

Name of meeting: Cabinet
Date: 25th February 2020
Title of report:- The Arcade, Market Place Dewsbury: Acquisition

Purpose of report

To seek authority to purchase The Arcade, Market Place Dewsbury; take action to repair the building and work with third parties to reopen the Arcade.

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?	Yes, purchase price will be greater than £250k
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Published 9 th September 2019
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by Strategic Director & name	Karl Battersby - 13 February 2020
Is it also signed off by the Service Director for Finance?	Eamonn Croston - 13 February 2020
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft - 13 February 2020
Cabinet member portfolio	Cllr Peter McBride Economy Portfolio Holder

Electoral wards affected: Dewsbury East
Ward councillors consulted: Cllr Firth, Cllr Scott, Cllr Lukic

Public. Appendix 6 in private

(Have you considered GDPR?) Yes.

1. Summary

- 1.1** The Arcade is a Grade 2 listed Victorian arcade in the centre of Dewsbury. Once a popular and thriving retail arcade, it has been closed and vacant since July 2016 and is an increasing cause of concern regarding;-
- Poor visual appearance due to accumulation of pigeon guano, litter at the entrances and inside the arcade
 - General deterioration of the structure
 - The blighting effect its closure and vacancy has on the town centre and
 - The lost opportunity it represents to have this unique asset unused.
- 1.2** Bringing the Arcade back to life is a key part of the Council's plans to regenerate the town centre. Due to its historic and enclosed character it provides a great opportunity to create something unique; which will contribute to the regeneration of the Town Centre. This could involve a mix of uses, with a key element being leisure/retail activity that will add to the current offer in the town centre, with other complementary uses. A programme of repairs needs to be undertaken to ensure that the condition of the building does not deteriorate further.
- 1.3** The Council has attempted over the last 5 years to work with the owners to try and get the building reoccupied and the condition of the building addressed. Once a popular and thriving retail arcade, it has been in decline since the recession of 2008-10. Since that time the occupancy levels had steadily declined leading to the point where by November 2014 only two units were occupied, leading to its initial closure in early 2015. Following intervention and encouragement from the Council the Arcade was leased in 2015/16 to a community interest company but unfortunately closed in July 2016 and the main arcade has been vacant since that time, a period of over 3 years.
- 1.4** It is considered that while the Arcade remains in its current ownership the issues identified above will not be addressed and it will remain a vacant and underused asset; undermining the Council's attempts to regenerate the town centre. Officers have recently agreed terms to acquire the property from the owners and Cabinet approval is now sought for the purchase.
- 1.5** Cabinet approval is also sought for funding to carry out repair works to the building and in parallel with this enter into discussions with third parties with the view to them reopening the Arcade for a mix of uses. As part of the above it is proposed to undertake out some 'emergency' works to improve the appearance of the Arcade and slow down the deterioration of the building.

2. Information required to take a decision

Property Details

- 2.1** The Arcade is a Grade 2 listed Victorian arcade in the centre of Dewsbury and lies within the Dewsbury Town Centre Conservation Area. It links Market Place to Corporation Street (Appendix 1 & 2). All of the building is listed and details can be found at Appendix 3. It is one of the unique architectural elements of Dewsbury Town Centre and can be considered to be one of the architectural jewels of the town.
- 2.2** The Arcade provides a number of small ground floor retail units, some of which have upper floor accommodation. There are four units with external frontage on either side of the two entrances, one of which (25, Market Place) is occupied by an amusement arcade in conjunction with a neighbouring property (27 Market Place). There are 21 small units ranging from 114 sq.ft. to 588 sq.ft with an overall estimated gross internal

area of 11,882 sq ft over a maximum of four levels. With the exception of 25 Market Place and 16, Corporation Street, all units are vacant.

Strategic Context

- 2.3** The Dewsbury Blueprint which was launched on 5th February 2020 and includes the reopening of the Arcade as one of the key projects. The Blueprint draws heavily on the Dewsbury Town Centre Strategic Development Framework and the accompanying Delivery Programme that was approved by Cabinet on the 22nd January 2019. One of its three strategic aims is to increase activity in the town centre and one of the objectives supporting this aim, is to bring historic and other vacant buildings into use. The Arcade is highlighted as one of the key projects that will help achieve this objective and is similarly highlighted in the Delivery Programme as a specific property requiring action to get it reopened and in active use.
- 2.4** If the town centre is to be properly regenerated then the Arcade needs to be brought back to life and a sustainable use or uses found to utilise the building. Due to its historic and enclosed character it provides a great opportunity for the town centre to offer something unique, a destination for leisure/retail and other uses that is are not available elsewhere in the area.

Local Plan Policies

- 2.5** The Local Plan lays considerable weight on the importance of conserving the areas historic environment and finding sustainable uses for individual buildings. The Strategic Objectives set the scene to; Protect and enhance the characteristics of the built, natural and historic environment ... (Objective 8) . Policy PLP35 (see Appendix 4) sets out in more detail the policies in this respect. With regards to 'Delivery and Implementation' of its policies on the Historic Environment the Local Plan (para 14.20) states that "The Council has a range of responsibilities and statutory powers to positively manage the historic environment. In order to safeguard and maximise the gain from heritage assets, the Council will seek to use the measures appropriately and responsibly for the public benefit in order to conserve and enhance the historic environment." Officers consider that the compulsory purchase of the Arcade is an excellent example of where the Council can use its powers appropriately and responsibly to conserve and enhance the historic environment.
- 2.6** The Local Plan classifies Dewsbury Town Centre as one of the two principal town centres in Kirklees district and provides a framework to support the town centre, and aid in its regeneration, transformation and evolution. This outlined in Policy PLP18 and recognises the importance the Council and the community place upon having a vibrant Dewsbury Town Centre that is diverse, with a mix of uses to attract visitors.
- 2.7** This policy will be delivered, in part, by developers and investors who propose new developments in Dewsbury Town Centre. The Council will also deliver the policy through the planning application process via the Development Management and Planning Policy Teams, to support new development and growth in Dewsbury, and by other partner organisations and local business who operate in Dewsbury Town Centre. By compulsory purchasing the Arcade the Council propose to work collaboratively with a suitable investor/operator to bring the Arcade back to active use.
- 2.8** The Local Plan also seeks the efficient and effective use of land and buildings and in Policy PLL7 it seeks, "To ensure the best use of land and buildings, proposals should encourage: (b) the reuse or adaption of vacant or underused buildings. The proposal for C.P.O. is fully in line with this ambition.

2.9 Local Plan policies are supported by policies and guidance in the national Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). A full list of relevant policy and guidance is contained in Appendix 5.

Heritage Action Zone

2.10 The Dewsbury Town Centre Conservation Area (DTCAA) was awarded Heritage Action Zone (HAZ) status in December 2017. The award of HAZ status was partly a reflection of the fact that Historic England regard the DTCCA as 'being at risk' as a result of the high number of historic buildings that are vacant and underused and therefore a risk of further deterioration. The aim of the HAZ is to help drive the Councils ambitions for the regeneration of the town centre by halting and reversing the decline of heritage assets. There are 5 key objectives of the HAZ:

- To improve the condition, appearance and sustainability of key buildings and sites within the Dewsbury Town Centre Conservation Area
- Support the living town concept introducing new activity through the reuse of vacant buildings and sites
- To develop a new heritage home ownership model with Historic England
- To improve public spaces within the town centre and connectivity between them
- To deliver a programme of engagement with participation from all communities to recognise and celebrate the area's heritage

2.11 The Arcade is one of a number of key heritage buildings in the town that are vacant and require action to get it back into active use.

2.12 Cabinet on the 21st August 2018 approved, subject to meeting a number of criteria, the purchase of 'key properties' within the Dewsbury Town Centre Conservation Area (DTCCA) and the use in principle of C.P.O. powers to acquire these properties. Key properties, either buildings and/or sites, that may be acquired, would all be within the DTCCA and would exhibit at least three of the following characteristics :-

- Acquisition by the Council would be likely to contribute to achieving the promotion or the improvement of the economic, social, environmental improvement of the area
- Acquisition supports the objectives of the HAZ
- Is within the HAZ priority Area
- Is a 'heritage asset'
- Is vacant, partially vacant, underused
- Is of poor condition
- Is part of a potentially larger site that would meet the objectives immediately above

2.13 The Arcade meets 5 of the above criteria and is also one of a number of significant listed buildings in the town centre. On that basis the Councils approved policies and decisions support the case for acquisition.

History

2.14 The current owner, Adhan Real Estates Ltd based in Blackburn Lancashire, purchased the Arcade on 24th May 2006 when it was fully occupied and trading. The ownership boundary is shown in Appendix 2. Adhan purchased the Arcade near the height of retail property values, prior to the 'property crash' in 2008. Since then town centres generally have suffered decline and the value of retail assets has decreased accordingly.

2.15 A combination of the economic problems in 2008-2010, the changing retail environment and the general decline in the Dewsbury Town Centre made trading in the Arcade

difficult. By November 2014 only 2 units were in occupation and in 2015 the Council considered options for reviving the Arcade, including purchase. There appears to have been little or no upkeep or repairs since the property was purchased in 2008. A condition report was undertaken by the Council in May 2015, which identified that important repairs were required of which a significant proportion related to the roof.

- 2.16** An options appraisal was carried out by the Council and the outcome was that in summer 2015 Dewsbury Pioneers (Community Interest Company), took on a 5 year lease on the main part of the property. Unfortunately Dewsbury Pioneers was unable to achieve the levels of occupancy required to make it viable, which meant that rent for the property could not be paid and they vacated The Arcade in July 2016.
- 2.17** The main Arcade closed in July 2016, although two units (part of ownership) fronting onto both Market Place and Corporation Street are occupied and let. Public complaints of the state of the Arcade arose thereafter and an enforcement warning re: cleanliness was sent on 24th February 2017. The owners undertook the cleaning in 31st October 2017.
- 2.18** Council officers have met with representatives of the company on a couple of occasions during 2018 to discuss how the issues identified in this report could best be addressed. The Company stated at these meetings that they had no proposals for investment in the property and indicated a willingness to sell. Issues continued with the appearance of the building.

Building Condition

- 2.19** The Council undertook a survey of the building in 2015. At that time issues were reported on the condition of the structure, that if not addressed could lead to further deterioration in the condition of the building. Officers have recently been able to gain access to the building and undertake a condition survey. This has confirmed that the condition has worsened considerably since 2015. Water is getting into the building at a number of points and dry rot is present. More details of the repair costs are in Part B of this report.

Rationale for Purchase

- 2.20** Officers are of the view that without a vision for the property; substantial investment in the fabric of the building and effective proactive marketing and management, the main Arcade will continue to remain empty. As a result it is very likely to experience further deterioration; continue to be a blight and a lost opportunity to help regenerate the town centre. Officers have little confidence that the current owners will invest sufficiently in the property to safeguard its future or proactively market and manage the property in a way that provides the greatest chance of successfully operating a vibrant Arcade.
- 2.21** The strategic case and history of the building described above provide the overarching rationale for purchasing the building. The current owners have been reactive in their management of the Arcade over the last 5 years; any substantive action has taken place in response to approaches by the Council. Discussions with the company's representatives have indicated an unwillingness to invest in the property and to actively seek the letting of the Arcade and this has been demonstrated by the company's actions. This has been the case for over 5 years. Officers are of the view that the Arcade will not be brought back into active use, in a way that will positively add to the regeneration of the town centre in the foreseeable future, if the building remains under the current ownership.
- 2.22** Officers therefore consider that there is a strong case to acquire the property. A freehold purchase by the Council would provide the opportunity for the Council and its partners to invest in the property and take a long term approach to its use.

Options

- 2.23** There are three main options open to the Council
- Do nothing
 - Compulsory purchase the property
 - Purchase by agreement
- 2.24** Doing nothing is not an appropriate option for the Council, because if the Arcade remains in its current ownership it will not achieve the Council's objectives for a key project in the town. The property will remain empty and continue to deteriorate.
- 2.25** The Council has the necessary powers to compulsorily purchase the building. This process is prescribed by law, the process may take 2 years to complete and there is no guarantee of a positive outcome for the Council. In addition, owners of property that has been compulsorily purchased can claim monies that are above the open market value of the property. The items that they can claim are set out in law and can be summarised as follows:-
- The Value of the land taken
 - Severance and injurious affection
 - Disturbance
 - Fees
 - Loss Payments
- 2.26** In summary compulsory purchase comes with a risk, as it does not guarantee an outcome in favour of the Council and can take up to 2 years to complete, which will delay the Council's efforts to deliver its regeneration plans for the town centre.
- 2.27** In contrast to C.P.O; purchase by agreement can be achieved quickly and provides certainty. If the Cabinet approve the purchase at today's meeting then the aim would be to complete the purchase before the end of March 2020. Officers consider that certainty and short timescales provided by the proposed purchase are, when combined with the high priority of this project, sufficiently strong to justify a purchase now rather than pursuing a C.P.O. for the property.

The Proposal

- 2.28** Purchase of the building is an important first step in bringing the building back into use. However, there are other things that will need to be undertaken if the Council's ambitions are to be delivered. A key item will be developing a plan for the sustainable occupation of the building. Although the Council could manage and operate the building itself, the chances of success would be maximised if it works with a third party who shares the Council's vision for the building and are prepared to proactively manage and operate the Arcade.
- 2.29** Council officers have undertaken exploratory discussions with two interested private sector partners about the nature of a potential scheme and the contractual arrangements. These have focussed around using the building, essentially in its current configuration as a centre of creative uses including designer/makers, retail and related leisure uses. A number of options are available, and the Council would look to come to an arrangement that best meets its objectives.

Risks

- 2.30** Subsequent to purchasing of the property the Council will need to devote the appropriate staff and financial resources to achieve the outcome it desires. The

refurbishment process and agreeing the long term management and operation of the Arcade will pose challenges and risk. Officers will put in place project management arrangements and as part of this a risk management plan to proactively manage these risks. As part of the discussions about the mix of uses within the Arcade due consideration will be given to ensuring that the new Arcade offer complements and adds to the wider offer of the town.

3. Implications for the Council

3.1 Working with People

The Strategic Development Framework approved by Cabinet on the 22nd January 2019 draws upon the earlier Strategic Development Framework produced in 2010. This was a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre. Public consultation is currently being undertaken on the Dewsbury Blueprint. Early indications are that the public are supportive of the plans to reopen the Arcade.

3.2 Working with Partners

As part of the plans to reopen the Arcade the Council will work with potential partners to develop the most appropriate and deliverable plans to bring the Arcade back to life for sustainable uses. Key stakeholders in the town, including the Chamber of Trade and Dewsbury Forward wish to see the Arcade brought back into use.

3.3 Place Based Working

The Strategic Development Framework approved by Cabinet on the 22nd January draws upon the earlier Strategic Development Framework produced in 2010. This was a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre.

3.4 Climate Change and Air Quality

The repair, refurbishment and reopening of the Arcade will contribute to town centre regeneration and conservation of the town's heritage. By improving the leisure and retail offer of the town centre it will provide greater opportunity for linked trips to the town centre, potentially reducing the number of journeys and production of carbon.

3.5 Improving outcomes for children

No implications.

3.6 Legal

The Council has the power to acquire the Arcade under Section 120 Local Government Act 1972. Under this section the Council can pay a premium for the acquisition that is above the price that the Council would be likely to pay if it sought to compulsorily acquire the Arcade. However, the Council should at all time act prudently in the negotiation and agreement of the terms of any acquisition and therefore Cabinet should be satisfied that it is more beneficial to the Council to voluntarily acquire the Arcade now by paying an enhanced premium than for the Council to wait and seek to compulsorily acquire the Arcade at what the Council's property advisers consider would be likely to be at a lower overall cost.

3.7 Finance

Financial details of the acquisition and likely costs of renovation are contained in Appendix 6 of this report (private). Following acquisition, it will be necessary to undertake repairs to the building. Some of this will be short term 'emergency' repairs, while a comprehensive scheme is drawn up. Working with partners there may be opportunities to secure external grant support and this will be explored as part of the delivery plan for the project.

The cost of acquisition can be met from the Council's 'strategic acquisitions fund' that was approved by Full Council on 12th February 2020. The funds required for repairs could be met from the capital plan allocation for 'Strategic Regeneration of Town Centres – Dewsbury'. The Council has allocated £14.912 Million in the approved Capital Plan to support regeneration of Dewsbury Town Centre and there are currently enough uncommitted funds from this allocation to fund immediate repair and environmental works. Funding of more substantial repairs and any other works would be subject to negotiation with potential partners.

4. Consultees and their opinions

- 4.1 Local ward Councillors were briefed on the proposal to acquire the Arcade as part of the Dewsbury Blueprint Launch.

5. Next steps and timelines

- 5.1 Following a decision by Cabinet, officers will undertake all the necessary legal and other work required to complete the purchase. It is planned to complete the purchase by the end of March 2020.
- 5.2 Shortly following acquisition, it is proposed to carry out works to generally improve the external appearance of the Arcade e.g. tidying up the entrances and to carry out some 'emergency' maintenance to slow the deterioration of the building. During 2020 detailed plans and specifications will be drawn up to renovate the building.
- 5.3 In parallel to the above officers will in conjunction with potential partners: -
- further explore the options for the mix of uses in the building,
 - funding opportunities
 - who would be best placed to undertake repairs and refurbishment
 - and the ongoing lease and management arrangements

6. Officer recommendations and reasons

It is recommended that Cabinet:-

- (i) Approves the acquisition of the Arcade by the Council on the terms outlined in Part B of this report.

Reason: To progress the delivery of a key project within the Dewsbury Town Centre Strategic Development Framework & Dewsbury Blueprint

- (ii) Approves the subsequent grant by the Council of a lease of the Arcade to a third party who will manage and operate the Arcade and also approves the Council entering into any supporting or ancillary agreement to that Lease with the third party

Reason: To enable the effective delivery of the Arcade project

- (iii) Delegates authority to the Strategic Director (Economy and Infrastructure) in consultation with the Economy Portfolio Lead to negotiate and agree the terms of any lease of the Arcade that is to be granted to a third party and the terms of any supporting or ancillary management agreement or operating agreement that may be entered into with the third party.

Reason: To enable the effective delivery of the Arcade project

- (iv) Approves the funds required to purchase the building and carry out works to the building as recommended in Appendix 6 (Part B) of today's agenda.

Reason: To enable the purchase of the Arcade to be purchased.

7. Cabinet portfolio holder's recommendations

That the report be approved.

8. Contact officer

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9. Background Papers and History of Decisions

Report to Cabinet 21st August 2018: Dewsbury Heritage Action Zone.

Report to Cabinet 22nd January 2019: Dewsbury Town Centre Strategic Development Framework.

10. Strategic Director responsible

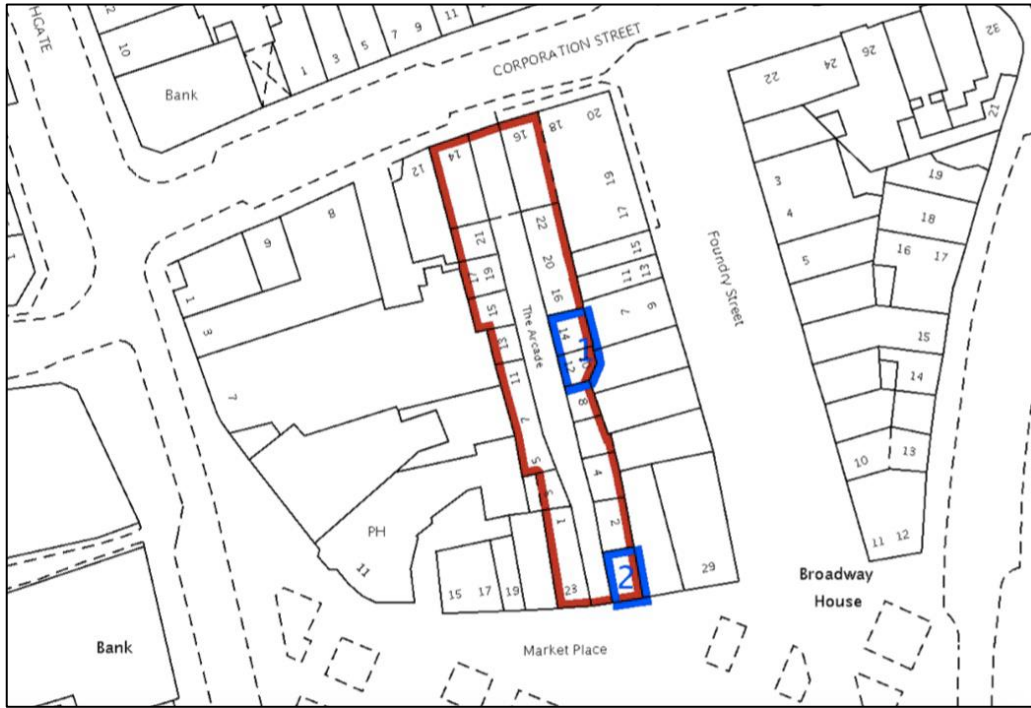
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APPENDIX 1: LOCATION PLAN



APPENDIX 2: Boundary of The Arcade (land registry plan)

Title Number WYK458187



APPENDIX 3: LIST ENTRIES

The Arcade has three separate listings covering the building, the two entrances and the internal arcade.

1. DEWSBURY THE ARCADE SE 2421 NE FORMER COUNTY (Dewsbury) 8/1 BOROUGH

18/11/77 Nos. 1-22 (consecutive)

G.V. II

Arcade of shops to each side. Probably 1899. Glazed roof on decorative, cast iron, round arched frames. At 1st floor 3-light canted oriels with sashes, alternate with 3-light plain sashes. Some contemporary shop fronts to ground floor, some modern.

2. DEWSBURY CB MARKET PLACE SE 2421 NE (Dewsbury) 8/69 Nos. 23 & 25 18/11/77

G.V. II

Shops forming the southern entrance to the Arcade. Probably 1899. Ashlar in restrained Renaissance style. Stone slate pitched roof. 3 storeys. 3 bays, the side bays being gabled. Central round arched portal of one and a half storeys, with 'THE ARCADE' in raised capitals over. A cross window above this at 2nd floor level. Symmetrical side bays each have 1st floor 8-light transomed canted oriel, and 2nd floor transomed 6-light window. Each shaped and pedimented gable has cross window. Modern shops to ground floor.

3. DEWSBURY CB CORPORATION STREET SE 2421 NE (Dewsbury)

8/36 Nos. 14 & 16 18/11/77 G.V. II

Shops forming northern entrance to The Arcade. Dated 1899. Ashlar in restrained Renaissance style. Stone slate roof. 3 storeys. 3 bays, the side bays being gabled. Central round arched portal of one and a half storeys with 'THE ARCADE' in raised capitals over. A cross window above this at 2nd floor level. Symmetrical side bays each have 1st floor 8-light, transomed canted oriel, and 2nd floor transomed 6-light window. Each shaped and pedimented gable has cross window. Modern shops to ground floor.

N.B. It should be noted that as part of the HAZ programme Historic England propose to simplify the listing of this property, combining the 3 entries into one.

APPENDIX 4: Local Plan Policies

Policy PLP35 Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances.
2. Development proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When insitu preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place are permitted only where the public benefits of the development would outweigh their harm.
3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:
 - a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
 - b. ensure that proposals within Conservation Areas conserve those elements which have been identified as contributing to their significance in the relevant Conservation Area Appraisals;
 - c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
 - d. identify opportunities, including use of new technologies, to mitigate and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
 - e. accommodate innovative design where this does not prejudice the significance of heritage assets;
 - f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

APPENDIX 5: GENERAL PLANNING POLICIES AND GUIDANCE THAT PROVIDE SUPPORT FOR ACQUIRING THE ARCADE, DEWSBURY

Page	Policy / Para	Text
21	Vision for Kirklees	<p>“Dewsbury will be transformed by building on its strategic location, driven by integrated housing and economic development in the town centre and connected to communities.”</p> <p>“The local character and distinctiveness of Kirklees and its places will be retained. The natural, built and historic environment will be maintained and enhanced through high quality, inclusive design... and the protection and enhancement of heritage assets.”</p>
22	Strategic Objectives	<p>2. Strengthen the role of town centres, particularly Huddersfield, Dewsbury and Batley, to support their vitality and viability</p> <p>8. Protect and enhance the characteristics of the built, natural and historic environment, and local distinctiveness which contribute to the character of Kirklees, including the South Pennine Moors, Moorland fringe and the area's industrial heritage.</p> <p>9. Promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas.</p>
27	Strengths / opportunities for growth	“Attractive buildings and townscape in Dewsbury, with enhanced buildings such as Pioneer House and the Victorian Arcade”
27	Challenges to growth	“Higher than average retail floor space vacancy in Dewsbury Town Centre.”
47	PLP 7	<p>To ensure the best use of land and buildings, proposals:</p> <p>...</p> <p>b. should encourage the reuse or adaptation of vacant or underused properties...*</p>
76	PLP 13	<p>Dewsbury is identified as a Principal Town Centre</p> <p>Principal Town Centre role and function:</p> <ul style="list-style-type: none"> • “Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees. • The main focus in Kirklees for the provision of financial and professional services; offices, entertainment; sport, leisure, arts, culture and tourism facilities; further and higher education; and health services.”
90	PLP 18	Dewsbury Town Centre will be a place of vibrancy, vitality and diversity, with a mix of uses to attract visitors and provide new space for town centre living. The town centre will form the focus for retail provision for the north of the district, supported by other main town centres uses
90	PLP 18	<p>Proposals within the town centre will be supported where they: ...</p> <p>b. preserve and enhance the towns' cultural and architectural heritage and open spaces, and connections to them;</p> <p>c. provide a safe welcoming inclusive destination for the district's residents of all ages to visit throughout the day from morning into the evening;</p> <p>...</p>

		<p>g. provide space for a range of businesses from small scale start-ups to larger multinational corporations</p> <p>...</p> <p>i. retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings; ...</p>
145	PLP35	<p>3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:</p> <ul style="list-style-type: none"> a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets; b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance* c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

NATIONAL PLANNING POLICY FRAMEWORK 2019

Page	Policy / Para	Text
25	85	Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
35	119	Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

PLANNING PRACTICE GUIDANCE

Policy / Para	Text
<p>Paragraph: 003</p> <p>Reference ID: 18a-003-20140306</p>	<p>The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.</p>

	<p>Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.</p>
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