



**Name of meeting:** Cabinet  
**Date:** 16<sup>th</sup> September 2016

**Title of report:** Initial Strategic Masterplan – Bradley Park

Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Is it in the <a href="#">Council's Forward Plan</a> ?	Yes
Is it eligible for "call in" by <a href="#">Scrutiny</a> ?	Yes
Date signed off by <u>Director</u> & name	Jacqui Gedman - 07/09/16
Is it signed off by the Director of Resources?	David Smith - 07/09/16
Is it signed off by the Assistant Director – Legal, Governance & Monitoring?	Julie Muscroft - 01/09/16
Cabinet member <a href="#">portfolio</a>	Cllr Peter McBride – Economy, Skills, Transportation & Planning  Cllr Graham Turner – Asset Strategy, Resources & Creative Kirklees (Arts)

**Electoral [wards](#) affected:** Ashbrow  
**Ward councillors consulted:** Cllr Jean Calvert, Cllr James Homewood, Cllr Amanda Pinnock

**Public or private:** Public

## 1. Purpose of report

1.1. This report is brought by the Council in its role as landowner of the Bradley Park site. The council has commissioned work on a masterplan to shape the development of the site. The masterplan sets out a draft vision for the scope, design and context of development of the site.

1.2. The masterplan also illustrates how this strategic urban extension has the potential to deliver up to 2000 high quality new homes which is necessary to support the ongoing Local Plan process, but also demonstrates how it is also possible to retain over 40% of the existing

natural environment at Bradley Park, which can be accessed more readily and used for leisure and recreation.

**1.3.** This report examines the strategic context of the masterplan, its key features, and proposed next steps. By definition the masterplan at this point in time can only be illustrative of possible options for developing the site over the 15 year timescale of the Local Plan if the site is allocated for housing in the Local Plan. If the site is so allocated then the actual pattern of development will be consulted on over subsequent months and post adoption of the Local Plan with a full range of key stakeholders.

## **2. Key Points**

### **2.1. Strategic Context**

- 2.1.1. The vision of the Kirklees Economic Strategy is:  
*“Kirklees to be recognised as the best place to do business in the north of England and one where people prosper and flourish in all of our communities.”*
- 2.1.2. The Economic strategy identifies five priorities to deliver this vision. One of these priorities is the delivery of infrastructure that supports the success of businesses and makes it easier for people to access work. A key feature of this infrastructure is the creation of more, better and affordable housing to support economic growth.
- 2.1.3. The proposed housing site at Bradley Park will deliver a significant number of homes in a strategic location, close to the motorway network, and within easy distance of the employment opportunities on the Cooper Bridge Strategic Employment site proposed as part of the Local Plan process. The size of the site means that we can better plan for quality and deliver a more thoughtful and integrated approach to the northern edge of Huddersfield’s urban edge.

### **2.2. The Local Plan**

- 2.2.1. The site is currently a combination of land already allocated for housing in the UDP (10 hectares) alongside land which is currently in the Green Belt.
- 2.2.2. The land that the Council owns at Bradley Park will deliver 1500 homes if it is allocated for housing in the Local Plan in the plan period (up until 2031). This increases to almost 2000 if the neighbouring site (in private ownership) to the west is allocated for housing in the Local Plan and included in the site. Planning at this scale does have major implications for existing communities in terms of infrastructure delivery but it also has benefits in that planning for a more sustainable form of development is far more likely to be achieved at this scale. To ensure that this happens the Council, with the support of specialist external consultants, have undertaken a preliminary master planning exercise. This sets out to identify site constraints and opportunities. It also sets out how that development can be delivered and how infrastructure needs

to be phased. The master plan marks the first step on the journey to delivery. Further details are set out below.

### **2.3. Overview of the existing site**

- 2.3.1. The proposed housing site covers 68.35 hectares of land at the northern edge of Huddersfield, off Bradley Road. The land owned by the Council is currently mainly utilised by Bradley Park Golf Course. The adjacent site to the west is currently in agricultural use and is owned by a third party. The Masterplan exercise has covered both land ownerships to ensure it is comprehensive.
- 2.3.2. Bradley Wood lies to the immediate north of the site, and is proposed to remain as a greenbelt allocation in the draft Local Plan (reducing the proposed housing allocation from 78 hectares to 68 hectares). The M62 motorway lies beyond this. The district boundary with Calderdale lies a little beyond the motorway. To the east of the site, there is an operational landfill site. A line of pylons is present to the north east area of the site, and in the eastern area of the site there is also an area of former landfill use which is not suitable for development.

### **2.4. Overall Vision**

- 2.4.1. The masterplan is focussed around the creation of a central green corridor which sensitively balances development across the site, promoting environmental sustainability, high landscape value and the provision of recreational greenspace which will serve the local and wider community. A plan showing the land use proposed is attached at Appendix A.
- 2.4.2. Over 40% of the site is retained as greenspace, suitable for a variety of uses.
- 2.4.3. Housing delivery is vitally important but so is creating a high quality environment that is an example to others. To address this, the specification of homes will be for a high-quality and innovative product, which blends and complements existing homes in the area and meets the changing needs of people throughout their lives.
- 2.4.4. Planning for a strategic development of this scale and scope at this specific location brings additional benefits which may not be realised by smaller scale development elsewhere. The housing will be complemented by:
  - A new primary school building to serve the wider community
  - A new local centre to provide services
  - Transport and infrastructure improvements to connect in to the A62 corridor, which will produce better connectivity not only to local jobs, but also opportunities in neighbouring areas.
  - A more coherent sports and open space strategy for the whole of north Huddersfield
  - Improved green infrastructure and sustainable transport networks e.g. cycle routes

- Opportunities to deliver a sustainable urban drainage solution

2.4.5. All of these aspects feed into the development of a sensitively-balanced development at Bradley Park which is a major opportunity to create a brand new sustainable community, which is intrinsically linked, by design, to take advantage of the economic opportunities in Huddersfield and the wider City Region.

## **2.5. Detailed proposals**

### **2.5.1. Housing Design**

The masterplan proposes around 1,900 homes. These would be a mixture of one, two, three and four bedroom homes, with a majority being three and four bedroom homes. The type and density of homes would vary across the site, with the aim of catering for people's needs throughout their lives. The density of homes would be greater around the local centre, which would be at the heart of the development, and decrease in density with distance from the local centre.

The development would include affordable housing at least in line with planning policy requirements.

The initial design concept for the housing is that it would primarily be arranged around garden squares in order to maintain the green focus of the development. Development would be predominantly between two and three stories in height.

### **2.5.2. Open Space and Leisure/Sports Provision**

The focus on open space is at the heart of the Bradley masterplan proposal. The plan proposes an area of greenspace at the heart of the development, a "central green corridor". In addition, there is a very significant area of open space to the east of the development site, and a smaller but still substantial area to the west. Between them, these areas make up over 40% of the total site area.

The masterplan work acknowledges that the proposed change in use of this site from golf course to housing would represent a loss in facilities for this sport. The masterplan also recognises the requirements of National Planning Policy Framework (NPPF) paragraph 74, that loss of a sporting facility should either be replaced with equivalent or better provision, or that alternative sports facilities should be provided to outweigh the loss.

To address this, the areas of open space suggested provide flexibility to include a range of informal open space and more formal sports provision as part of the development.

Work continues to assess what type of sports provision would be most appropriate on the proposed Bradley Park site, in the context of what provision already exists across North Huddersfield and the pitches which would be included as part of the development of a new school (see paragraph 2.5.3 below). It is proposed that this work is developed as a more formal proposal during the autumn and winter of 2016/17 and will include community consultation.

### 2.5.3. Community Facilities

A development on the scale of that proposed at Bradley Park will require significant community infrastructure to support it.

Part of the vision for the site is that the heart of the development will be focussed around a “village green” space at the centre of the development, off Bradley Road, thereby forming a new local centre. This area would also accommodate local services including a primary school.

The masterplan work has identified that a new two form entry (420 place) primary school building would be required on the site. The school provision would include two playing pitches associated with the primary school. In addition, provision for around 88 early learning and childcare places for children aged 0-5 would be required, as well as afterschool provision, best established at a similar time to the new primary building. Early learning and childcare would be situated on or very near to a primary school site and have its own secure outside play area.

Secondary school provision is currently sufficient to meet demand over the medium term, although and this will need to be kept under review in line with demographic growth and patterns of pupil distribution. It is recommended that planning for any additional secondary educational places should be undertaken across a wider geographical area.

### 2.5.4. Highways

**External highways access** – given the scale of proposed development, a number of access point will be required. Initial highways work has identified that, with junction improvements, around 600 homes could be built from existing access points and with limited improvements to the existing highway network. Beyond this, delivery of the whole of the proposed allocation would be linked to the implementation of more substantial improvements to the wider highway network.

**Internal highways layout** – the emphasis in the internal layout of the proposed development would be on providing a high quality infrastructure for walking and cycling to encourage use of these forms of transport and minimise car journeys within the development. These would exist alongside driving routes which would allow vehicular access and ensure that emergency access requirements could be fulfilled.

**Public transport** – In addition to the above, the masterplan is designed to ensure that there are viable public transport connections. The masterplan has been designed to capitalise on existing bus services, and keep the busy routes close to the centre of residential areas in a configuration which would be most commercially attractive to bus operating companies.

### 2.5.5. Delivery and Phasing

The development of the site would be phased to deliver housing over a twenty year period. The phasing of the development would mean that it would be possible to maintain the existing golf course facilities for a substantial part of the full development period. Development would begin on the south of the site and the areas adjacent to Bradley Road. This would also allow development

of homes from the existing accesses with future development of transport infrastructure schemes to facilitate additional development (see paragraph 2.5.4 above).

### **3. Implications for the Council**

#### **3.1. Legal Implications**

**3.1.1.** The proposed allocation of the site for housing, if approved as part of the wider Local Plan process, will be followed by a procurement process for development partners for the site which may include an element of direct provision. Further development of the site master-planning and the procurement process would be the subject of a future reports to Cabinet.

#### **3.2. Financial Implications**

**3.2.1.** In the short to medium term, the Council in its role as landowner is likely to be required to undertake further work in order to pursue this site as a housing allocation, through the further development of the masterplan, and undertake a procurement exercise for development partners or direct provision. The cost of this work will be met from existing budgets.

#### **3.3. Human Resources Implications**

**3.3.1.** There are staffing implications in managing the master-planning work and the promotion of the site through the Local Plan process which will be managed within existing staff resources.

#### **3.4. IT Implications**

**3.4.1.** None

#### **3.5. Strategy and Partnership Implications**

**3.5.1.** Initial discussions with the agent for the adjoining landowner of the western site have begun and these will continue throughout the Local Plan process.

**3.5.2.** Officers from Corporate Landlord, Regeneration and Communities and Leisure are working together to assess the options for formal sports provision within the Bradley Park site in the context of provision across North Huddersfield.

#### **4. Consultees and their opinions**

Ward members were briefed on 6<sup>th</sup> September 2016. They had some reservations about the proposed principle of housing development on the site and the local infrastructure implications of any future proposed development.

#### **5. Next Steps**

Subject to Cabinet's approval of the approach of the masterplan, the proposed next steps would be for officers to:

- Submit the proposed masterplan and supporting information in order for the Council as the majority landowner to support the proposed allocation through the Local Plan process.
- Continue with the work to assess sports provision across North Huddersfield, to determine what facilities may be appropriate for the Bradley site
- To continue dialogue with the adjoining landowner
- Continue to develop the detailed master-planning of the site including consultation with stakeholders and potential development partners and report back to Cabinet as appropriate on proposals for the site, and use this to further develop and refine proposals

#### **6. Officer recommendation and reasons**

It is recommended that Cabinet:

- Agree the initial masterplan principles set out in this report
- Agree to the proposed process for developing a strategic approach to sports provision for North Huddersfield, including the Bradley Park site
- Agree that the Council, acting in its role as Landowner, will use the existing masterplan to support the potential site allocation as part of the Local Plan process, and delegate authority to officers to commission any necessary work to achieve this.

#### **7. Cabinet portfolio holder recommendation**

Cllr McBride supports the recommendations detailed in section 6. He endorses the high quality, sustainable approach to the masterplan for the site, and the focus on a retaining a high level of green infrastructure in any development proposals.

Cllr Turner also endorses the recommendations detailed in section 6. He supports the ongoing work on the site by the Council in its role as landowner.

#### **8. Contact officer and relevant papers**

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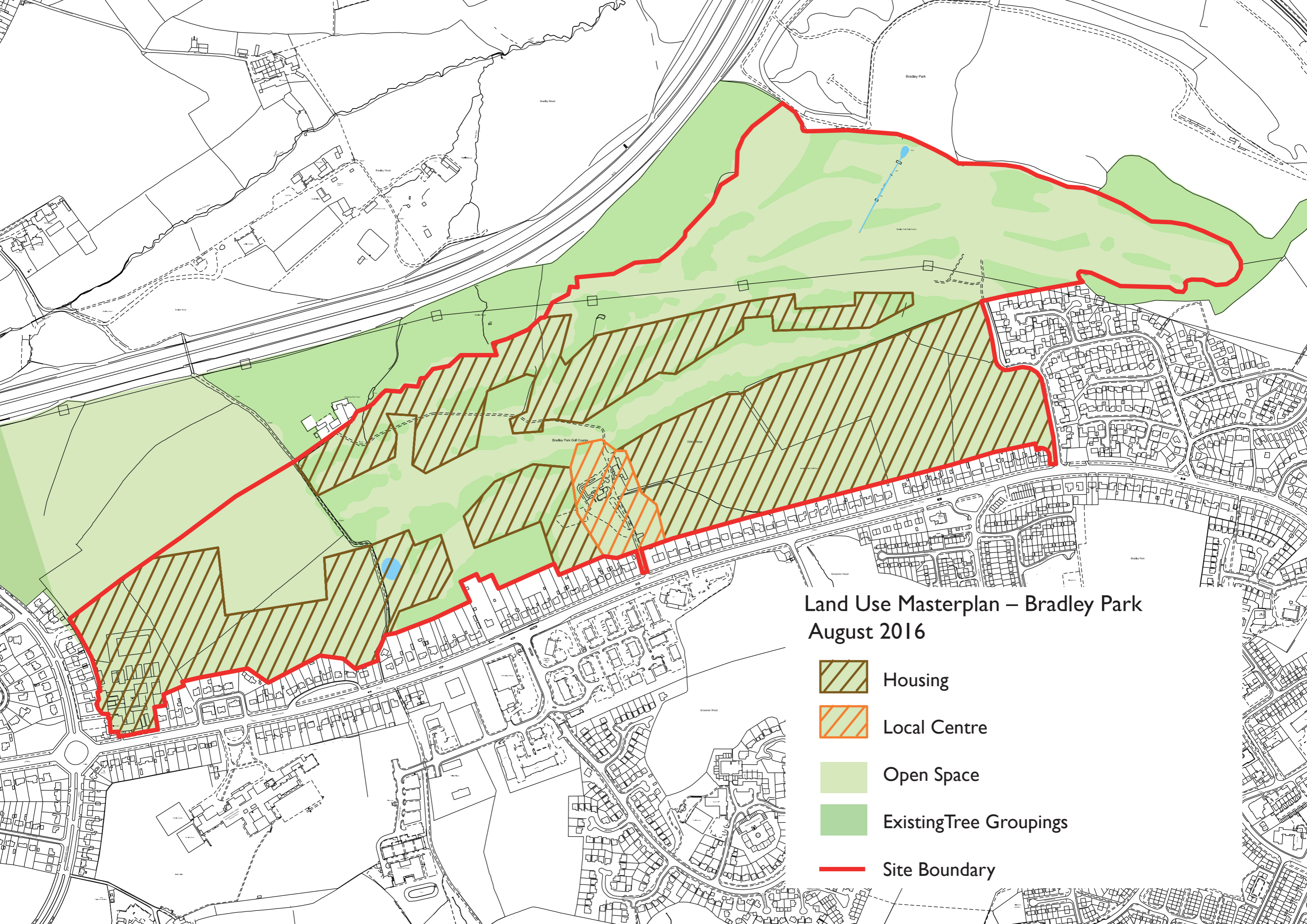
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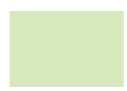

## **9. Director responsible**

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**Land Use Masterplan – Bradley Park  
August 2016**

-  Housing
-  Local Centre
-  Open Space
-  Existing Tree Groupings
-  Site Boundary