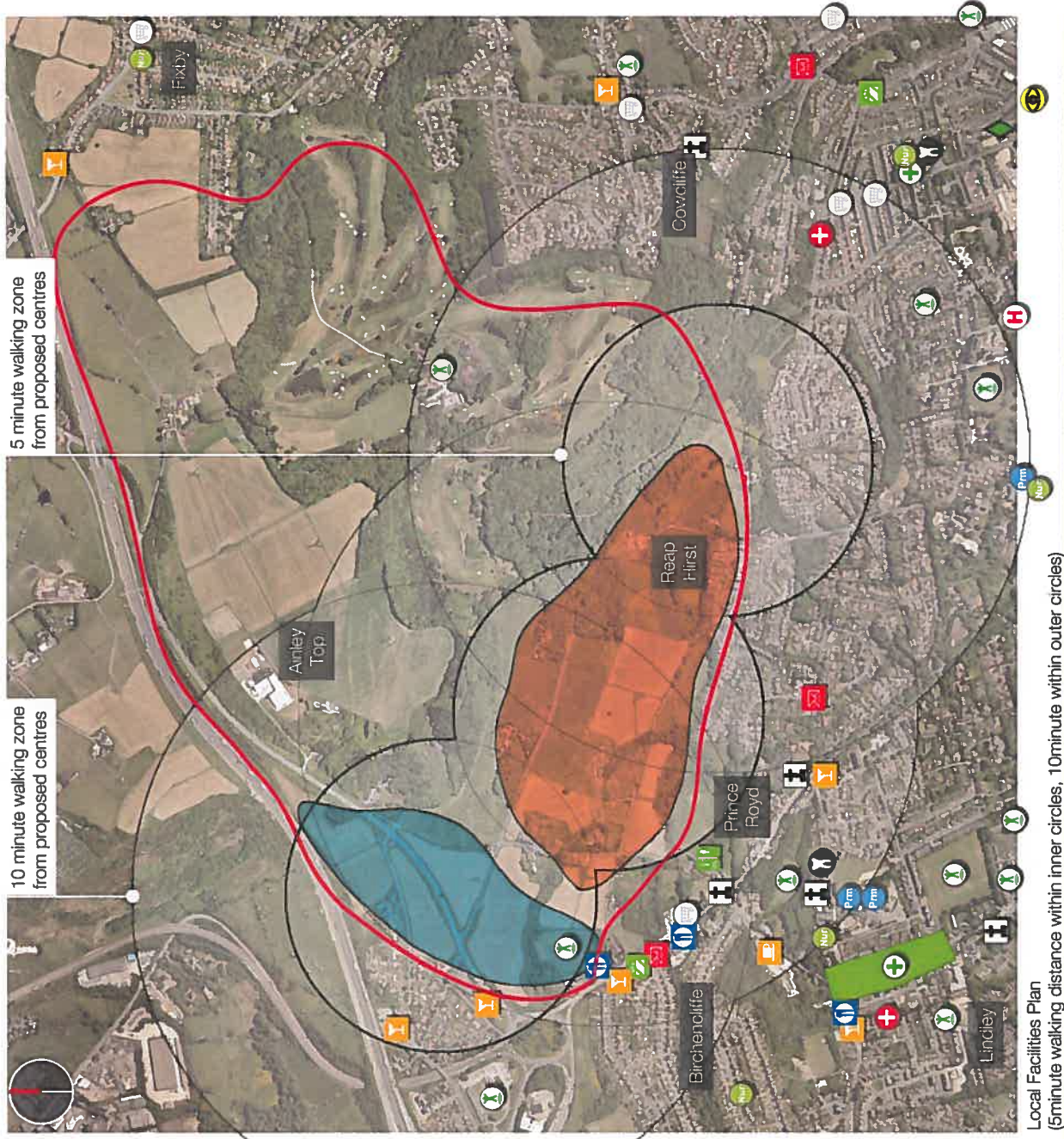


8.01 local facilities

It is important that support facilities are available for any new development to allow it to form a broadly based community, rather than an isolated suburb.

Integration into the surrounding environment is a two way process. Existing facilities near the proposal site will be useful to support the new development, and indeed use the new situation as a stimulus for positive change. In reverse, elements of the development will provide benefits for the surrounding communities.

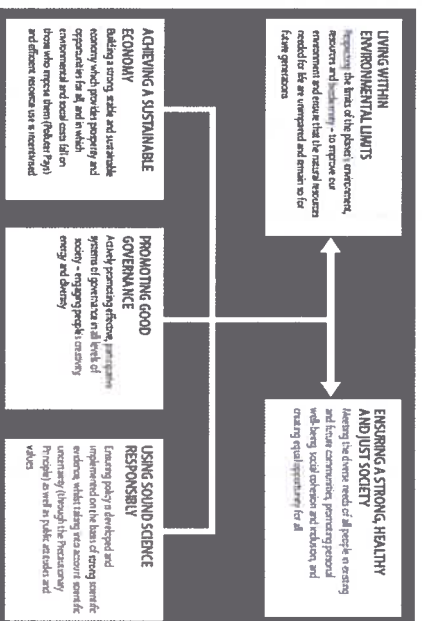


KEY	
	Site Area
	Educational Establishments
	Nursery School
	Primary School
	Secondary School
	Local Facilities
	Church
	Hairdressers
	Non Food Retail
	Post Box
	Pub
	Restaurant
	Other Large Local Centre
	Lindley Local Centre*
*Centre includes several Hairdressers, Food Retail, Non Food Retail, Cafes, Restaurants, Pubs, Takeaways, Post Office, Library and Estate Agent.	
	Foodstores
	CONVENIENCE STORE
	ASDA
	LIDL
	NETTO
	SAINSBURY'S
	SOMERFIELD
	SPAR (SYMBOL GROUP)
	TESCO
	Healthcare Services
	GPs
	Dentists
	Pharmacists
	Opticians
	Walk-in Centres
	Hospitals
	Hospitals (A and E)
	Sports and Fitness

Local Facilities Plan
(5minute walking distance within inner circles, 10minute within outer circles)

This section outlines broad sustainability principles for the proposed development that will ensure it takes forward a strong sustainable ethos.

The current development proposals are at an early stage. However, it is fundamental to its success that the aims and objectives are embedded into the project from the outset. Establishing a set of criteria against which the evolving design can be assessed allows an ongoing check that best practice is being advanced.



Section 39 of the Planning & Compulsory Purchase Act 2004 requires Local Development Documents (LDD's) to be prepared with a view to contributing to the achievement of sustainable development.

Sustainable development was defined by the World Commission on Environment and Development in 1987 as: -

"Development that meets the needs of the present without compromising the needs and ability of future generations to meet their own needs."

Sustainability framework: broad objectives

The Local Development Framework must also accord with the European Directive 2001/42/EC (The Strategic Environmental Assessment or SEA Directive), transposed into English law through the SEA Regulations 2004. This means that all Local Development Frameworks are subject to sustainability appraisals (SA). Kirklees Council have developed a Sustainability Framework by which to appraise their emerging plans and policies. This framework includes 18 objectives that should be considered, covering a range of social, economic and environmental factors.

The 18 objectives are:

1. Ensure location and type of employment opportunities increases availability of jobs for local people
2. An economy better capable of growth and achieving higher productivity levels through increasing investment, innovation and entrepreneurship
3. Ensure education and training opportunities and facilities are available to all
4. People can access the health and social care they need at a time and place which is appropriate and convenient
5. More people leading healthier lifestyles
6. Make our communities safer by reducing crime, anti-social behaviour, the fear of crime
7. To empower local people to have a greater voice and influence over local decision making and delivery of services
8. Protect and enhance new and existing Culture, Leisure and Recreation facilities and encourage their usage
9. All people are able to live in a decent home which meets their needs
10. Create an effective and safe transport network which maximises access to key services, employment opportunities and amenities
11. Maximise the use of previously developed land
12. Protect and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, landscape, historic parks and gardens, and other culturally important features and areas, and their setting
13. Maximise opportunities to increase bio-diversity and protect and enhance habitats and areas of value to wildlife
14. Reduce air, water, land, noise and light pollution
15. Minimise greenhouse gas emissions from the major emitters including buildings, industry, transport and agriculture
16. Prevent inappropriate development in high flood risk areas and ensure development does not contribute to increased flood for existing property and people
17. Increase prevention, re-use, recovery and recycling of waste close to source
18. Increase efficiency in water, energy and raw material use

8.04 sustainability framework

WSP Environment and Energy (WSP&E) has undertaken a SA using the Council objectives and allocated a sustainability score to the masterplan, together with a commentary on the potential performance of the masterplan and opportunities for enhancement. The SA has also been considered the appropriate timescale in which to consider the opportunities to ensure maximum benefit.

The objective has also been to capture and present the site specific opportunities to allow sustainability to be embedded in the development process. The SA has been an interactive process considering views of the wider team to ensure all views are captured.

The SA has been supported by a range of technical supporting studies including:

- Energy and Carbon
- Transportation
- Development planning
- Air quality and noise

The potential performance of the master plan against each objective has been scored using the following system

- Significantly positive ++
- Minor positive +
- minor negative -
- major negative --
- neutral effect 0
- Uncertain ?

The scores for the development against the specific Kirklees sustainability criteria are shown in the following table.

The following table sets out a review of the sustainability of the Kirklees Northern Gateway indicative proposals. The assessment adopts an identical approach to that taken by the Council in that the proposals are assessed against the 18 SA objectives.

SA No.	SA Criteria	Commentary	Score
1	Ensure location and type of employment opportunities increases availability of jobs for local people	The allocation proposes mixed use development including significant employment opportunities that will benefit the broader Huddersfield area	++
2	An economy better capable of growth and achieving higher productivity levels through increasing investment, innovation and entrepreneurship	The scheme delivers new and improved residential opportunities and seeks to provide new employment units to meet identified sectoral growth	++
3	Ensure education and training opportunities and facilities are available to all	The site has the ability to create a residential and commercial development that will help support local facilities including schools	++
4	People can access the health and social care they need at a time and place which is appropriate and convenient	The site is in close proximity to local facilities that will deliver health and social care and local sports provision	+
5	More people leading healthier lifestyles	The site is in close proximity to local facilities that will deliver health and social care and local sports provision. Furthermore the creation of a country park will have a positive effect on health and wellbeing	+
6	Make our communities safer by reducing crime, anti-social behaviour, the fear of crime	Generally positive by encouraging new facilities and better design	+
7	To empower local people to have a greater voice and influence over local decision making and delivery of services	Other than public consultation in relation to potential allocations and applications, this criteria is difficult to judge the proposals by	+/-
8	Protect and enhance new and existing Culture, Leisure and Recreation facilities and encourage their usage	The proposal will create significant new public open space	++
9	All people are able to live in a decent home which meets their needs	The residential development proposed would provide open market housing of a variety of sizes in conjunction with affordable housing	++
10	Create an effective and safe transport network which maximises access to key services, employment opportunities and amenities	The site has good public transport connections and the proposals have the potential to further improve these. Benefits will also derive from the highway improvements to the road network	++
11	Maximise the use of previously developed land	The site is greenfield but phasing policies in the LDF would ensure that it was not released until needed	?
12	Protect and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, landscape, historic parks and gardens, and other culturally important features and areas, and their setting	The proposal includes detailed archaeological assessments. The proposals will protect and enhance archaeology and the setting of the listed Fixby Hall	++

SA No.	SA Criteria	Commentary	Score
Cont.			
13	Maximise opportunities to increase bio-diversity and protect and enhance habitats and areas of value to wildlife	The LDF proposals have investigated the ecological value of the site and the scheme seeks to focus positively on this by integration of bio-diversity and habitat creation into the open space within the site	++
14	Reduce air, water, land, noise and light pollution	The proposed allocation would not increase any of these aspects of pollution	+/-
15	Minimise greenhouse gas emissions from the major emitters including buildings, industry, transport and agriculture	All new development built on the Gateway site would meet sustainable construction targets set by the government at the time	+
16	Prevent inappropriate development in high flood risk areas and ensure development does not contribute to increased flood for existing property and people	The flood risk assessment identifies that the site can be developed without increasing flood risk	+/-
17	Increase prevention, re-use, recovery and recycling of waste close to source	The development would seek to re-use materials from demolition and would promote on site recycling of household waste	+
18	Increase efficiency in water, energy and raw material use	All construction would comply with government requirements for sustainable use of resources and waste	+

Assessment conclusions

Having undertaken a detailed review of the proposals against the Council's sustainability assessment criteria and objectives, the site scores extremely well against all 18 criteria for site selection and is fully compliant with the objectives outlined above.

This review demonstrates that the site should be identified as a mixed use commercial and residential allocation through the LDF process and for early release, given its highly sustainable location within the main urban area.

PPS3 states that the Government's key objectives for planning for housing are to ensure that everyone has the opportunity of living in a decent home, which they can afford in a community where they want to live.

Paragraph 53 states that Local Development Documents should set out their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. This includes the need to identify sufficient deliverable sites to deliver housing in the first 5 years; identify a further supply of specific, developable sites for years 6-10 and where possible for years 11-15; and where it is not possible to identify specific sites for years 11-15; identify broad locations for future growth. Deliverable sites are considered to be those which are available, suitable and achievable.

Advice on how to assess a site in terms of suitability, availability and achievability, is set out in the Government's guidance on how to undertake and produce a Strategic Housing Land Availability Assessment. Paragraph 33-41 of this guidance advises on how a site would be assessed and paragraph 33 provides definitions for the terms deliverable and developable as follows: -

- Deliverable – A site is available now; offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within 5 years from the date of the adoption of the plan.
- Developable – A site should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at any specific point in time.

In terms of assessment of the KNG against the deliverability criteria of suitability, availability and achievability, the following conclusions can be drawn.

Suitability

Paragraph 37 of the guidance states a site would be deemed suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

In assessing location, paragraph 38 of the guidance advises the following factors should be taken into consideration: -

- Policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy
- Physical problems or limitations – such as access, infrastructure, ground conditions, flood risks, hazard risks, pollution or contamination
- Potential impacts – including effect upon landscape features and conservation
- The environmental conditions – which would be experienced by prospective residents.

In terms of the suitability of the KNG, there are no physical limitations to developing the site in terms of ground conditions; flood risk, contamination or other hazards and the effect of the development on landscape features and conservation are minimal.

In conclusion, the site is suitable for redevelopment in accordance with the assessment criteria.

Availability

Paragraph 39 of the Strategic Housing Land Availability Assessment Guidance suggests that a site is available for development where there are no legal ownership problems, such as multiple ownerships, random strips, tenancies of operational requirements of landowners. The KNG site is owned solely by Thornhill Estate.

Achievability

Paragraph 40 of the Guidance regards a site to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is a judgement on economic viability and the capacity of the site developer to complete and sell over a certain period. The guidance suggests 3 factors need to be considered, these being: -

- Market Forces – adjacent uses, viability of the existing and alternative uses, attractiveness of the locality, level of market demand and projected rate of sales
- Cost Factors – site preparation costs, any exceptional works necessary, funding constraints required to assist development
- Deliverability Factors – phasing, build out rates, single and multiple developers on large sites, capacity of developer.

The KNG site would be available to commence immediately upon allocation subject to the relevant planning permission.

There are no viability issues nor are there any significant cost constraints to the delivery of the site. The site is therefore achievable.



- 9.01 detailed development proposal
- 9.02 delivery
- 9.03 phasing
- 9.04 maintaining quality

This section summarises key factors that show the development is a realistic and deliverable proposal.



9.01 detailed development proposal

In order to create a 'destination', the correct mix of uses is vital to the success of KNG as it will differentiate it from the numerous competing locations throughout the region. There are no other mixed-use developments on this scale delivering the quality and mix of uses proposed at KNG.

The mix of uses at KNG has been carefully selected to ensure that it will meet anticipated demand; will help diversify Kirklees employment sectors and that the site can be developed comprehensively and sensitively.

A - Mixed-use commercial & residential area

The following accommodation is included as a minimum:

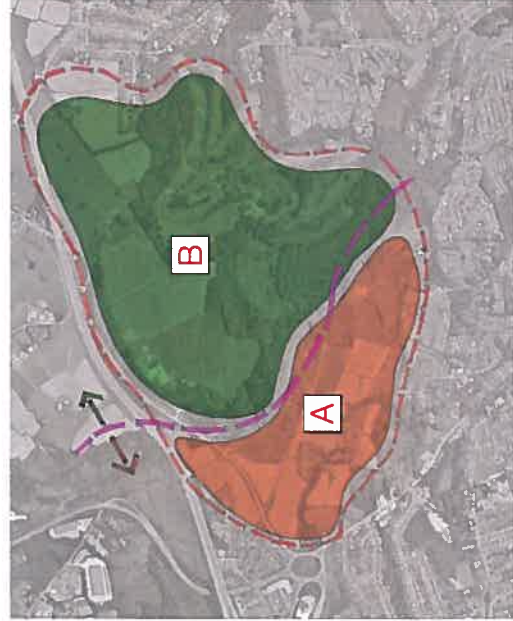
- B1 (a) Office Accommodation
- B1 (b) Research and development facilities
- Hotel and leisure
- Health & fitness
- Residential including family homes & affordable housing (841 units)
- Care home
- Supporting village centre & amenity uses
- Eco Tourism destination

One of the unique features of KNG is the desire to provide 'Science Park' type facilities which are currently lacking in this part of Yorkshire despite its strong University presence. This is seen as a significant gap in the market and therefore a distinct opportunity for KNG, Kirklees and Calderdale.

B - Leisure area & open space

The following accommodation is included as a minimum:

- Enhanced accessible sport and leisure provision (focused on the existing Huddersfield Golf Club)
- Country Park



9.02

delivery

It is estimated that the first phase of development on the site, Phase 1, would be in the years 2014 to 2016.

Beyond the first phase, it is anticipated a total development period of 15 to 20 years for the KNG site, making it a long term contributor to the economy and community of Kirklees, Calderdale and the wider region.

Based on local property market trends it is estimated a conservative take up rate for the employment uses of 15,000 to 20,000ft² per annum over the 15 to 20 year period.

Due to the timescale for bringing the site forward for development, the delivery of buildings at KNG is likely to coincide with a period of more buoyant market conditions and therefore take up rates may be much higher.

In the current property market and where speculative development in the region is almost non-existent, it is difficult to imagine any speculative development at the site. There will, however, need to be a degree of speculative development or a significant identified end user to act as a catalyst for the commercial element of the scheme.

The residential element and some of the other 'higher value' uses can help reduce the degree of risk of developing the commercial business space by providing higher returns for this element, improving viability and thereby, delivery.

The single ownership of the majority of the land, by Thornhill Estates, will be of significant benefit, ensuring that the land can be brought forward for development.

9.03

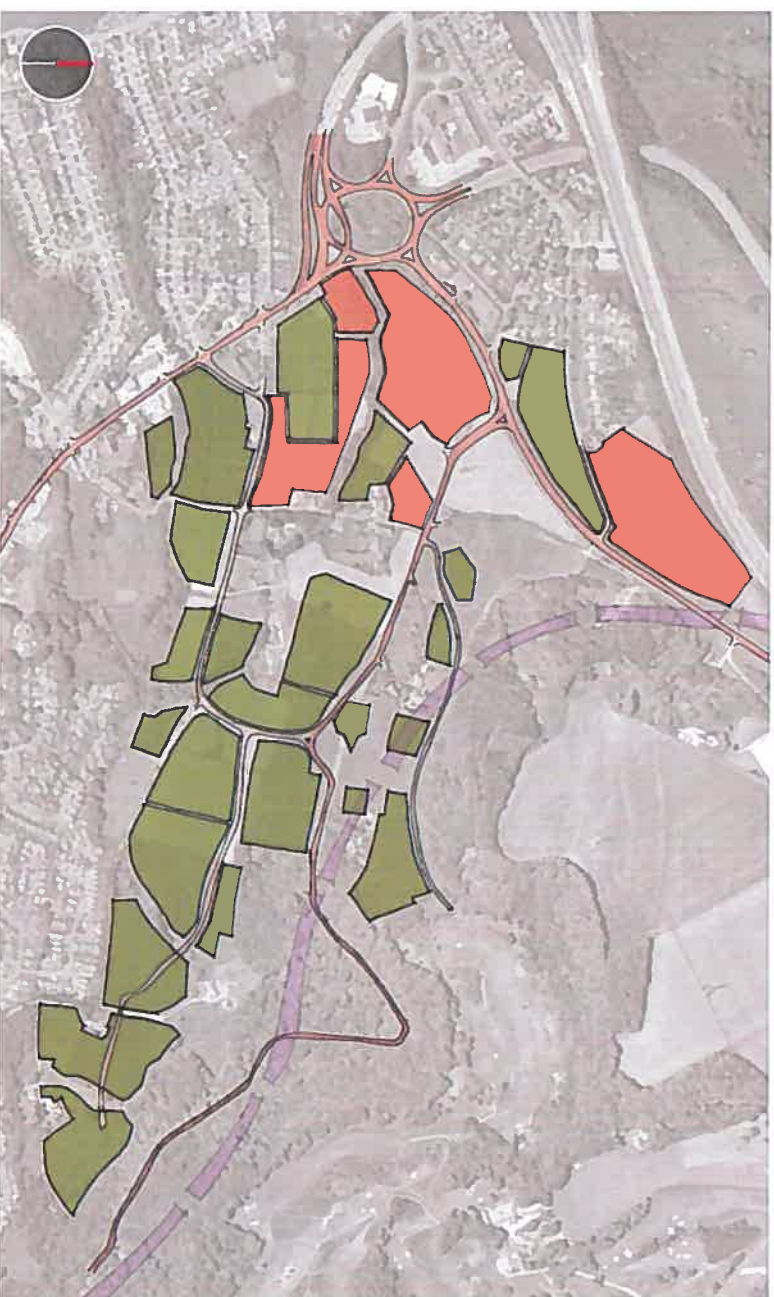
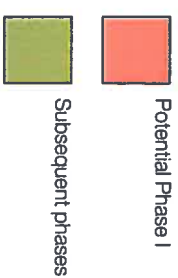
phasing

Phasing

Development is likely to occur over a 15 to 20 year period. It will be important to balance a sensible quantum of development to respect current market conditions, with the need to achieve a critical mass of buildings to form the core of an exciting destination.

Consideration is also needed to generate sufficient development to justify initial site establishment costs.

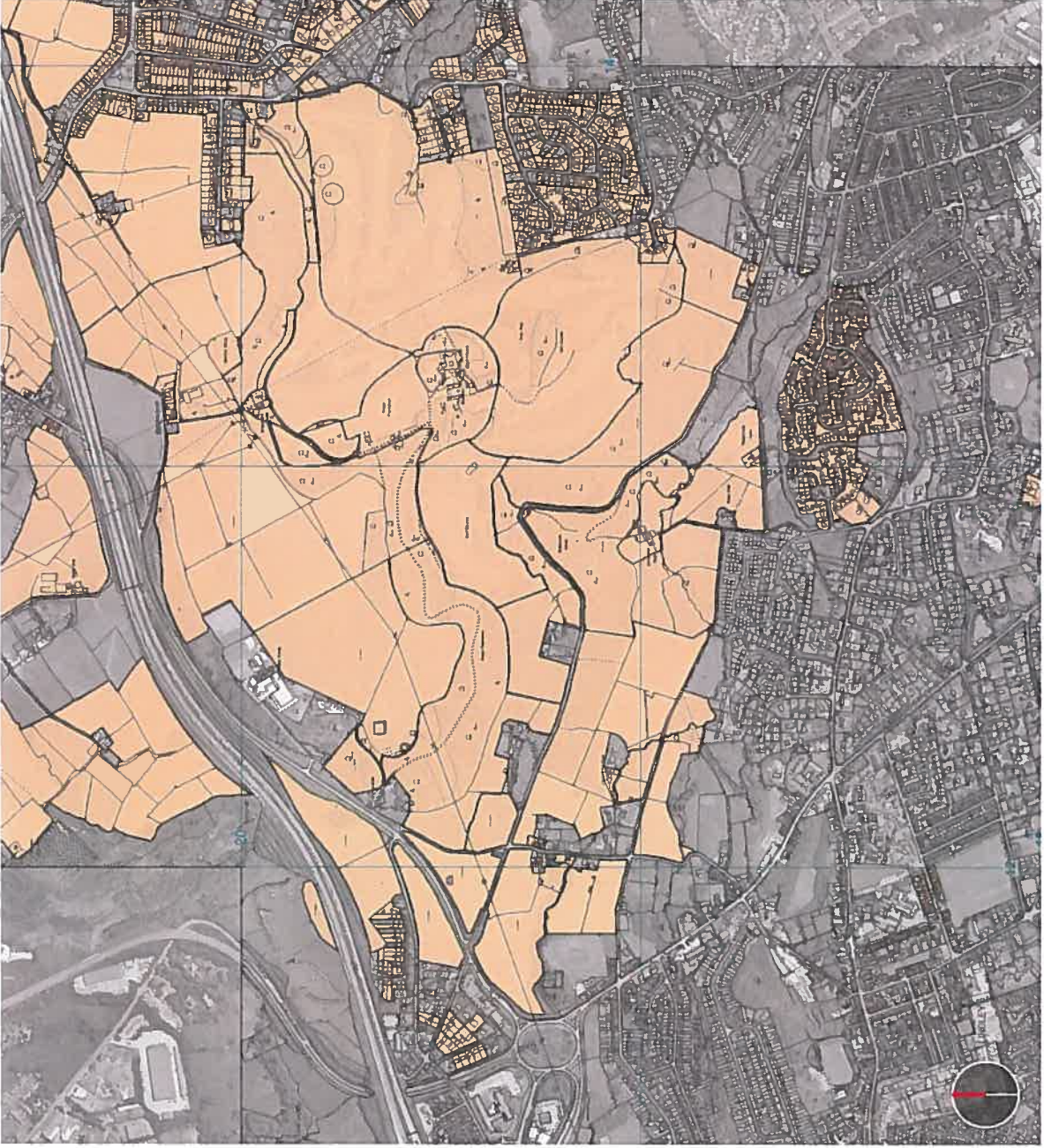
It is envisaged that first phase will be concentrated in plots fronting the existing road network, to provide a high degree of visibility for the development and good access to the existing bus network.



9.04 maintaining quality

The majority of the proposal is within land owned by Thornhill Estates, who have had stewardship of the Fixby Hall Estate for over eight centuries. The single ownership of the majority of the land will allow mechanisms to ensure quality and long term deliverability.

Thornhill Estates long term commitment to Kirklees underpins this proposal, with their key aim to deliver a high quality development that adds benefit to the locality and its residents.



Thornhill Estate land holding



10 illustrative masterplan

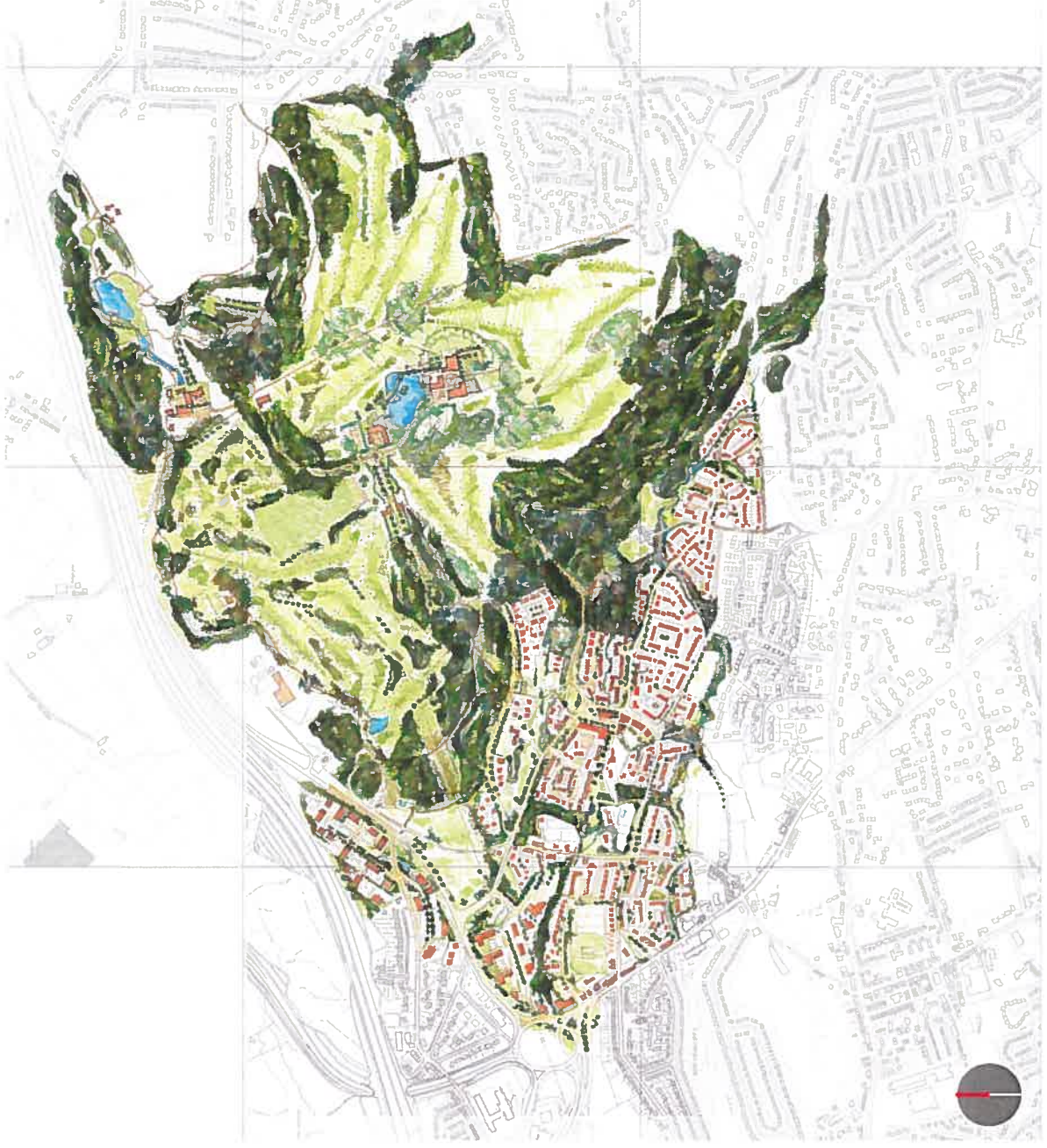
10.01 illustrative masterplan

The plan shown is an illustration of how the masterplan might look in detail. The intention is to provide a snap-shot of a possible layout to give an understanding of how the broad concepts can be translated into an exciting development.



illustrative masterplan

10.01









The Kirklees Northern Gateway LDF representations have been prepared to consider the future of the Thornhill land holdings in and around the Fixby area in terms of their suitability for a strategic allocation through the LDF process for a new sustainable community set in a distinctive landscape and providing an integrated mix of residential, employment, leisure and community support uses.

The document has considered the site in the context of its location within Huddersfield and within the broader framework of the Leeds City region. The representations have sought to assess all technical aspects pertaining to the delivery of the site for mixed use development and have sought to assess the proposal against the Council's own sustainability criteria and objectives.

The representations conclude that there are no technical reasons why the site cannot be delivered for mixed use development including employment, housing and community facilities and that the site is highly sustainable when assessed against the Council's own criteria.

In this context, it is considered that the site should be brought forward through the LDF process as a preferred location for the focus of housing and employment growth.

Given that the site is sustainable, suitable, available and achievable and is located within one of the preferred locations for the concentration of employment and housing use, the Council is requested to support these representations, identifying the Thornhill Estate land at Fixby as a strategic location for mixed use sustainable development that provides an integrated mix of residential, employment, leisure and community support uses.

Thornhill Estates - Landowner
Contact: Mr E. Thornhill
0207 016 9691



Planning Consultants
Contact: Mr J. Dunbavin
0113 243 6116



Land Agent
Contact: Mr P. Almscough
01522 508 948



Urban Designers & Architects
Contact: Mr K. Holmes
0113 224 5000



Estate Solicitors
Contact: Mr P. Joyce
01494 558 053



Transportation & Environment
Contact: Mr P. Owen
0113 395 6283



Commercial Agent
Contact: Mr M. Dove
01132 450 550



QS/Cost Consultants
Contact: Ms S. Whittington
0113 205 3972



Research Consultant
Contact: Ms J Orrell
07767 233 802

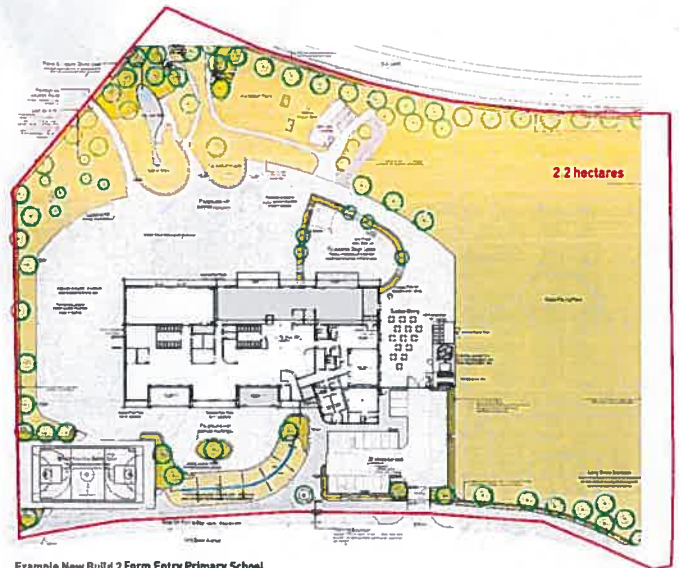


Golf Course Architects
Contact: Mr J. Gaunt
01629 815 423



Golf Management Consultant
Contact: Mr E Bullock
07802 626 866





Example New Build 2 Form Entry Primary School
 Wallscourt Farm Academy, New Primary School, Bristol - BS14 1FT



Potential 2 Form Entry Primary School
 Land Off Gernhall Avenue, Huddersfield

