



## HAWTHORN GRANGE, MENSTON

47 units, started November 2020

**AGENT:** GREENLIGHT DEVELOPMENTS

*Stonebridge Homes is actively seeking further development opportunities within the Yorkshire and North East regions, and would be happy to assess any opportunities.*



### Planning history

**October 2005.** The site was originally allocated for housing in the Replacement Unitary Development Plan for the Bradford District (RUDP). This allocation also included the adjacent land which is now to be developed by Yorkshire Housing.

**September 2010.** A planning application for the wider site was lodged by Barratt Homes and the application went to Planning Committee of which 1,250 local residents objected. The application was approved for 173 residential units, subject to Section 106 obligations and conditions. The permission was issued following the completion of a Section 106 Agreement.

**October 2013.** Subsequent to this approval, a 'Village Green' claim by local objectors went to Inquiry and was dismissed. The local objectors then issued a judicial review challenge to the approval of the drainage condition by Bradford Planning department. The Judicial Review was given leave to proceed, but when it was heard, the case was comprehensively dismissed. They then requested leave to appeal to the Supreme Court. The Supreme Court refused on the basis that there was no point of law upon which to appeal.

Due to the delays caused by that process, the time limit of the permission was reached so it no longer

could be relied upon to authorise development. When Stonebridge Homes began looking at the site in 2018, the site formed part of a proposed housing allocation in the Issues and Options version of the Local Plan for the Bradford District – Allocations Development Plan.

**Autumn of 2018.** We were contacted by an agent acting on behalf of Greenlight Developments. The nature of the tender was on an off-market basis.

**February 2019.** At this time, the site had no valid formal planning approval and was allocated for housing within the local plan. The site was still contentious within the local area. Following detailed appraisal, submission and acceptance of our offer, we exchanged contracts on the land in Feb 2019. The contract was conditional on us obtaining Planning Permission and getting a satisfactory drainage connection for the development.

**July 2019.** Following exchange, SBH submitted a full planning application.

**June 2020.** The application was approved at committee.

**October 2020.** Permission was issued following the completion of a Section 106 Agreement.

**November 2020.** Stonebridge Homes completed on the land acquisition shortly after the formal approval was issued and work began on site.

#### LAND CONTACTS:

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