes of BPGC (excluding BPGC)	225	<b>478,896</b>	<b>0.47</b>
Yorkshire and the Humber	3,297	5,390,576	0.61
England	32,142	54,786,327	0.59

*LSOAs within drive time in which the centroid falls within the drive time catchment.*

- 2.4 The replacement Table 2.4 shows 0.41 standard holes per thousand population in Kirklees which is below national and regional averages. When taking account of the number of standard holes within the 20 minutes' drive time of Bradley Park the ratio per thousand increases to 0.51. This reduces to 0.47 under the emerging Masterplan (at March 2017) which included the loss of 18 holes at Bradley.

#### Par 3 holes

- 2.5 This analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority).

*Table 10 - Replacement Table 2.5 (from March report, page 7): Par 3 golf course holes*

Area	Holes	Population (MYE 2015) using LSOAs	Holes per 1000 pop (all ages)
<i>Kirklees</i>	9	434,321	0.02
Bradford	0	531,176	0.00
Calderdale	0	208,402	0.00
Leeds	27	774,060	0.03
Wakefield	9	333,759	0.03
West Yorkshire	45	2,281,718	0.02
Within 20 minutes of BPGC	15	<b>478,896</b>	<b>0.03</b>
Within 20 minutes of BPGC (excluding BPGC)	6	<b>478,896</b>	<b>0.01</b>
Yorkshire and the Humber	168	5,390,576	0.03
England	2,490	54,786,327	0.05

*LSOAs within drive time in which the centroid falls within the drive time catchment*

- 2.6 The replacement Table 2.5 shows 0.02 standard holes per thousand population. Within 20 minutes' drive of Bradley Park there is currently 0.03 holes per thousand population. In the emerging Masterplan (at December 2017) there will be 0.01 remaining par 3 holes per thousand population within 20 minutes' drive time of Bradley Park which is less than the Yorkshire and Humber average but greater than a number of other local authorities in West Yorkshire.



## Driving range bays

- 2.7 This analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority) and to correct the number of driving range bays within Kirklees and the 20 minute drive time.

Table 11 - Replacement Table 2.6 (from March report, page 7): Driving range bays

Area	Bays	Population (MYE 2015) using LSOAs	Bays per 1000 pop (all ages)
Kirklees	24	434,321	0.05
Bradford	60	531,176	0.11
Calderdale	22	208,402	0.11
Leeds	100	774,060	0.13
Wakefield	68	333,759	0.20
West Yorkshire	294	2,281,718	0.13
Within 20 minutes of BPGC	74	478,896	0.15
Within 20 minutes of BPGC (excluding BPGC)	60	478,896	0.13
Yorkshire and the Humber	948	5,390,576	0.18
England	12,066	54,786,327	0.22

LSOAs within drive time in which the centroid falls within the drive time catchment.

- 2.8 The replacement Table 2.6 shows 24 bays available in Kirklees which equates to 0.05 bays per thousand population. There are, however, 74 bays available within 20 minutes' drive time of Bradley Park, equating to 0.15 bays per thousand population. The emerging Masterplan (at March 2017) would have resulted in a loss of 14 driving range bays at Bradley. This would result in provision of 0.13 bays per thousand population.

### **3. Corrections to the “Bradley Park Golf Course – Update Report: December 2017” (Local Plan ref: M30.1, page 27)**

- 3.1 The Kirklees, Bradley Park Golf Course update report; December 2017 updated the detail contained in the March 2017 report. It was prepared to reflect the revised emerging Masterplan.

#### ***Emerging revised Masterplan (December 2017)***

- 3.2 Bradley Park Golf course presently offers all three different types of facilities – an 18 hole golf course, a 9 hole par 3 course and a driving range (14 bays). The revised emerging Masterplan for Kirklees (which emerged following discussions with Sport England and England Golf) included the following:

- 9 standard golf holes to replace the 18 hole course
- Loss of 9 par 3 holes
- Increasing driving range bays from 14 to 20

3.3 This is summarised in the consideration of the 20 minute drive time below:

*Table 12 - Difference in facilities compared with emerging Masterplan within 20 minutes' drive time of Bradley Park (March 2017 report)*

Facility type	Corrected information (April 2018)	Including provision within the Bradley Park emerging Masterplan (December 2017 report)	Change between existing and if the emerging Masterplan (at March 2017) was implemented
Standard holes	243	234	-9 holes
Par 3 holes	15	6	-9 holes
Driving range bays	74	80	+ 6 bays

**Updated tables from the December 2017 report**

3.4 The following tables provide an update to Table 2.5 (standard holes), Table 2.6 (par 3 holes) and Table 2.7 (driving range bays) as originally set out on pages 8 and 9 of the December 2017 report. In summary, these changes include an amendment to the number of driving range bays and ensuring the whole population is considered in the 20 minute drive time analysis (rather than just Kirklees residents). Figures which have changed since the December 2017 report are shown in bold.

Standard holes

2.9 This analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority).

*Table 13 - Replacement Table 2.5 (from December report, page 8): Standard golf course holes<sup>1</sup>*

Area	Holes	Population (MYE 2015) using LSOAs	Holes per 1000 pop (all ages)
Kirklees	180	434,321	0.41
Bradford	270	531,176	0.51
Calderdale	153	208,402	0.73
Leeds	504	774,060	0.65
Wakefield	171	333,759	0.51
West Yorkshire	1,278	2,281,718	0.56
Within 20 minutes of BPGC	243	<b>478,896</b>	<b>0.51</b>
Within 20 minutes of BPGC (with net loss of 9 standard golf holes at Bradley in the revised emerging Masterplan)	234	<b>478,896</b>	<b>0.49</b>
Yorkshire and the Humber	3,297	5,390,576	0.61
England	32,142	54,786,327	0.59

*LSOAs within drive time in which the centroid falls within the drive time catchment.*

3.5 The replacement Table 2.5 shows that there are 0.41 standard holes per thousand population in Kirklees which is below national and regional averages. When taking account of the number of standard holes within the 20 minutes' drive time of Bradley Park the ratio per thousand increases to 0.51. This reduces to 0.49 under the emerging

<sup>1</sup> Golf facilities data from Active Places Power, 10/03/2017

Masterplan which sees a reduction from 18 to 9 standard golf course holes at Bradley Park.

Par 3 golf courses

- 3.6 This analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority).

*Table 14 - Replacement Table 2.6 (from December report, page 9): Par 3 golf course holes*

Area	Holes	Population (MYE 2015) using LSOAs	Holes per 1000 pop (all ages)
Kirklees	9	434,321	0.02
Bradford	0	531,176	0.00
Calderdale	0	208,402	0.00
Leeds	27	774,060	0.03
Wakefield	9	333,759	0.03
West Yorkshire	45	2,281,718	0.02
Within 20 minutes of BPGC	15	<b>478,896</b>	<b>0.03</b>
<b>Within 20 minutes of BPGC (with net loss of 9 Par 3 holes in revised emerging Masterplan)</b>	<b>6</b>	<b>478,896</b>	<b>0.01</b>
Yorkshire and the Humber	168	5,390,576	0.03
England	2,490	54,786,327	0.05

*LSOAs within drive time in which the centroid falls within the drive time catchment.*

- 3.7 There will be no par 3 facility in Kirklees if Bradley Park is developed as identified in the revised emerging Masterplan. Table 14 (replacing Table 2.6 of the December 2017 report) shows within 20 minutes' drive of Bradley Park there is currently 0.03 holes per thousand population. Under the revised emerging Masterplan there will be 0.01 remaining par 3 holes per thousand population within 20 minutes' drive time of Bradley Park which is less than the Yorkshire and Humber average but greater than a number of other local authorities in West Yorkshire.

Driving range bays

- 3.8 This analysis has been revised take account of the total population living within 20 minutes' drive time of Bradley Park (regardless of local authority) and to correct the number of driving range bays within Kirklees and the 20 minute drive time.

Table 15 - Replacement Table 2.7 (from December report, page 9): Driving range bays

Area	Bays	Population (MYE 2015)*	Bays per 1000 pop (all ages)
Kirklees	<b>24</b>	434,321	<b>0.05</b>
Bradford	60	531,176	0.11
Calderdale	22	208,402	0.11
Leeds	100	774,060	0.13
Wakefield	68	333,759	0.20
West Yorkshire	294	2,281,718	0.13
Within 20 minutes of BPGC	<b>74</b>	<b>478,896</b>	<b>0.15</b>
Within 20 minutes (with an additional 6 driving range bays in the revised emerging Masterplan)	<b>80</b>	<b>478,896</b>	<b>0.17</b>
Yorkshire and the Humber	948	5,390,576	0.18
England	12,066	54,786,327	0.22

*LSOAs within drive time in which the centroid falls within the drive time catchment.*

- 3.9 The replacement Table 2.7 shows 24 bays available in Kirklees which equates to 0.05 bays per thousand population. There are, however, 74 bays available within 20 minutes' drive time of Bradley Park, equating to 0.15 bays per thousand population. The revised emerging Masterplan shows an increase of 6 bays at Bradley which would increase the total capacity within the 20 minutes' drive time to 80 bays, equating to 0.17 bays per thousand population. This is broadly commensurate with regional comparison.

**NOTE 3 - Confirmation of rights of access at Tithe House Way**

## Kirklees Local Plan Examination

### Stage 4 – Matter 30 – Huddersfield housing allocations: Green belt releases

#### **Site H1747 (Land North of Bradley Road Huddersfield) - Confirmation of rights of access at Tithe House Way**

The Council Disposed of WYK408002, to Beazer Homes Limited.

I have enquired of Highways Registry as to the adopted extent of the road (Note 3, Appendix 1), and have attached the Highways adoption certificate (Note 3, Appendix 2).

I have also attached a copy of the Councils land ownership plan coloured in pink, with the adopted Highway coloured blue, and the Tithe House Way access point (Note 3, Appendix 3).

May I refer you to paragraph 1 of the Schedule to the Conveyance (WYK408002) where you will see that the Council have reserved a vehicular and pedestrian right of way over the full extent of the roadway coloured purple on the plan in the Conveyance.

The road is registered but the registered proprietor has changed their name to Beazer Homes Doncaster Limited, who are now owned by Persimmon Homes.

Joe Tingle  
Strategic Lead – Assets and Capital



The Horse Way, Park Hill, The Crest @ Brunet Huddersfield  
Berzel Homes, Doncaster.  
 SCALE 1:1250  
 REF S38 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NO.	DESCRIPTION	DATE
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98	Issue for information	15/01/01
99	Issue for information	15/01/01
100	Issue for information	15/01/01

- LEGEND**
- Building footprints
  - Proposed boundary
  - 50.0m high post-rail fence
  - 100.0m high screen fence
  - 200.0m high screen wall
  - New pavement
  - Existing tree
  - Proposed tree
  - Proposed street
  - Proposed driveway
  - Proposed gate
  - Existing gate
  - Proposed road widening
  - Back paving and kerbing pattern

## Note 3 - Appendix 2

### KIRKLEES METROPOLITAN COUNCIL TRAFFIC & HIGHWAY DEVELOPMENT SERVICES.

#### FINAL CERTIFICATE OF COMPLETION AND ADOPTION.

This is to certify that the undermentioned street(s) in the KIRKLEES METROPOLITAN DISTRICT have been inspected and that the requirements of the Council have been complied with and that the said street(s) (including the footpaths) having been placed in proper repair and condition and having been maintained for the requisite period are hereby declared to be adopted as highway(s) maintainable at the public expense.

#### DEVELOPER'S NAME

Beazer Homes (Yorkshire) Ltd.,  
Beazer House,  
Kirk Sandal Ind. Estate,  
Doncaster,  
South Yorkshire. DN3 1QP

Situation	Length	Points of Commencement and Termination
<b>KIRKLEES METROPOLITAN DISTRICT</b> (Specify name of street and location).		
Tithe House Way	215m	A traditional estate road commencing from Bradley Road travelling in a northerley direction turning westerley at its junction with Park Hill. Termination at a dirt track. Standard 1.8m footway on eastern side only. Also a Public Footpath running from Tithe House Way - Bent Lea
	30m	
Park Hill	132m	A traditional estate road running in an easterley direction from Tithe House Way connecting to the existing section of Park Hill.
Park Hill	33m	As a spur off the main road, a shared cul-de-sac running in a northerley direction opposite house No. 35.
The Crest	127m	A traditional estate road commencing from the junction of Park Hill in northerley direction terminating in a turning head. Also as a spur off. A shared accessway running in an easterley direction.
	34m	

S.38 Ref. 175, 351, 415  
Grid Ref. 165210 SE12SW  
YWA - Section 18 Complete

Dated 23rd June 1992

  
Traffic & Highway Development Manager.



Note 3 - Appendix 3

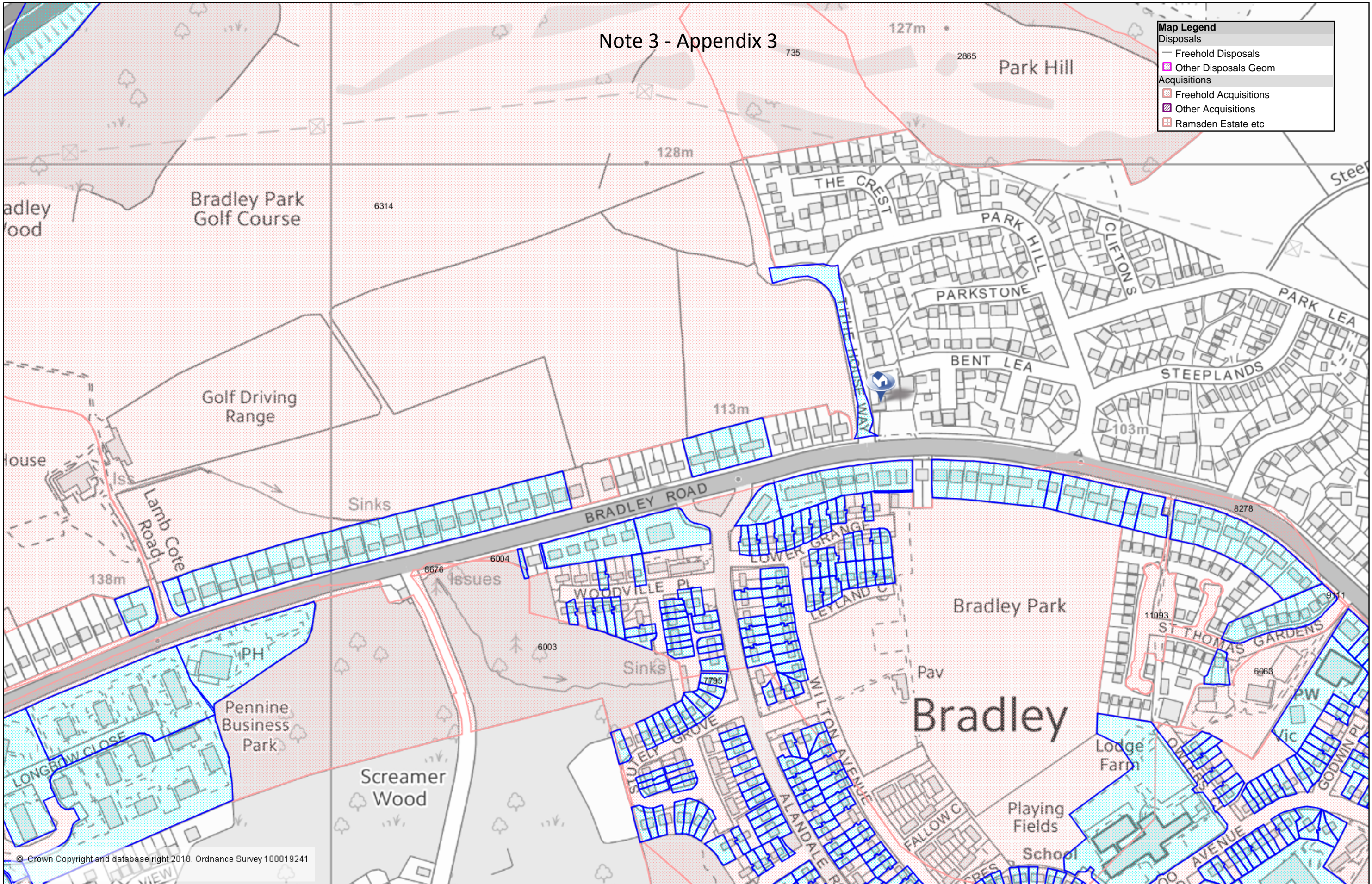
**Map Legend**

**Disposals**

- Freehold Disposals
- Other Disposals Geom

**Acquisitions**

- Freehold Acquisitions
- Other Acquisitions
- Ramsden Estate etc



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**NOTE 4 - Confirmation of the size of land parcels and the timing of access improvements compared to site phasing**

## Kirklees Local Plan Examination

### Stage 4 – Matter 30 – Huddersfield housing allocations: Green belt releases

#### Site H1747 and H351 (Land North of Bradley Road Huddersfield) – Confirmation of the size of land parcels and the timing of access improvements compared to site phasing

- 1.1 At the Stage 4 hearings the size of the various land parcels associated with sites H1747 and H351 were discussed and the Inspector asked the council to provide a note to clarify the amount of land assigned to each use in the emerging masterplan. Table 1 below shows the different land parcels within the emerging masterplan for sites H1747 and H351 including reference letters to show how the development areas have been calculated.

Table 1 – Land parcels in emerging masterplan for sites H1747 and H351

REFERENCE	LAND AREAS	SIZE (HA)	NOTES
A	H1747 Gross Area	56.4	
B	H351 Gross Area	12.0	
<b>C (A+B)</b>	<b>Overall Gross Area</b>	<b>68.4</b>	
D	Sports & Leisure Hub	20.0	
E	Central Park	9.8	Includes 2ha school play area & pitches.
F	Primary School Building	0.1	
<b>G (C-D-E-F)</b>	<b>Development Areas</b>	<b>38.5</b>	Includes 5.4 ha incidental open space (shared garden courts, green fingers, play area). Includes 2.3 ha local centre (mixed use buildings including housing).

- 1.2 At the Stage 4 hearings this Inspector also asked for confirmation about the capacity to be achieved from H1747 and H351 in relation to the timing of highway access improvements. Table 2 on the next page shows the phasing for H1747 and H351 with an additional row added in relation to the timing of such access improvements.

Table 2 – Revised Table 6.6 from the Bradley Park Delivery Statement<sup>1</sup> showing the timing of access improvements

Year	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	Total	Post
<b>Allocation H1747</b>																
Zone 1					40	40	40	50	50	50	50	30			350	
Zone 2						40	40	50	50	50	50				280	
Zone 3							20	20	20	20	20	20	10	10	140	
Zone 4							20	30	30	30	30	30	30	20	220	
Zone 6a												40	60	60	160	100
Zone 6b												30	50	60	140	187
Annual Delivery					40	80	120	150	150	150	150	150	150	150	1290	287
Cumulative Delivery					40	120	240	390	540	690	840	990	1140	1290		1577
<b>Adjoining Allocation H351</b>																
Zone 5					40	40	40	40	40	40	40	40	40	21	381	
Cumulative					40	80	120	160	200	240	280	320	360	381		
<b>Combined Allocations H351 and H1747</b>																
Both Sites					80	200	360	550	740	930	1120	1310	1500	1671		1958
Year	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		
Access	Lead in time - no delivery				From existing access points 520 dwellings (3 accesses, no improvements) 560 dwellings (3 accesses, minor improvements at Tithe House Way)				Improved existing access points 750 dwellings (3 accesses, signals at THW)	Enhanced Transport Infrastructure						
6 Sales Outlets	Eastern H351 Central Western Northern A* Northern B*				2	3	4	4	4	4	4	4	3	3	Number of Active Sales Outlets	

<sup>1</sup> Addition of access information to Table 6.6 of the Bradley Park Delivery Statement (January 2018) which was originally set out on page 117 of the Council’s Matter 30 hearings statement (M30.1).

**NOTE 5 - Housing capacity achieved depending on which golf facilities are retained**

## Kirklees Local Plan Examination

### Stage 4 – Matter 30 – Huddersfield housing allocations: Green belt releases

#### Sites H1747 and H351 (Land North of Bradley Road Huddersfield) – housing capacity achieved depending on which golf facilities are retained

1.1 At the Stage 4 hearings in March 2018 the Inspector asked the council to provide a brief note setting out the indicative capacity from sites H1747 and H351 if the 18 hole golf course was retained. For completeness the table below shows the potential housing capacity if various elements of the golf provision were retained. The proposed capacity discussed at the Stage 4 hearings is shown in bold in the table.

Existing golf facilities lost	Existing golf facilities retained	Golf facilities re-provided in emerging masterplan	Site H1747	Site H351	Total
None	18 hole course, 9 hole (par 3) course and driving range		345	381	726
9 hole (par 3) course	18 hole course and driving range		465	381	846
9 hole (par 3) course and driving range	18 hole course		693	381	1,074
18 hole course, 9 hole (par 3) course and driving range		9 hole course and expanded driving range	<b>1,577*</b>	<b>381</b>	<b>1,958*</b>

\*287 of these dwellings would be delivered beyond the end of the plan period

**NOTE 6 - Confirmation of the availability of site H351**

## **Kirklees Local Plan Examination**

### **Stage 4**

#### **Matter 30 – Huddersfield Housing Allocations: Green Belt Releases**

##### Confirmation of the availability of H351

- 1.1 At the Stage 4 hearings (March 2018), there was a discussion about the availability of site H351 which is adjacent to Bradley. This issue was also raised at the re-convened Matter 4 housing delivery hearings in April 2018.
  
- 1.2 The council have since had further discussions with the landowners of site H351. 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.