

Brighouse Garden Suburbs

Land between Bradley Wood
and Woodhouse Lane, Rastrick, Brighouse

Local Plan Reference

LP1451

STATEMENT OF COMMON GROUND

Between

Calderdale Borough Council

and

I D Planning

DATED: June 2019

1.0 The Draft Allocation

- 1.1 The land between Bradley Wood and Woodhouse Lane, Brighouse is identified as Brighouse Garden Suburb under emerging Local Plan reference LP1451.
- 1.2 The site totals 63.2 hectares with an indicative developable site area of 44.9 hectares, has a density of 28 dwellings per hectare and the proposed draft allocation has an indicative capacity of 1,257 dwellings.
- 1.3 The Garden Suburb approach will deliver comprehensive and sustainable development in line with the objectives and principles set out in Master Plan policy IM7 and associated key qualities and principles advocated by the Garden Cities Prospectus (MHCLG, 2018) and Garden Cities principles (Town & Country Planning Association) Amongst others, the design and layout of the Garden Suburb will ensure that residents can travel sustainably by all modes and access high quality infrastructure on and off site. They will include a variety of different types and affordability of home reflecting the diverse needs and aspirations of the community. Careful attention will be given to blue and green infrastructure in order to ensure sustainable drainage, creation of new and improved habitats and opportunities for recreation and active travel.

2.0 Ownership

- 2.1 The overall allocation is in multiple ownership as per the attached plan at Appendix 1.
- 2.2 I D Planning are jointly appointed on behalf of the following landowners who own the majority of the allocation:-
 - Edmund Thornhill
 - Mr Jonathan Mark Denney owner of Property V
 - Mrs Amanda Denney owner of Property V
 - Mrs Robina Jane Whelan and Mr Nicholas Weir as Executors to the Estate of Michael Kenworthy Deceased owner of Property T and Property W
 - Mrs Dianne Jagger owner of Property D and E
 - Mr Peter Graham Jagger as owner of Property E
 - Mr Richard Kershaw owner of Property C and Property F
 - Ms Samantha Gill owner of Property C and Property F

3.0 Joint working and Memorandum of Understanding

- 3.1 The parties identified above have entered into a Memorandum of Understanding which seeks the **principal objective** of “securing the allocation and delivery of the site as a Garden Suburb by making land available for development in a mutually agreeable manner in accordance with paragraph 1.3 above without ransom and taking into consideration a fair distribution of infrastructure costs reasonable in scale and kind to the proposed development’.”
- 3.2 The intention and obligations on the parties subject to the Memorandum of Understanding is as follows:-

“the parties shall work together to achieve the **principal objective** within reasonable timescales and with a view to bearing a reasonable in scale and kind proportion of the infrastructure costs between the respective owners of the site to ensure delivery of 1,257 houses within the plan period.”

- 3.3 In terms of infrastructure costs, this means the costs associated with the provision and enhancement of roadways, public footpaths, public open spaces, sustainable urban drainage, community facilities, schools, health provision, and public transport enhancements and any other infrastructure required to meet the policy requirements and quality expectations of the new Garden Suburb development.

4.0 Technical Reports

- 4.1 To support the draft allocation, the parties subject to the Statement of Common Ground and the Memorandum of Understanding have prepared the following technical reports:

- Heritage Assessment
- Phase 1 Habitat Survey
- Drainage Strategy
- Ground Report
- Transport Assessment
- Masterplan
- Delivery Trajectory
- Additional Ecological Surveys which are due to be completed in June 2019.

- 4.2 These confirm that there are no insurmountable technical constraints to bringing the development forward.

- 4.3 The Transport Assessment identifies that circa 680 dwellings on site can be released by 2026/7 before major interventions in the highway network are necessary.

5.0 Anticipated build rates and delivery trajectory

- 5.1 The delivery trajectory is as set out in the Table below this is based on an early application for phase 1 for circa 200 dwellings in late 2019/early 2020. The second phase will be marketed some 12 months later with a rolling programme for marketing of phases thereafter. There will be no more than 3 housebuilders on site at any one time delivering no more than 35 to 40 dwellings per annum each which is realistic from a market perspective. The annual delivery rate will vary from a minimum of 40 dwellings per annum in the first year through to a maximum of 125 dwellings per annum in 30/31.

	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	31/32	32/33
Phase 1 200 units			40	40	40	40	40								
Phase 2 200 units				35	35	35	35	40	20						
Phase 3 200 units					30	35	35	40	40	20					
Phase 4 200 units								35	35	40	40	40	10		
Phase 5 200 units										35	40	40	40	40	5
Phase 6 200 units											35	35	40	40	40
Phase 7 200 units													35	40	40
TOTAL			40	75	105	110	110	115	95	95	115	115	125	120	85
Cumulative TOTAL			40	115	220	330	440	555	680	745	860	975	1100	1220	1305

5.2 It should be noted that during the plan period the allocation will deliver the total allocation.

6.0 First phase delivery

6.1 The first phase of the site for 300 dwellings has been marketed through Savills and a marketing pack has been provided to the examination library. The bid process is now finalised with a preferred developer having been selected (Redrow Homes) and a pre-application submission has been made to the Council for assessment.

6.2 Following pre-application negotiations a planning application will be prepared and held ready for submission at an agreed point in time upon progression of the plan.

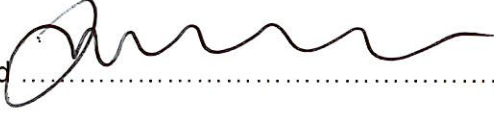
7.0 Viability

7.1 A detailed viability has been prepared for the totality of the allocation which demonstrates the site is viable to deliver the requisite number of dwellings and associated infrastructure.

8.0 Signatures

Signed

For Calderdale Council

Signed 

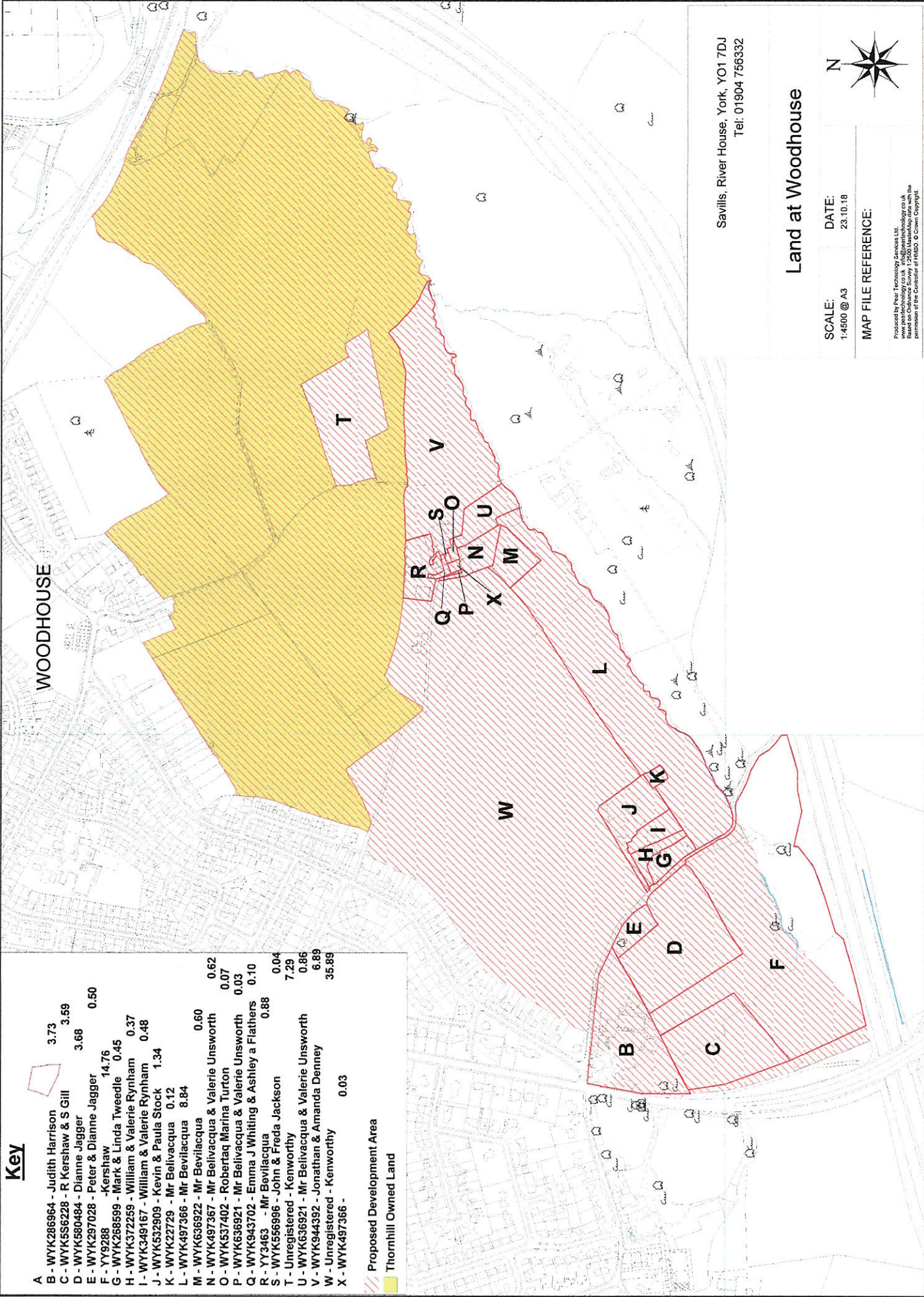
For I D Planning

Dated 14.6.19

Key

A	- WYK286964 - Judith Harrison	3.73
B	- WYK556228 - R Kershaw & S Gill	3.59
D	- WYK580484 - Dianne Jagger	3.68
E	- WYK297028 - Peter & Dianne Jagger	0.50
F	- YY9288 - Kershaw	14.76
G	- WYK28599 - Mark & Linda Tweedle	0.45
H	- WYK372259 - William & Valerie Rynham	0.37
I	- WYK349167 - William & Valerie Rynham	0.48
J	- WYK52909 - Kevin & Paula Stock	1.34
K	- WYK22729 - Mr Bevilacqua	0.12
L	- WYK497366 - Mr Bevilacqua	8.84
M	- WYK636922 - Mr Bevilacqua	0.60
N	- WYK497367 - Mr Belivacqua & Valerie Unsworth	0.62
O	- WYK537402 - Robertoq Marina Turton	0.07
P	- WYK636921 - Mr Belivacqua & Valerie Unsworth	0.03
Q	- WYK943702 - Emma J Whiting & Ashley a Fiathers	0.10
R	- YY3463 - Mr Bevilacqua	0.88
S	- WYK58996 - John & Freda Jackson	0.04
T	- Unregistered - Kenworthy	7.29
U	- WYK636921 - Mr Belivacqua & Valerie Unsworth	0.86
V	- WYK944392 - Jonathan & Amanda Denmey	6.89
W	- Unregistered - Kenworthy	35.89
X	- WYK497366 -	0.03

Proposed Development Area
Thornhill Owned Land



Savillis, River House, York, YO1 7DJ
Tel: 01904 756332

Land at Woodhouse



SCALE: 1:4500 @ A3
DATE: 23.10.18
MAP FILE REFERENCE:

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Brighouse Garden Suburbs

Land between Highmoor Lane
and Bradford Road, Brighouse

Local Plan Reference

LP1463

STATEMENT OF COMMON GROUND

Between

Calderdale Borough Council

and

I D Planning

DATED: June 2019

1.0 The Draft Allocation

- 1.1 The land between Highmoor Lane and Bradford Road, Brighouse is identified as Brighouse Garden Suburb under emerging Local Plan reference LP1463.
- 1.2 The site totals 140.66 hectares with an indicative developable site area of 105.15 hectares, has a density of 19 dwellings per hectare and the proposed draft allocation has an indicative capacity of 1,998 dwellings.
- 1.3 The Garden Suburb approach will deliver comprehensive and sustainable development in line with the objectives and principles set out in Master Plan policy IM7 and associated key qualities and principles advocated by the Garden Cities Prospectus (MHCLG, 2018) and Garden Cities principles (Town & Country Planning Association) Amongst others, the design and layout of the Garden Suburb will ensure that residents can travel sustainably by all modes and access high quality infrastructure on and off site. They will include a variety of different types and affordability of home reflecting the diverse needs and aspirations of the community. Careful attention will be given to blue and green infrastructure in order to ensure sustainable drainage, creation of new and improved habitats and opportunities for recreation and active travel.

2.0 Ownership

- 2.1 The overall allocation is in multiple ownership as per the attached plan at Appendix 1.
- 2.2 I D Planning are jointly appointed on behalf of the following landowners who own the majority of the allocation:-
 - Malcolm and Janet Bretton
 - Melvyn and Carolyn Bretton
 - Peter and Christine Hartley
 - Wendy South and Andrew Buckley
 - Michael and Jacqueline Oller
 - Jean Caine
 - Anthony Wells

3.0 Joint working and Memorandum of Understanding

- 3.1 The parties identified above have entered into a Memorandum of Understanding which seeks the **principal objective** of “securing the allocation and delivery of the site as a Garden Suburb by making land available for development in a mutually agreeable manner in accordance with paragraph 1.3 above without ransom and taking into consideration a fair distribution of infrastructure costs reasonable in scale and kind to the proposed development.”
- 3.2 The intention and obligations on the parties subject to the Memorandum of Understanding is as follows:-

“the parties shall work together to achieve the **principal objective** within reasonable timescales and with a view to bearing a reasonable in scale and kind proportion of the infrastructure costs between the respective owners of the site to ensure delivery of 1,988 houses within the plan period.”

- 3.3 In terms of infrastructure costs, this means the costs associated with the provision and enhancement of roadways, public footpaths, public open spaces, sustainable urban drainage, community facilities, schools, health provision, and public transport enhancements and any other infrastructure required to meet the policy requirements and quality expectations of the new Garden Suburb development.

4.0 Technical Reports

- 4.1 To support the draft allocation, the parties subject to the Statement of Common Ground and the Memorandum of Understanding have prepared the following technical reports:

- Phase 1 Habitat Survey
- Drainage Strategy
- Ground Report
- LVIA
- Transport Assessment
- Masterplan
- Delivery Trajectory
- Additional Ecological Surveys which are due to be completed in June 2019.

- 4.2 These confirm that there are no insurmountable technical constraints to bringing the development forward.

- 4.3 The Transport Assessment identifies that circa 680 dwellings on site can be released by 2026/7 before major interventions in the highway network are necessary.

5.0 Anticipated build rates and delivery trajectory

- 5.1 The delivery trajectory is as set out in the Table below this is based on an early application for phase 1 for circa 200 dwellings in late 2019/early 2020. The second phase will be marketed some 12 months later with a rolling programme for marketing of phases thereafter. There will be no more than 3 housebuilders on site at any one time delivering no more than 35 to 40 dwellings per annum each which is realistic from a market perspective. The annual delivery rate will vary from a minimum of 40 dwellings per annum in the first year through to a maximum of 125 dwellings per annum in 30/31.

	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	31/32	32/33
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Phase 6 200 units											35	35	40	40	40
Phase 7													35	40	40

200 units															
TOTAL			40	75	105	110	110	115	95	95	115	115	125	120	85
Cumulative TOTAL			40	115	220	330	440	555	680	745	860	975	1100	1220	1305

5.2 It should be noted that during the plan period the allocation will deliver 1,305 dwellings with the balance to be delivered post plan period.

6.0 First phase delivery

6.1 The first phase of the site for 200 dwellings has been marketed through Savills and a marketing pack has been provided to the examination library. The bid process is now finalised with a preferred developer having been selected (Bellway Homes) and a pre-application submission has been made to the Council for assessment.

6.2 Following pre-application negotiations a planning application will be prepared and held ready for submission at an agreed point in time upon progression of the plan.

7.0 Viability

7.1 A detailed viability has been prepared for the totality of the allocation which demonstrates the site is viable to deliver the requisite number of dwellings and associated infrastructure.

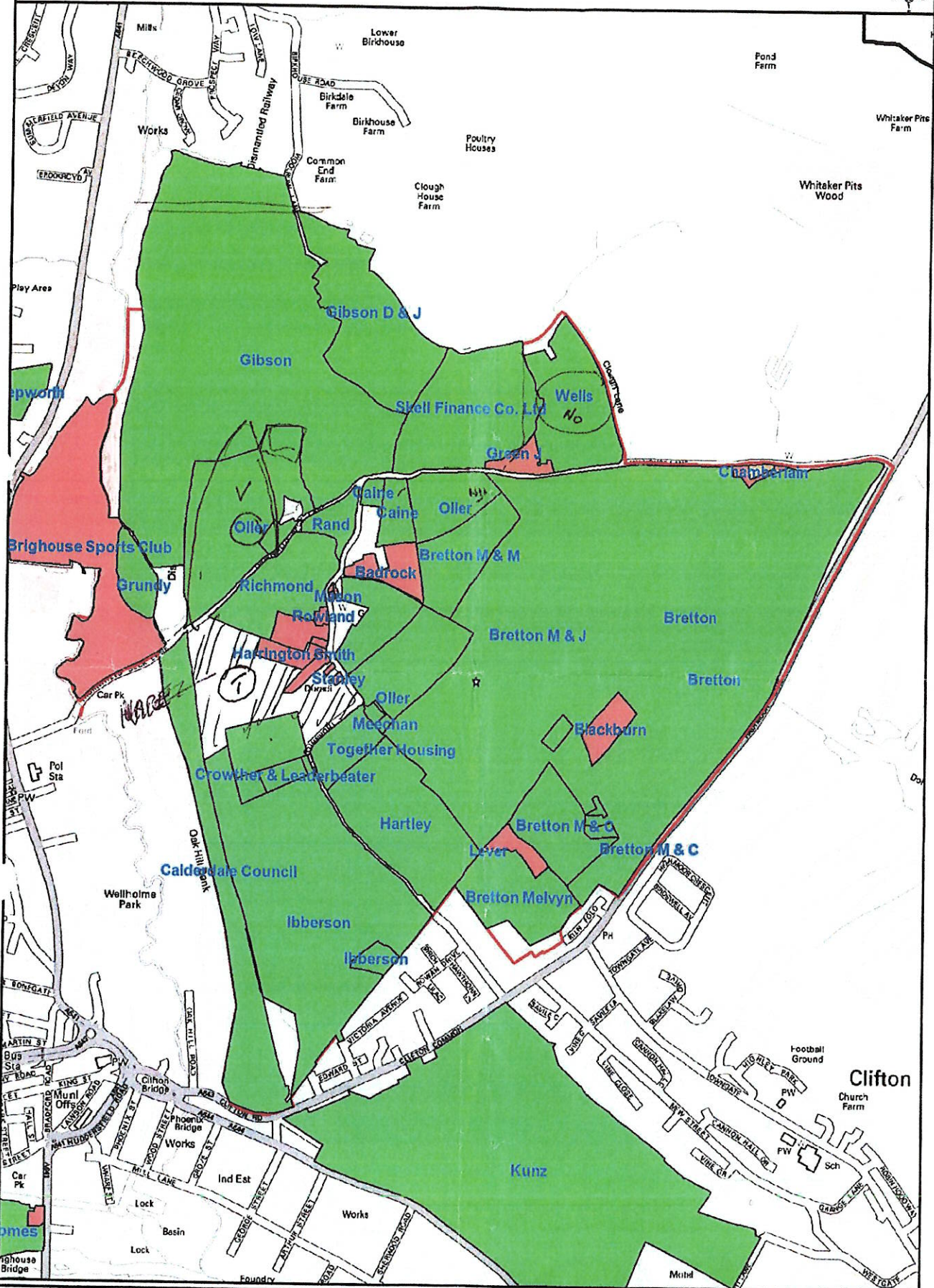
8.0 Signatures

Signed For Calderdale Council

Signed  For I D Planning

Dated 14.6.19

Land Ownership LP1463



Town Hall, Crossley Street,
Halifax, West Yorkshire, HX1 1UJ
Telephone No. : 0845 245 6000
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Economy & Environment
Spatial Planning
Drawn By:HC

Scale 1: Date:31/08/2017

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