

**Name of meeting:** Cabinet  
**Date:** 23<sup>rd</sup> January 2018  
**Title of report:** Proposed Bradley Urban Extension

**Purpose of report**

This report provides an update on the proposed Bradley Urban extension site. It explains the further development of the masterplan for the site, including provision of a sport and leisure hub, and outlines the proposed approach to the delivery of the site.

<b>Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?</b>	<b>Yes</b>  <b>If yes give the reason why</b> Disposal of the site will ultimately result in income of more than £250k.
<b>Key Decision - Is it in the <a href="#">Council's Forward Plan (key decisions and private reports?)</a></b>	<b>Yes</b>  <b>If yes also give date it was registered</b> 16 <sup>th</sup> November 2017
<b>The Decision - Is it eligible for call in by Scrutiny?</b>	<b>Yes</b>
<b>Date signed off by <u>Strategic Director</u> &amp; name</b>  <b>Is it also signed off by the Service Director for Finance, IT and Transactional Services?</b>  <b>Is it also signed off by the Service Director for Legal, Governance and Commissioning?</b>	<b>Naz Parkar - 5/12/2017</b>  <b>Debbie Hogg - 4/12/2017</b>  <b>Julie Muscroft - 6/12/2017</b>
<b>Cabinet member <a href="#">portfolio</a></b>	<b>Corporate Portfolio - Cllr Graham Turner</b> <b>Cllr Musarrat Khan</b>

**Electoral wards affected:** Ashbrow Ward

**Ward councillors consulted:** Cllr Calvert, Cllr A. Pinnock, and Cllr Homewood

**Public or private:** Public

## **1. Summary**

- 1.1 Bradley Park is proposed as a major urban extension in the Local Plan. In September 2016, Cabinet agreed a set of masterplan principles, alongside a strategic process to develop sports provision in North Huddersfield, and agreed that the Council, acting as landowner, would use the masterplan to support the housing site allocation through the Local Plan process.
- 1.2 This report provides an update on the following:
  - Further development of the masterplan
  - The proposed provision of sport and leisure facilities on the site
  - The proposed approach to delivery of the site.
- 1.3 The report seeks Cabinet's approval of a revised masterplan, and an overall approach to delivery moving forward.

## **2. Information required to take a decision**

### **Background**

#### **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."*

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, is the creation of more, better and affordable housing to support economic growth.

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 circa 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. Planning at this scale does have major implications for existing communities in terms of infrastructure delivery but it also has benefits, in that a more sustainable form of development is far more likely to be achieved at this scale. To ensure that this is achieved, the Council undertook masterplanning work. A report about this was provided to Cabinet in September 2016.

#### **2.3 Indicative masterplanning work**

- 2.3.1 The September 2016 Cabinet report endorsed a set of key masterplan principles, which were as follows:
  - Over 40% of the site being retained as greenspace, suitable for a variety of uses.

- Focus of the masterplan 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.
- The specification of homes to 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.
- The housing would be complemented by a wide range of wider community facilities including a new primary school to serve the wider community, a new local centre to provide services transport and infrastructure improvements to connect in to the A62 corridor. This would sit alongside a more coherent sports and open space strategy for the whole of north Huddersfield and improved green infrastructure and sustainable transport networks e.g. cycle routes.

## **2.4 Progress Since September 2016**

### **2.4.1 Revised Masterplan with Sports and Leisure Hub**

Following the approval of masterplan principles by Cabinet, along with the agreement to the proposed process for agreeing a strategic approach to sport and leisure provision, officers have engaged with both Sport England and England Golf to develop options for sport and leisure provision on the site. As a result of these discussions, a revised indicative layout for the site has been developed. The layout provides for a sport and leisure hub in the north east area of the site. This area would be sufficient to accommodate a nine hole golf course (utilising some of the existing holes), a floodlit golf driving range, two full size 3G sports pitches and new club house/changing facilities with appropriate parking. The facilities would serve new residents of the site and the wider community of north Huddersfield. It works with the existing masterplan principles and is consistent with the previously agreed principle, of providing a wide range of complementary community facilities to serve the expanded community, which would be created by the Bradley urban extension. The Council is committed to devising a funding strategy for the sports and leisure hub, including potentially earmarking receipts from land disposals.

The revised masterplan which accommodates the sports and leisure hub is show in appendix 1.

### **2.4.2 Consultation with England Golf, Sport England and Kirklees Active Leisure**

As part of the development of the proposed facilities, there has been extensive discussion with England Golf, the governing body for the sport in England. England Golf are supportive of the revised proposals and specifically the nature of the golfing provision included in it. They have confirmed that they are happy to work with the Council to further refine the development of the facilities.

Sport England have also been consulted on the proposals for Bradley Park. They have also given positive feedback about the proposals.

Kirklees Active Leisure (KAL) are being consulted through regular contact with officers in Culture and Vibrancy.

### **2.4.3 Delivery**

Officers continue to develop a delivery strategy, setting out how the proposed urban extension at Bradley would be delivered. As part of this, officers are developing a number of key principles, and these are explained further in 2.4.4 to 2.4.6 below:

## **2.4.4 Phasing**

The development of the site will be phased throughout the Local Plan period (which covers 2019 to 2031). It is intended that development would start during 2021/2022. A key principle, would be, that development is phased to ensure that there is no break in golfing provision i.e. there are always at least 9 holes available for use. Development would start on the south of the site, including the existing UDP allocation, allowing the existing golf course to continue, in operation, during the early stages of development. Meanwhile, the development of the new facilities hub would take place in the north east part of the site, to enable golfing activity to transfer to that area with no break in provision, with the remainder of the site being developed once suitable replacement facilities were in place.

## **2.4.5 Link with highways infrastructure**

The phasing strategy for the site is, in part, linked to the timing of infrastructure delivery, in particular highway infrastructure. The delivery strategy demonstrates how some housing can be delivered ahead of significant highway interventions, but it also recognises that there is a need for major interventions to ensure that the development can be completed. Early phases will be delivered via improved access points at Lamb Cote Road and Tithe House Way. Additional road infrastructure is required, to support later phases. This will be linked to the delivery of the A644/A62 major transport scheme. This includes, amongst other elements the creation of a link road from Bradley to the A644. This forms part of the West Yorkshire Transport Fund programme and will be delivered by 2023. An update on this scheme is reported elsewhere on this agenda.

It should be noted that the masterplan principles previously approved, place a strong emphasis in the internal layout of the proposed development, on providing a high quality infrastructure for walking and cycling, to encourage use of these forms of transport and reduce car journeys.

The masterplan is also designed to ensure that there are good public transport connections by including in consideration of the design of the site what highways layout would be most commercially attractive to bus operating companies.

## **2.4.6 Procurement**

Development of the Bradley urban extension will require the Council to work with development partners, in order to deliver housing on the site. Given the scale of the development, it is likely that two or more partners will be required. The delivery strategy for the site, proposes that the Council engages a development partner, in a way that allows efficient procurement, whilst ensuring that the Council's overall vision for the site is delivered.

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

### **3.1 Early Intervention and Prevention (EIP)**

- 3.1.1 The scale of the proposed urban extension at Bradley means that there is scope for creation of a sustainable community, including specialist supported living accommodation.
- 3.1.2 The inclusion of this type of accommodation as part of the development of Bradley, responds to the Council's Housing Strategy, which identifies the need for housing a growing population of older people and the need for specialist accommodation, including housing with support, to respond to this and other complex needs.

3.1.3 The Council's controlling interest in the site also means that there is scope for the site to give priority to affordable homes, which the Housing Strategy identifies as an area for particular focus due to local economic factors, and barriers to accessing the housing market. Furthermore, development of the site will also support the role, good housing plays in supporting residents to achieve a good quality of life and in supporting Kirklees's ambitions for growth.

## **3.2 Economic Resilience (ER)**

3.2.1 As set out in 2.1 above, the quantity and quality of the local housing stock needs to increase to support the economic growth of the district. Development at Bradley will help support economic growth in South Kirklees, particularly given the proximity to the proposed employment site at Cooper Bridge.

3.2.2 The development of the land will also have positive benefits for the local economy – through partnering with the private sector on the development, there will be additional investment for the local supply chain and opportunities for the creation of new jobs and apprenticeships/training opportunities for local residents.

## **3.3 Other (eg Legal/Financial or Human Resources)**

### **3.3.1 Legal Implications**

The proposed allocation of the site for housing, if approved, as part of the wider Local Plan process, will involve a procurement process for development partners for the site which may include an element of direct provision. Further details of the procurement process and proposed site disposal strategy as part of this, would be the subject of a future report to Cabinet.

### **3.3.2 Financial Implications**

In the short term, the Council in its role as landowner, is undertaking further technical work in order to pursue this site, as a housing allocation through the Local Plan process. The cost of the technical work will be met from existing budgets.

### **3.3.3 Human Resources Implications**

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.

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

4.1 Cllr Turner and Cllr Khan were consulted on 27<sup>th</sup> November 2017. Their comments are given in section 7.

4.2 Cllr McBride and Cllr Mather were briefed on 4<sup>th</sup> December 2017.

4.3 Ward members were briefed on 18<sup>th</sup> December 2017. They have reservations about the loss of an eighteen hole golf course, and the proposed location of the 3G pitches. They have suggested alternative locations within the ward and elsewhere for the 3G pitches. They also have concerns about site constraints, potential contamination and proposed changes to the highway network. They have stated that they do not feel that their involvement to date has been sufficient, and they wish to be involved in the further masterplanning of the site and in particular the sports hub.

4.4 Representatives of the Committee of Bradley Park Golf Club have been briefed on the proposals in the revised masterplan.

## **5. Next steps**

5.1 Subject to Cabinet approval of the recommendations in 6.0 below, the next steps would be:

- Work with England Golf, Sport England, Kirklees Active Leisure, ward members and the local community to develop a detailed design for the proposed sport and leisure facilities
- The Council acting in its role as landowner to participate in the Stage 4 Local Plan hearing to pursue the allocation of the Bradley site as a housing allocation
- Officers to prepare a procurement strategy for a development partner and report back to Cabinet

## **6. Officer recommendations and reasons**

6.1 Cabinet endorse the revised masterplan for the Bradley Urban Extension, which includes sport and leisure facilities as detailed at 2.4.1 above, and authorise officers to continue to progress design of the sports and leisure area

6.2 Agree that the Council, acting in its role as landowner, will pursue the allocation of the Bradley Park site for housing through the local plan hearing process, and authorise officers to commission the work necessary to progress this.

6.3 Cabinet to note officers to prepare a procurement strategy to secure a development partner for the site. This procurement strategy when developed will be the subject of a further report to Cabinet that will seek the authority for the implementation of the procurement strategy.

6.4 The reason for the recommendations are that housing is required to support the economic growth of the district. The proposals for Bradley Park will deliver housing growth in a sustainable way, supported by appropriate community facilities and is close to proposed areas of employment.

## **7. Cabinet portfolio holder's recommendations**

7.1 Cllr Graham Turner was briefed on 27<sup>th</sup> November 2017 and said "I fully support the Council as landowner pursuing the Bradley urban extension. New homes are vital to support the economic growth of the district".

7.2 Cllr Khan was briefed on 27<sup>th</sup> November 2017 and said "The proposed masterplan for the site sensitively balances the need for new housing with the need to create a new community, including a new sports hub which retains some dedicated golf provision and other facilities. I am confident that the principles set out in the masterplan will create a sustainable urban extension to Huddersfield and a positive environment to encourage people to lead physically active lifestyles."

## **8. Contact officer**

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## **9 Background Papers and History of Decisions**

16<sup>th</sup> September 2016 - Cabinet report

## **10. Appendices**

- Masterplan - Appendix 1

## **11. Service Director responsible**

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9 Hole Golf Course based on existing course

2no. 3G Adult Football Pitches 100 x 64m (110 x 70 yards) + 3m run off + Changing Facilities

5km Walking/Running Circuit

U12

3G

3G

Driving Range