

Statement of anticipated delivery for site H1747:

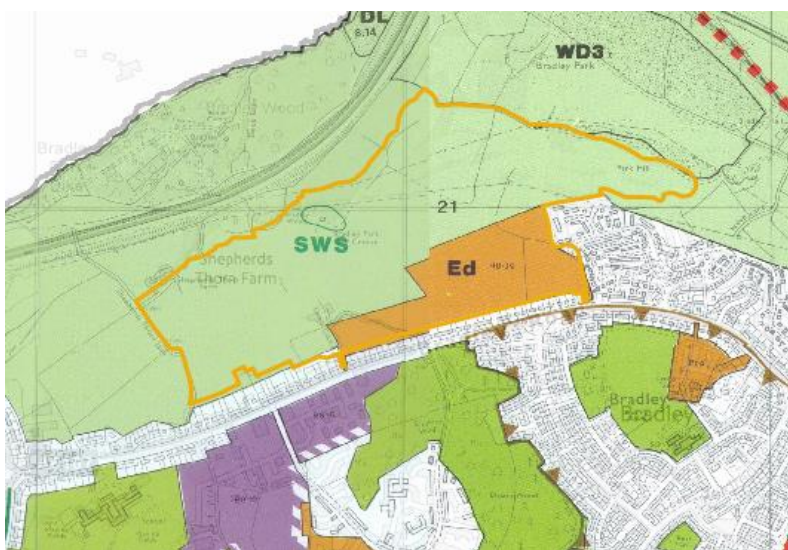
Key Information:

Site Details	
Site Reference	H1747
Location/Address	Land north of Bradley Road, Bradley, Huddersfield
Gross site Area	56.37
Net Site Area	50.87
Indicative Capacity	1,577 dwellings
Adjoining sites	H351 (381 dwellings)

As this site is council-owned this is a statement of anticipated delivery rather than a Statement of Common Ground. The evidence base for this site is set out in the site specific evidence for H1747 (SS2). The evidence includes justification for the allocation as well as delivery information contained in the Bradley masterplan delivery statements (Phase 1 and 2). There is also information relating to transport, drainage, flood risk and ecology to provide more certainty in relation to potential site constraints and delivery. Most of this evidence is also relevant to the adjacent site H351.

It should be noted that although the majority of H1747 is within the green belt, there is an existing undeveloped UDP housing allocation (H8.39) within the site which also included potential provision for a school (as set out the Kirklees Unitary Development Plan) (LE1). The delivery of housing on the existing UDP housing allocation is therefore not currently subject to a policy constraint. Figure A1 shows the housing allocation in the context of the current UDP.

Figure A1: H1747 (orange line) shown in the context of the current Kirklees UDP housing allocation (orange shading) and the green belt



Availability

Site H1747 is owned by Kirklees Council and the council are a willing landowner to deliver the housing capacity within the timescales set out in the phasing table. Some of the land within H1747 is currently allocated for housing in the Kirklees Unitary Development Plan and this has been considered in the phasing of this site.

Anticipated Build Rate

Given the scale of the urban extension, it is anticipated that the site will be delivered through a number of sales outlets to meet the needs of higher, medium and lower value markets. On the basis that part of site H1747 is allocated in the current UDP for housing it is considered that it is reasonable for the development to commence in 2019/20.

Phasing of H1747 has also considered the proximity of the adjacent site H351. The delivery rates are set out below and result in delivery of around 120 – 140 per annum with some higher delivery towards the end of the Local Plan period. Taking into account H351, the delivery from both sites is around 160 – 180 per annum which is comparable to other urban extensions within the Local Plan including Dewsbury Riverside (H2089) and Chidswell (MX1905/H559).

H1747

Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Annual Delivery				120	120	120	120	120	120	120	120	140	140	160	177
Cumulative Delivery				120	240	360	480	600	720	840	960	1100	1240	1400	1577

Written evidence (as published in Site Specific Evidence SS2)

- Extended Phase 1 Habitat Survey (January 2016)
- Built Facilities and Sports Facilities Strategic Framework (Appendix C: Golf Needs Assessment) (October 2015)
- Sport and Physical Activity Development Team letter to golf clubs (and summary of letter responses)
- Independent Golf Options Report for Kirklees Council (April 2016)
- Report on Bradley Park Local Plan Housing Allocation (April 2017)
- Comparison of Existing and Future Sports Provision: Bradley Park (March 2017)
- Bradley Park Masterplan Delivery Statement (Phase 1) (March 2016)
- Bradley Park Phase II Masterplan Delivery Statement (September 2016)
- Bradley Masterplan, Huddersfield State 2 Report – Preferred Urban Design Strategy Approach (August 2016)
- Bradley Masterplan: Initial Landscape Plan and Principles Statement (February 2016)
- Transport and Access Appraisal (March 2016)
- Transport and Access Appraisal (September 2016)
- Initial Strategic Masterplan (Cabinet Report) (September 2016)
- Drainage Assessment Report (January 2016)
- Flood Risk Assessment (January 2016)
- Preliminary geo-environmental investigation (February 2016)
- Schematic transport plan