

Name of meeting: Cabinet
Date: 20th March 2018

Title of report: North Kirklees Growth Zone

Purpose of report

The North Kirklees Growth Zone strategy, delivery and financial plans are due for consideration by Cabinet in summer 2018, post consideration of the Local Plan.

This report sets out a number of interim actions that relate specifically to Dewsbury town centre and early phases of development at Dewsbury Riverside which are required before summer. It also seeks authorisation to progress some of the opportunities that have arisen as a result of external funding announcements.

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
Key Decision	Yes it involves spend of over £250k and affects more than one ward.
The Decision - Is it eligible for "call in" by Scrutiny?	Yes
Date signed off by Strategic Director & name	Karl Battersby - 8.03.18
Is it also signed off by the Service Director for Finance, IT and Transactional Services?	Debbie Hogg - 06.03.18 <i>Eamonn Croston for and on behalf of</i>
Is it also signed off by the Service Director - Legal Governance and Commissioning?	Julie Muscroft - 8.03.18
Cabinet member portfolio	Cllr Peter McBride - Economy - Strategic Planning Regeneration and Transport Cllr Naheed Mather - Economy - Strategic Housing Regeneration and Enforcement

Electoral wards affected: Dewsbury South, Dewsbury East and Dewsbury West

Ward councillors consulted:
 A briefing on NKGZ is being arranged for all Dewsbury Members.

Public or private: Public

1 Summary

Purpose of the report

- 1.1 This report informs Cabinet of progress in developing the North Kirklees Growth Zone (NKGZ) strategy, delivery and financial plan.
- 1.2 It sets out a number of key areas of activity which need to be progressed prior to finalisation of the above, which will be considered by Cabinet post consideration of the Local Plan.
- 1.3 These areas of activity have a specific focus on Dewsbury town centre and on how we can further progress the early stages of development at Dewsbury Riverside.
- 1.4 In particular it sets out detail of:-
 - Overall progress to date;
 - Detail of the submission and next steps in relation to the Dewsbury Heritage Action Zone with authority to progress a Memorandum of Understanding with Historic England;
 - A proposed first phase of the 'Dewsbury Better Spaces' Theme;
 - An update on the 'Dewsbury Big Markets' Theme;
 - Authorisation to progress the next steps in the development of Dewsbury Riverside; and
 - Authority to progress a draft Memorandum of Understanding with Miller Homes. This will form a working framework as to how the overall masterplan and joint working with the Council progresses in the early stages of the project.

2 Information required to take a decision

Background

- 2.1 On the 17th November 2015 the Council approved the initial report setting out the rationale and next steps for the NKGZ. This initiative is in line with the two strategic drivers for the district, the Kirklees Economic Strategy and the Kirklees Health and Well-being Strategy. A series of recommendations designed to bring about long term sustainable change for North Kirklees were agreed, with a clear vision statement underpinned by 4 broad objectives.
- 2.2 The vision recognised the role Dewsbury and its hinterland could play within the wider Northern regions - "To have a thriving living town, tapping into the potential of its people, and maximising its role as a key transport and economic location".

2.3 The 4 broad objectives at the heart of the vision are:-

- The area could be a focus for housing and economic growth;
- The area could be seen as a key strategic employment location within the LCR;
- We may wish to fully exploit the area to ensure it is seen as a key transport node for both road and rail (connecting to HS2, Leeds and the wider north of England); and
- Dewsbury could be seen as the primary economic and service centre, with a town centre that is fully occupied through increased housing and leisure provision, with a consolidated retail and commercial core.

2.4 It is within the context of the overall vision, the above objectives and the emerging Local Plan that work has been progressing.

Progress to date

2.5 In order for Cabinet to consider the final NKGZ strategy and delivery plan post consideration of the Local Plan, specific areas of activity have been progressed. Cabinet approved an interim work-plan on the 18th October 2016 (NKGZ next steps report). Since that report was agreed progress has been made across a number of areas and these are detailed below:-

2.6 At Dewsbury Riverside, outline planning permission has been secured on two sites off Lees Hall Road and Ravensthorpe Road to deliver a total of approximately 240 new homes. Resources of £224K have been secured through the Homes and Communities Agency to help work up the scheme. A Housing Infrastructure bid of £22.5m has been made to Government, which was a LCR joint submission with Leeds City Council. Significant work has been ongoing with Miller Homes and their consultants to support the allocation of land for housing in the Kirklees Local Plan.

2.7 At Chidswell, significant work has also been undertaken with the land owner's representatives to support the allocation of land for mixed use development in the Kirklees Local Plan.

2.8 In relation to micro and macro transport planning, Cabinet has agreed to resource the first project for improving access into Dewsbury, the 'Station Gateway' project (cabinet August 22/8/2017). Resources of £234K have been secured to look at long term strategic highways planning. Work is progressing on the main (A644 / A653) transport corridor scheme.

2.9 In Dewsbury town centre, delivery of the Dewsbury Learning Quarter is in progress, work on the Townscape Heritage Initiative (THI) is on track and a submission for Heritage Action Zone status to Heritage England has been successful. Work has begun on the Dewsbury Big Markets project, with the appointment of consultants 'Market Place Europe' to support the development of a long term vision. Traffic studies to help plan the long term 'Dewsbury Better Spaces' project is underway and

increasing engagement with the private sector to deliver the vision for the town centre is being progressed.

- 2.10 Raising the area's profile, following recognition at the Leeds City Region of the NKGZ programme as a priority strategic initiative, work has continued to embed the programme with a number of public sector bodies. At the City Region level work on local transport fund schemes are progressing, the City Region has been supportive in examining opportunities for a strengthened highways network. Preliminary work has been undertaken to look at improving rail travel. Discussions have taken place as to how the City Region could support the NKGZ programme and in particular the living town concept. Funding meetings have been held with the HCA, who have assisted through revenue support for Dewsbury Riverside. Discussions have been held with partner housing associations with a view to opportunities being progressed post Local Plan adoption. A joint PR contract is in place between Kirklees College and the Council to maximise positive publicity. Engagement with Historic England continues as we seek to maximise opportunities through the Heritage Action Zone (HAZ).
- 2.11 The activity to date is to ensure momentum is built up, confidence raised, partners are brought on board, opportunities for funding streams are maximised, and delivery of Local Plan outcomes can be speedily brought to fruition. We are now at the point of delivery on a number of new projects that should be viewed as short term wins as the programme activity starts to increase.
- 2.12 Other relevant information about the proposed activity for which Cabinet's approval is sought is set out in section 4 of the report.

3 Implications for the Council

Early Intervention and Prevention (EIP)

- 3.1 There are no direct implications from this report, but the wider strategy will incorporate a series of indirect positive contributions towards this theme.

Economic Resilience (ER)

- 3.2 The NKGZ programme is a major strategic initiative that is aligned to the Kirklees Economic Strategy and the Health and Well-being Strategy. It forms a central plank of the ER theme, with outcomes designed to increase growth, provide local employment, training and business opportunities and raising the area's spending power. It will account for an additional GVA of £1.9b (and increasing as new projects emerge) over the life of the programme.

Improving Outcomes for Children

- 3.3 Engagement with Children's Services continues in respect of provision of new education provision on major strategic sites. Work is ongoing with Kirklees College to deliver the new Dewsbury Learning Quarter and opportunities for linking training and apprenticeships into the

programme are continuing. We are working with developers in respect of housing and development design, providing linkages to recreational areas and within Dewsbury exploring the offer for young people as part of the town's transformation.

Reducing demand for services

- 3.4 Whilst the early stages of work on this programme have been driven by the Public Sector we envisage the major investment will come via partners and the private sector. Integral into the programme are support for key Council themes, such as new supported housing, more employment opportunities and a stronger more prosperous and vibrant locality. The programme is not a short term fix for reducing service demand, but more of a long term plan to help make communities more resilient, whilst increasing the opportunities for strengthening income streams for the Council.

Other Implications (e.g. Financial, Legal, HR, IT, planning)

- 3.5 The council has consulted as set out below but it will continue to have in view its Equality Act 2010 duties as well as other obligations to consult and engage as the project develops and will take appropriate steps to consult and engage as the project progresses. Some work on Equality Impact Assessment has already taken place through the Local Plan process but further assessment will be considered as programme moves forward.

4 Consultees and their opinions

- 4.1 Extensive consultations took place with the community and stakeholders from 2007 – 2010 as part of the then strategic development framework production. Progress in delivering the suggested outcomes at that time were hampered by a change in the funding landscape as a result of the economic down-turn.
- 4.2 The engagement process specific to the NKGZ programme has progressively increased as:
- 1) The Local Process has progressed;
 - 2) Background work has been undertaken; and
 - 3) New work streams have been agreed.
- 4.3 Public consultation has previously taken place through the district committee structures, but is now moving towards more direct thematic dialogue. This includes:
- Site specific engagement at Dewsbury Riverside, with community groups and the public. This has been done in conjunction with or through Miller Homes;
 - Big markets project, a specialist support firm has been appointed to work alongside the Council to engage with stakeholders with regard to the future of the markets;
 - Engagement events on transport schemes are planned for late winter/early spring;

- An engagement plan covering the NKGZ strategy has been put in place, so wider engagement on the draft plan can take place post Local Plan adoption;
- The use of a specific North Kirklees Growth Zone web presence is being investigated; and
- Public and private sector partner consultations on theme specific projects, as well as the overall draft vision for the Growth Zone, continue.

5 Next steps

Dewsbury Riverside

- 5.1 The site known as Dewsbury Riverside comprises 158.8Ha of land for residential use. Of this 92Ha is proposed to be developed with the Local Plan period 2018 – 2033. The majority of land holdings are under the control of Miller Homes and the Council. Parts of the site have existing Unitary Development Plan allocations for housing and as provisional open land.
- 5.2 On the 18th October 2017 Cabinet agreed to series of recommendations authorising officers to work with Miller Homes to bring forward a sequenced master-plan, enter into negotiations for phased joint development, appoint specialist support consultants, and utilise Council land assets to bring forward early development. Prior to any disposals further reports would be presented to cabinet for consideration.
- 5.3 Outline planning permission was granted on 12 April 2017 for residential development at land off Lees Hall Road and Ravensthorpe Road. Since then, pre application discussions at Lees Hall Road (controlled by Miller Homes) have taken place, with a view to a reserved matters submission in February 2018 and a subsequent early phase of development. A further development partner, Yorkshire Housing, working with Miller Homes intends to progress this scheme.
- 5.4 The focus now is on the 2nd and 3rd phases of development. The 2nd phase is proposed as a standalone residential scheme on land with the benefit of outline planning permission off Ravensthorpe Road (see appendix D). Whilst the majority of this site is in the ownership of the Council, access to the site is via land under the control of Miller Homes. It will therefore require negotiation with Miller Homes and it is proposed that we enter into a direct commercial discussion with them in order to bring the site forward.
- 5.5 The Council needs to ensure that in entering into such an agreement it achieves best consideration from any site disposal. In this case land with the benefit of outline planning permission at Ravensthorpe Road forms part of a larger area of Council owned land.. Access from Ravensthorpe Road involves land controlled by Miller Homes. It is therefore necessary for the parties to work together to bring forward development. Development of the land in question will also need to be in accordance with the aims and objectives of the wider masterplan as development that does not do so could have a detrimental impact on

future land value. It is therefore proposed that the Council enters into sole disposal negotiations with Miller Homes, but that the outcome of these negotiations and the ultimate justification for sole disposal is subject to a further report supported by specialist advice. The extent of the land holding is detailed in appendix D

- 5.6 Phase 3 of the development, the community hub area requires the early commencement of design work and engagement with stakeholder groups to open up a further access point to the site and in so doing create the conditions to develop a new community hub (see appendix E).
- 5.7 The potential location of the new community hub has been discussed at length with Miller Homes following a series of joint workshops facilitated by the Homes and Communities Agency major projects team. It is considered important that the development at Dewsbury Riverside integrates with the existing local community and provides a wide range of new local facilities, including provision of a replacement faith/community building, health centre, nursery, retail, potential extra care facility and provision of land for a new primary school. Discussions on each aspect are ongoing with relevant Services as well as potential providers.
- 5.8 The new community hub and access would require the relocation of the community facility and mosque at Lees Hall Road and positive preliminary dialogue is taking place. Similarly the existing Ravensthorpe Road allotments would need relocating and a support package putting into place to ensure new facilities were to the satisfaction of existing allotment holders. At this stage the focus of the work is to progress more detailed design in conjunction with Miller Homes, continue the dialogue with stakeholder groups and undertake pre application consultation with the Local Planning Authority in advance of the formal submission of planning applications on Council land to enable early development to take place. The final proposals and the fit with joint work with Miller Homes would be subject of a further report.

Memorandum of Understanding

- 5.9 To give greater clarity to our future working arrangements (pre contract finalisation) it is proposed that the Council should negotiate a Memorandum of Understanding (MoU) with Miller Homes.
- 5.10 The MoU is intended to set out the current intention of the parties with regard to Dewsbury Riverside, but it is not intended to impose any legal obligations upon either party.
- 5.11 It would seek to:
- promote the allocation of Dewsbury Riverside for Housing in the Local Plan;
 - draw up a Masterplan that reflects the “Shared Vision” if Dewsbury Riverside is allocated for Housing; and

- negotiate on a subject to contract basis the terms of an agreement(s) for the delivery of Dewsbury Riverside in accordance with the 'Shared Vision' if Dewsbury Riverside is allocated for Housing
- 5.12 Attached as appendix A is the draft MoU to be negotiated with Miller Homes and it is proposed that Service Director Housing and Service Director for Economy, Regeneration & Culture, in consultation with the relevant Portfolio Holder(s) document following negotiations with Miller Homes, subject to them being to the satisfaction of the Service Director Legal, Governance and Commissioning

Town Centre

- 5.13 The next phases of work to support the transformation of Dewsbury Town Centre are grouped into a range of themes, these are:-

- Big Markets Theme
- Better Spaces Theme
- Improving Accessibility Theme
- The Living Town Theme
- Dewsbury Learning Quarter Theme

The Big Markets Theme

- 5.14 The first phase of work has been to appoint the support consultants "Market Place Europe". Engagement with elected members, officers, traders, businesses and the local community to understand the current issues, constraints and opportunities for the market has commenced and will continue through to early spring. Consultations on the size, future form and offer for the market at Dewsbury will then follow as part of the first phase of work. The next phase will be to assess the ideas and opinions generated and come up with a short, medium and long-term transformation plan for Dewsbury Market, including its fit with the other projects and programmes currently underway, including the development of the Dewsbury Learning Quarter incorporating Pioneer House.

Better Spaces Theme - Pioneer House Public Realm

- 5.15 The "Better Spaces Theme" will build on the previous public realm works that have taken place in Dewsbury. The development of the Better Spaces theme will be informed by ongoing work to assess footfall and traffic flow through the town and this will help inform the ultimate design hierarchy for movement through the town, in particular the relationship between private/public vehicular transport and pedestrians.
- 5.16 One area of short term work we recommend being progressed is to consider improvements to the public realm in front of Pioneer House. This scheme would run concurrent with Townscape Heritage Improvement scheme to the Kingsway & Queensway Arcades, which link Pioneer House to the market area.

- 5.17 It is envisaged that works will be required to repair the existing footway to the front of Pioneer House, but rather than just undertake essential repairs, it is proposed to bring forward an enhanced heritage scheme that seeks to:
- Provide a more fitting public realm scheme for one of Dewsbury's most iconic buildings;
 - Widen the existing pedestrian area, thus accommodating increased footfall and minimising pedestrian / vehicular conflicts; and
 - Implement a design solution that is flexible for further amendment without major disruption to the current scheme should the final movement proposals recommend pedestrianisation of the Pioneer House frontage area.
- 5.18 The proposed draft design for this scheme is detailed in appendix B) of this report.
- 5.19 The estimated cost is £425k of which £135k (subject to tender and grant application) has been negotiated as a contribution from the Dewsbury Townscape Heritage Initiative (THI). This report seeks authorisation to commit a further £290k to deliver the scheme.

Living Town Theme/Heritage Action Zone

- 5.20 In the Next Steps report (18th October 2017) short term actions for the town centre included the progressing of opportunities to continue to protect the areas heritage and exploring how early wins on the Living Town concept could be delivered.
- 5.21 One potential source of funding to support the Living Town theme is through a Heritage Action Zone (HAZ). A HAZ programme provides a range of Historic England (HE) resources and expertise which aims to regenerate historic areas.
- 5.22 The 2017/18 HAZ national bid round theme was to incorporate an element of residential delivery. There was no upper limit to the bid in the guidance, but match funding would be required. A challenging submission date of the 7th August 2017 was met, and following this submission the proposals from Kirklees for HAZ in Dewsbury were announced as being successful in December 2017. There now follows a period of negotiation with Historic England on the detail of the scheme. This will determine the outcomes, how Historic England can be involved in the scheme to ensure its success and its funding make up. These negotiations will run until March 2018, with a view to commencing the HAZ in April with the implementation of parts of the scheme in late 2018.

- 5.23 In order to hit the ground running it is proposed that the Council support the scheme and:-
- That the Council commits £2m of resources from the capital programme covering the five year planning period 2018/19 to 22/23; and
 - That the Council resource allocation would act as a match for Heritage England capital funding (expected to be in the region of £550K capital plus in kind specialist officer support) and lever in further substantial private sector investment, roughly estimated as between £2.5-£5m.
- 5.24 It is envisaged that the HAZ joint funding pot would be used as a catalyst to attract further public sector funding and discussions have commenced with both the Leeds City Region and Homes England. If successful this would in turn increase private sector match.
- 5.25 The underlying objectives that would be applicable to this potential mix of public funding would be:
- To preserve and enhance the area's heritage through the re-use of buildings for housing;
 - To support the final living town strategy which would be published post Local Plan adoption;
 - To use public funding as a catalyst to maximise private sector investment through adoption of a "gap funding model";
 - To only support schemes that positively contribute to the Living Town concept, primarily focused in the Daisy Hill area as detailed in appendix 3; and
 - To consider, as a reserve scheme and subject to additional funding being secured, at risk buildings of merit as part of the programme within the town centre area.
- 5.26 In order to "hit the ground running" on this scheme early design options for the Living Town concept are being progressed, the final proposals would need to be undertaken on a phased basis to a coherent plan. This would ensure maximum impact is achieved, areas of dereliction or under use are regenerated in a coordinated way and key heritage buildings are protected.
- 5.27 At this stage we are seeking support for the HAZ scheme for Dewsbury, allocation of resources of £2m, in principle allocation of staffing resources to manage the programme and agreement of the objectives for implementation as detailed above. The final detail of the delivery plan and the gap funding model is the subject of ongoing negotiations with Heritage England and will be the subject of a report for delegated approval to Service Director Housing and the Service Director for Economy, Regeneration & Culture Service in consultation with relevant portfolio holder(s).

6 Officer recommendations and reasons

Dewsbury Riverside

- 6.1 That the Service Director Housing and the Service Director for Economy, Regeneration & Culture, be authorised to enter into negotiation with Miller Homes with a view to disposal of the Council land asset as detailed in appendix D. The final terms of that negotiation and any disposal of assets being subject of a further report.
- 6.2 That the Service Director Housing and the Service Director for Economy, Regeneration & Culture, be authorised to enter into negotiation with Miller Homes in respect of the Memorandum of Understanding as detailed in appendix A of this report. Final acceptance and amendments of a non-fundamental nature being delegated to the Service Director Housing and the Service Director for Economy, Regeneration & Culture Service in consultation with relevant portfolio holder(s) subject to them being to the satisfaction of the Service Director Legal, Governance and Commissioning.

Dewsbury Town Centre

- 6.3 That resources of £290k be approved to support the THI contribution to implement the Dewsbury Better Spaces Public Realm scheme at Pioneer House.
- 6.4 That the Service Director Housing and the Service Director for Economy, Regeneration & Culture be authorised to progress the Dewsbury Better Spaces Public Realm scheme for Pioneer House as detailed in section 5.17.
- 6.5 That Cabinet agree to support a Heritage Action Zone for Dewsbury and provide match funding of £2m as detailed in sections 5.20-5.27.
- 6.6 That the Service Director Housing and Service Director for Economy, Regeneration & Culture, be authorised to finalise the detail of the HAZ Delivery Plan with Heritage England and to negotiate a Memorandum of Understanding with Historic England for delivery of the HAZ Programme, that final acceptance of the Delivery plan and MoU be delegated to the Service Director Housing and the Service Director for Economy, Regeneration & Culture Service in consultation with relevant portfolio holder(s).

7 Cabinet portfolio holder recommendation

- 7.1 Cllr Peter McBride and Cllr Naheed Mather are supportive of the officer recommendations and reasons set out in the report.

8. Contact officer

Stephen Jagger
Housing Commissioning Manager
stephen.jagger@kirklees.gov.uk
(01484) 221000

9. Background Papers and History of Decisions

Kirklees Local Plan
Kirklees Economic and Health and Well Being strategies
North Kirklees Growth Zone Report cab - November 2015
North Kirklees Growth Zone Next Steps Report cab - October 2016
Heritage Action Zone Guidance 2017

10. Service Director responsible

Naz Parkar - Service Director Housing
naz.parkar@kirklees.gov.uk
(01484) 221000

Paul Kemp - Service Director Economy, Regeneration Culture
paul.kemp@kirklees.gov.uk
(01484) 221000

Appendices

- A - Dewsbury Riverside - Memorandum of understanding
- B - Better Spaces Project Phase one - Pioneer House frontage scheme
- C - HAZ primary intervention Zones
- D - Dewsbury Riverside phase 2 (Ravensthorpe Road)
- E - Dewsbury Riverside Community Hub area

Dewsbury Riverside

Memorandum of Understanding

DRAFT

between

Kirklees Council

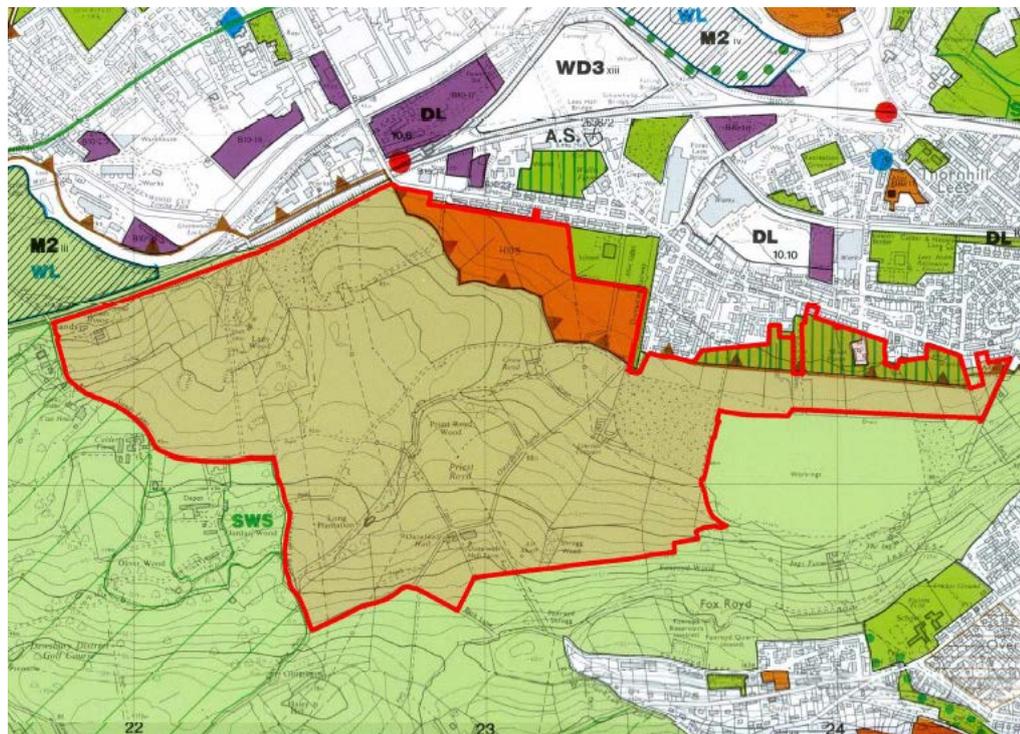
and

Miller Homes, [registered company details to be inserted]

1. INTRODUCTION

- 1.1 This agreement is between Kirklees Council and Miller Homes. The agreement details the intentions of the parties to jointly progress the delivery of Dewsbury Riverside through the development of an agreed masterplan and delivery strategy.
- 1.2 The Dewsbury Riverside project aims to deliver circa 4000 homes set in an exceptional, distinctive and high quality environment. The site extends to 161.37Ha and has potential for up to 4,000 new homes, 2,310 within the period 2018 to 2033. The development forms a key component of the North Kirklees Growth Zone and supports the ambitious plans for growth as set out in the Council's emerging Local Plan. Figure 1 identifies the extent of Dewsbury Riverside.

Figure 1: Dewsbury Riverside



2.0 PURPOSE

- 2.1 To promote land for the Dewsbury Riverside urban extension as being appropriate for allocation as housing in the proposed Kirklees Local Plan.
- 2.2 To agree arrangements for collaboration in the production of a masterplan and delivery strategy for the Dewsbury Riverside sustainable urban extension.
- 2.3 To record the intentions of both parties to negotiate on a subject to contract basis legally binding arrangements in order to facilitate the delivery of the shared vision for Dewsbury Riverside.
- 2.4 Kirklees Council and Miller Homes recognise that delivering a truly high quality place will require collaborative working and have agreed to work together to enable delivery. This Memorandum of Understanding sets out how each party will contribute to delivering the vision for Dewsbury Riverside.
- 2.5 This agreement does not prejudice the role of Kirklees Council in its statutory functions or as an accountable body including but not limited to Planning Authority and Highways Authority, nor its legal obligations in respect of the disposal of its land interests or procurement of any works associated therewith.
- 2.6 It is recognised that this Memorandum of Understanding confirms the parties' agreement to work in collaboration to progress the delivery of this project. It does not commit the parties to financial commitments other than:
 - (a) The costs incurred in the promotion for the land at Dewsbury Riverside to be allocated for housing;
 - (b) The production of a masterplan if the land at Dewsbury Riverside is allocated for housing in the new Kirklees Local Plan; and
 - (c) The costs incurred in negotiating on a subject to contract basis legally binding arrangements in order to facilitate the delivery of the shared vision for Dewsbury Riverside.

3. Legal status

- 3.1 This agreement should be viewed as a mechanism to promote within the context of the Kirklees Local Plan the site known as Dewsbury Riverside and bring forward a masterplan that encompasses agreed delivery objectives. This agreement is not intended to be a legally binding document and it is not intended to create legal relations between the parties. Nor does it impose any obligations upon either party to enter into binding legal agreements with the other.
- 3.2 Should the site known as Dewsbury Riverside be adopted within the Kirklees Local Plan, then both parties will negotiate on a subject to contract basis a detailed legal framework to facilitate delivery in accordance with both parties shared vision for Dewsbury Riverside.

- 3.3 The following principles could form the conceptual framework for the “delivery stage” of Dewsbury Riverside and could be used to help determine the most appropriate legal structure. This legal structure would be subject to negotiation, legal and taxation advice.

Primary:

- The extent of the provision of land by the parties for construction of new homes for sale/rent and associated infrastructure.
- The ownership of such land and how land interests are pooled to ensure the site is delivered in a comprehensive manner unfettered by individual land owner priorities.
- The provision and delivery of the appropriate non housing development.
- The provision and delivery of appropriate support infrastructure.
- How pooling arrangements for land will allow for the sharing of proceeds from land sales on an equivalent and equalised basis to the value of each parties interests at the appropriate commencement date.
- Sharing the costs of site promotion, preparation and site specific strategic infrastructure on the basis of the value of each parties land interests, with the opportunity to equalise those costs through each parties’ share of land receipts where appropriate.
- Agreeing a framework for third party land disposals.

Secondary:

- The fit with the wider strategic objectives to deliver the vision for North Kirklees
- The promotion of opportunities for local business and local citizens

4. THE SHARED VISION

- 4.1 The following Vision for Dewsbury Riverside has been identified and is re-produced below. This will evolve as part of the process of preparing the Masterplan:

The Vision

Enable and support the bringing forward of a viable and deliverable sustainable urban extension with the potential for 4,000 new homes, 2,310 within the period 2018 to 2033. The scheme will be delivered within the context of a quality development, with a blend of house types and styles with the right housing numbers for the existing UDP allocated site(s) and the draft Local Plan allocated site, that relates well to adjoining areas and contributes to the wider vision of the North Kirklees Growth Zone.

- As place-makes, to ensure a sufficiently viable scheme to deliver wider benefits for central Dewsbury.
- To jointly explore opportunities to align the development with wider transport objectives.
- Jointly enable and support business creation, growth and

local employment.

- Secure the delivery of affordable housing, to meet identified need.
- Work towards delivery of a new local centre that integrates with and helps meet the needs of the existing and new community.
- Deliver a scheme that helps narrow the areas health inequalities.
- Work to deliver a CO2 efficient scheme.
- Provide high quality IT connectivity.
- Green infrastructure that links to the wider countryside and encourages wildlife movement throughout the development whilst creating a robust and defensible urban edge and green belt boundary.
- Negotiate to include opportunities to deliver innovation in terms of products and delivery.
- Explore opportunities for planning freedoms and the use of Local development orders.

5.0 Joint Working Arrangements

5.1 The delivery partners agree to work collaboratively and in a transparent manner with sharing of data and intelligence (in so far as it is lawful to do so) to progress the shared vision for the development and delivery of Dewsbury Riverside into a masterplan.

5.2 The delivery partners will negotiate on a subject to contract basis the legal and financial framework for the delivery of Dewsbury Riverside that will incorporate and deliver the shared vision.

5.3 The parties agree to work together to establish arrangements to ensure items 5.4 are successfully delivered.

5.4 This agreement commits the parties to:

- Prepare the evidence required to support the site proposals through the examination process of the Kirklees Local Plan.
- Prepare a comprehensive masterplan including development, infrastructure (physical, green, social), layout, access, scale, landscaping, design and other relevant factors. The format should be capable of adoption as a Supplementary Planning Document by the Council should this be the Councils agreed position. The masterplan will be in the format of the attached schedule (at Appendix 2).
- To agree resourcing and financing implications of the above elements of work.
- To agree a project plan and programme that takes full account of the requirements and milestones associated with the above outcomes.
- To identify how wider socio and economic objectives to support local business and develop local training and employment

PROTECT - COMMERCIAL

opportunities could be incorporated into the delivery of Dewsbury Riverside.

5.5 In signing this agreement Kirklees Council commits to:

- Coordinate an internal Council project team to support the development of the masterplan.
- To explore opportunities to support the delivery of the site in particular the strategic infrastructure costs.
- To consider the flexible use of its land and resources in a way that can support the draft vision and objectives in respect of the delivery process.
- To consider use of its statutory powers to assemble land for site access to be achieved in line with the final agreed masterplan.

5.6 In signing this agreement Miller Homes commit to:

- Commission technical studies to inform and reinforce the evidence base in support of the Local Plan and masterplan.
- To share the results of these studies with the Project Team.
- To prepare a masterplan and delivery framework for the site in collaboration with the Project Team.
- To prepare and submit planning applications as appropriate.
- To work with other stakeholders to deliver the development.

6. Timeframes and agreed actions

6.1 Figure 3 shows a simplified task list with key dates and indicative responsibilities to be agreed. In signing this MOU, it is deemed that both parties agree to deliver the following tasks in the broad timeframe set out below. The table below groups activities into broad headings, however an expanded version is shown in Appendix 3.

Task	Start	Completion
Evidence base review and gap analysis		
Highways and Transport		
Production of plans and documentation		
Progress towards adoptable SPD		
Local Plan Examination		
Delivery and viability		
Finalisation and adoption of SPD		
Early wins – details..		

Appendix 1: Local Plan Submitted Detail

To be inserted

Appendix 2: Masterplan and Development Framework Document Scope

Stages	Actions
Vision and objectives	Refinement of objectives into spatial vision for the site. Consultation as required.
Site preparation and remediation requirements	Site investigations to clarify extent of ground conditions and remediation required. Topographical survey to establish impact of gradient on development platforms
Development	Assessment of development potential to determine quantum, mix and programme for development on site.
Highways	Confirm off and on site highways requirements and costs and also internal road layout
Green infrastructure	Agree strategy for green infrastructure to include quantity, distribution, type and timing in relation to site's delivery and delivery of a CO2 efficient scheme
Drainage	Technical study required to determine drainage strategy, on and off site requirements and mitigation.
Utilities	Investigations with utility providers to establish implications of growth on need for upgrades and appropriate cost estimates. Incorporating high quality IT infrastructure
Social infrastructure	Determination of requirements for education, health and other community facilities. Clarification of what is required, at what point in the delivery programme and how it will be funded.
Viability assessment	Modelling of costs and incomes to enable optimum development and phasing strategy and to inform approach to delivery strategy, S106 arrangements and other planning requirements
Phasing strategy	Determine optimum phasing strategy to include sequencing of release of individual development partners
Delivery strategy and delivery vehicle	Heads of terms to be agreed for proposed delivery structure and strategy to include land, planning and funding.
Training and employment	Opportunities for local training and employment
Project plan	Detailed project plan to programme components of site's delivery

Appendix 3: Joint project plan and programme

[to be inserted]

DRAFT

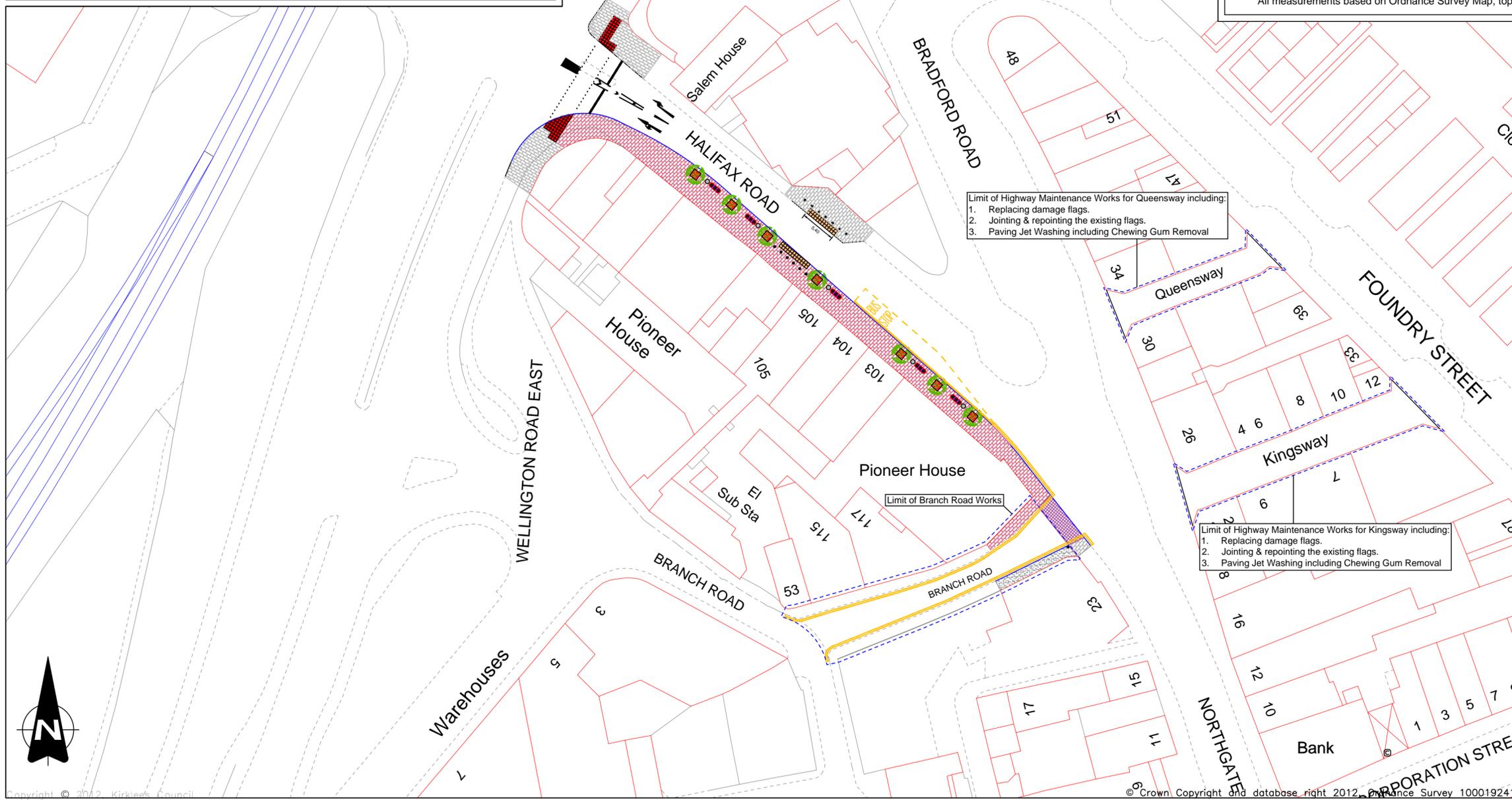


Examples of Proposed Materials Palette

KEY

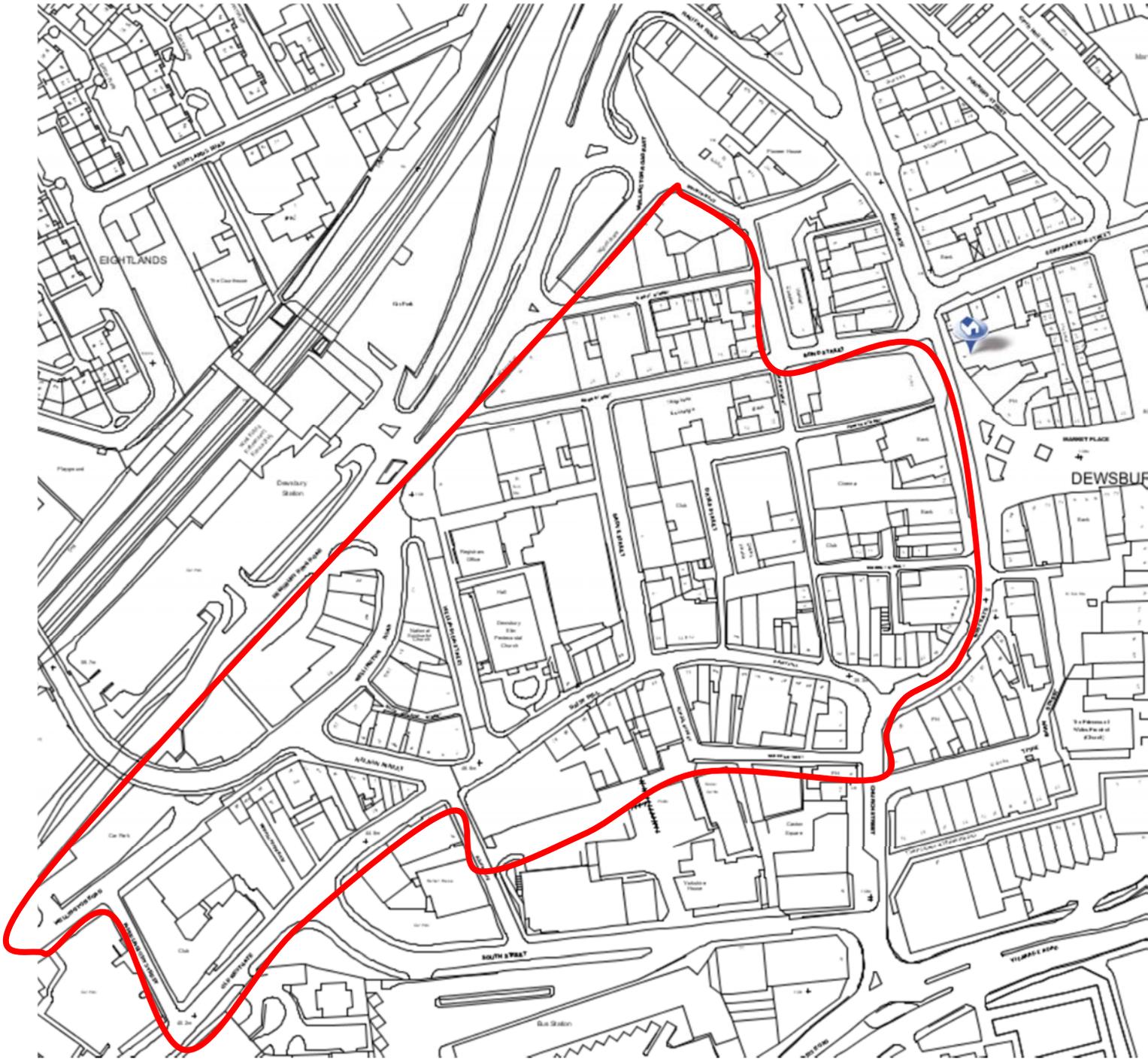
- Proposed Yorkstone Kerbs
- Proposed Pre Cast Concrete Kerbs
- Proposed High Quality Paved Area (Yorkstone Flag - Greenmoor Rustic Paving or Equivalent)
- Proposed Paved Area (Pre Cast Concrete Flag Paving)
- Proposed Flexible Footway
- Proposed Paved Area (Pre Cast Concrete Block Paving) Tegula - Traditional or Equivalent
- Proposed Trees in Hard Landscape Area (1.2m Tree Grille - Heritage Style)
- Proposed Tactile Paving (Red Colour)
- Proposed Tactile Paving (Buff Colour)
- Proposed Bench - Heritage Style
- Proposed Litter Bin - Heritage Style
- Proposed Fixed Bollard - Heritage Style

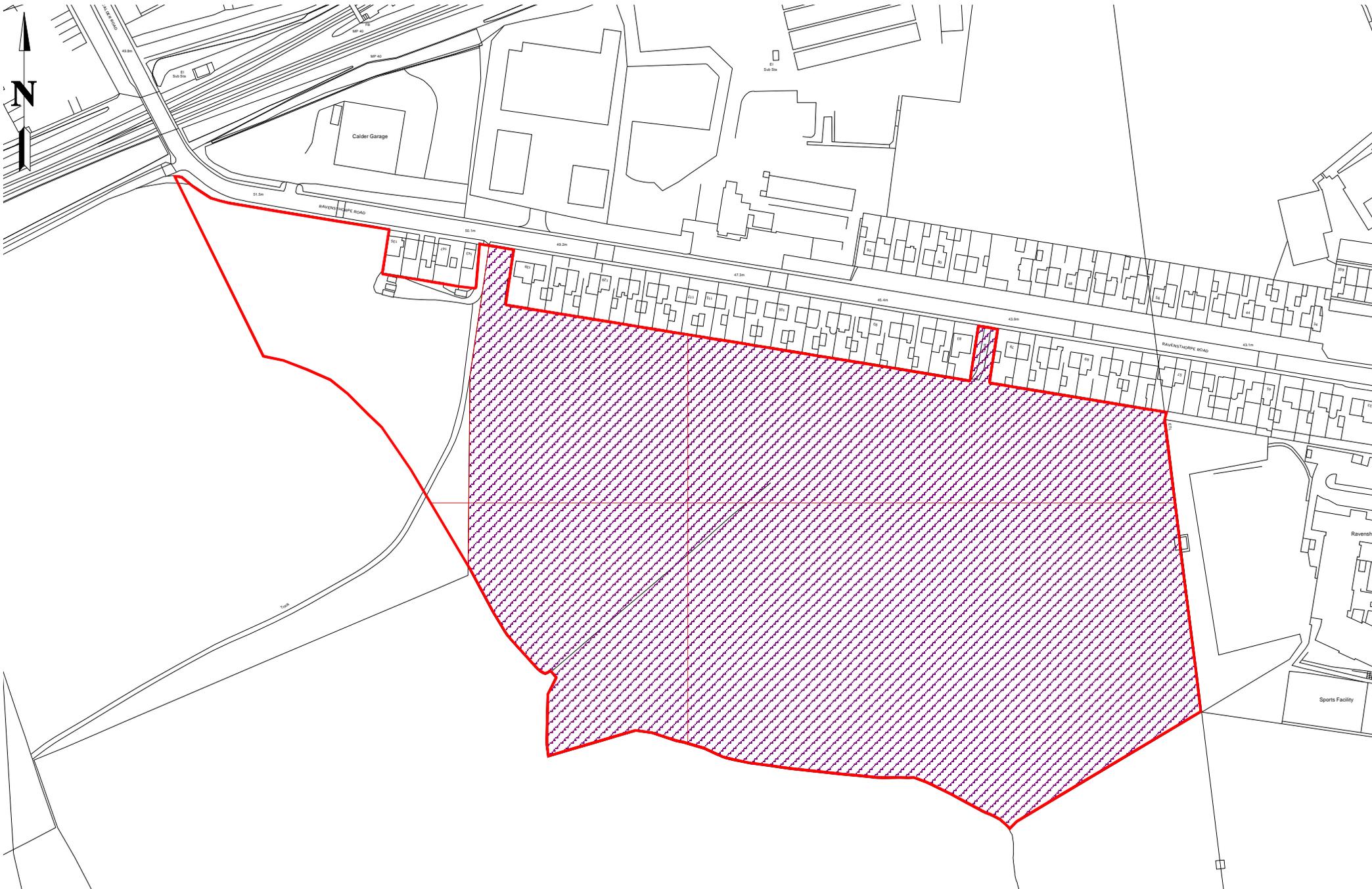
Note:
All measurements based on Ordnance Survey Map, topographic survey or site measurements required for construction details.



REF.	DATE	REVISIONS
Directorate of Place Civic Centre 3, Market Street Huddersfield, HD1 2TG		
SECTION		
DRAWN	PROJECT NO.	CHECKED
HM		
SCALE	PROJECT NO.	DATE
1:500		11/10/2017
PROJECT		
Dewsbury Town Centre / Ring Road Improvements		
TITLE		
Pioneer House /Halifax Road Improvements Without The Galleries/Option 8		
DRAWING No.		
13112/1600/DF-8A		
CAD No.		

**Heritage Action
Zone—Dewsbury
Boundary Area
2018**



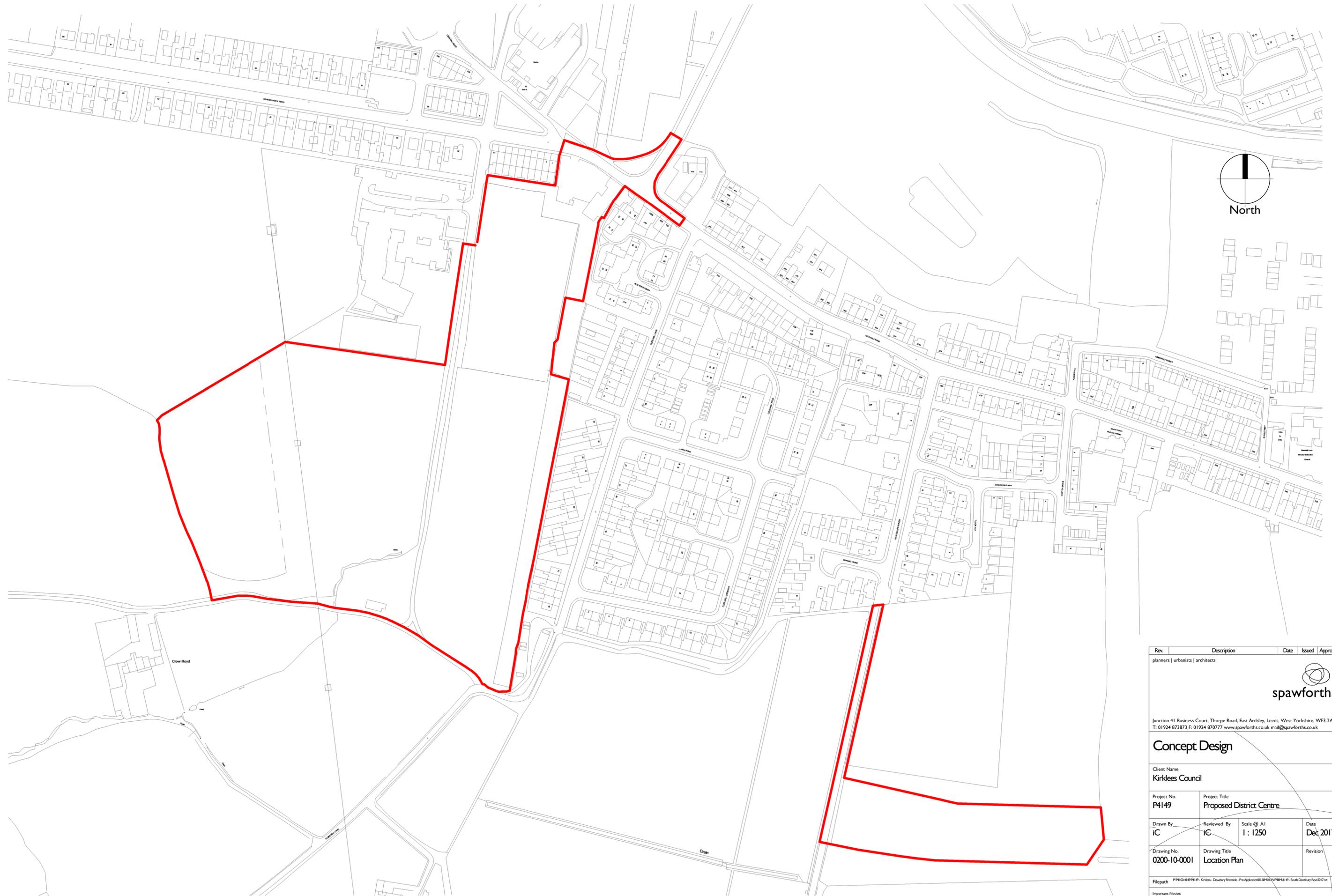


STARTEGIC ASSETS

Plan No: 18-0110
 Scale: 2500
 Required by:

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Rev.	Description	Date	Issued	Approved
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planners | urbanists | architects



Junction 41 Business Court, Thorpe Road, East Ardsley, Leeds, West Yorkshire, WF3 2AB
 T: 01924 873873 F: 01924 870777 www.spawforths.co.uk mail@spawforths.co.uk

Concept Design

Client Name
Kirklees Council

Project No.
P4149

Project Title
Proposed District Centre

Drawn By iC	Reviewed By iC	Scale @ A1 1 : 1250	Date Dec 2017
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Drawing No. 0200-10-0001	Drawing Title Location Plan	Revision
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Filepath P:\4100-4149\4149 - Kirklees - Dewsbury Riverside - Pre-Application\B-0200-10\0200-10-0001 - South Dewsbury Res02017.rvt

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