

EX78 – Supplementary note to EX75 – Council’s Response to Inspector Query on H2089

H2089	
Inspectors question	Confirmation which phases are owned by the Council and which by other parties.
Council’s response	<p><i>The Council’s resolution to dispose of the land within Dewsbury Riverside was agreed by Cabinet on 20th March 2018 which states:</i></p> <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> <p><i>This will be delivered by the development agreement currently in negotiation between the Council and Miller Homes. This will be concluded within 2018 and resolves the disposal of Council owned land within Dewsbury Riverside removing any land ownership impediment to the published delivery rates as set out in EX65. Phase 1 (Lees Hall Road) is not Council owned. The following phases include Council owned land: 2,3.1,3.2,7.1,8.1,8.3</i></p>
Inspectors question	Phase 1 – date of Cabinet approval for disposal, date of completion of disposal, date that RM pre-application response was received, date that RM application was submitted (Feb 2018 as planned?), date that RM application was approved (May 2018 as planned?). The period between obtaining RM permission and buildings being completed should also be confirmed.
Council’s response	<p><i>Phase 1 is not Council owned.</i></p> <p><i>The pre-application for reserved matters on phase 1 was prepared and submitted by Yorkshire Housing in August 2017. Yorkshire Housing has two housing arms; as a Registered Provider with social housing for rent and as a developer of shared equity and market housing trading under the Space Homes brand.</i></p> <p><i>The Council is in the process of securing £4.6m of Local Growth Fund resources to accelerate development on the early phases of Dewsbury Riverside. The application has been submitted and it is anticipated that an indication that these resources can be invested will be made on the 13th June with formal sign off on the 2nd August 2018.</i></p>

	<p><i>As a consequence of the WYCA funding and the early delivery of infrastructure at Dewsbury Riverside, there is the opportunity to broaden the early phased scheme at Lees Hall Road to include Phase 5.1 and the roundabout for the wider scheme at Lees Hall Road. As a result the pre-application discussions have evolved to facilitate the earlier delivery of Phase 5.1 to be delivered as soon as the Local Plan is adopted.</i></p> <p><i>The Reserved Matters application is due to submitted in September 2018 with extensive pre-application advice resulting in an efficient determination of the planning application within 8 weeks of submission. The planning application will include access infrastructure for Phase 5.1, facilitating early delivery of this phase. Construction is due to commence circa February 2019.</i></p> <p><i>The opportunity presented by the WYCA funding and the delivery of wider infrastructure will accelerate delivery on the site and enable multiple outlets to dovetail delivery earlier in the plan period.</i></p>
<p>Inspectors question</p>	<p>Phase 2 - date of Cabinet approval for disposal, date of completion of disposal, date that RM pre-application response was received, date that RM application was submitted (May 2018 as planned?), date that RM application will be approved (Sept 2018?). The period between obtaining RM permission and buildings being completed should also be confirmed.</p>
<p>Council's response</p>	<p><i>The Council's resolution to dispose of the land within Dewsbury Riverside was agreed by Cabinet on 20th March 2018 which states:</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• 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.</i> <p><i>This will be delivered by the development agreement currently in negotiation between the Council and Miller Homes. This will be concluded within 2018 and resolves the disposal of Council owned land within Dewsbury Riverside removing any land ownership impediment to the published delivery rates as set out in EX65.</i></p> <p><i>The Council is in the process of securing £4.6m of Local Growth Fund resources to accelerate development on the early phases of Dewsbury Riverside. The application has been submitted and it is anticipated that an indication that these</i></p>

	<p><i>resources can be invested will be made on the 13th June with formal sign off on the 2nd August 2018. This will enable the opportunity for funding to be used towards the access infrastructure for phase 2.</i></p> <p><i>Miller Homes submitted a pre-application request on 1st February 2018 and have had a number of pre-application meetings. Miller Homes anticipate submitting a Reserved Matters submission once the development agreement is in place with extensive pre-application advice resulting in an efficient determination of the planning application within 8 weeks of submission. With the WYCA funding the scheme is likely to include wider infrastructure for the overall scheme. Construction will then commence shortly after in Quarter 1 2019.</i></p>
<p>Inspectors question</p>	<p>Phase 3 – date of pre-application enquiry, date of Cabinet disposal and completion of disposal, and whether a full application was submitted for 3.2 in May 2018 as planned and will be determined in Sept 2018. The period between obtaining full planning permission and the completion of buildings should also be confirmed.</p>
<p>Council's response</p>	<p><i>The Council's resolution to dispose of the land within Dewsbury Riverside was agreed by Cabinet on 20th March 2018 which states:</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• 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.</i> <p><i>This will be delivered by the development agreement currently in negotiation between the Council and Miller Homes. This will be concluded within 2018 and resolves the disposal of Council owned land within Dewsbury Riverside removing any land ownership impediment to the published delivery rates as set out in EX65.</i></p> <p><i>The Council submitted a pre-application request for the Central Gateway and Local Centre on 1st February 2018. The planning application is anticipated to be submitted once the development agreement is in place with extensive pre-application advice resulting in an efficient determination of the planning application within 8 weeks of submission. With the WYCA funding the scheme is likely to include wider infrastructure for the overall scheme. Construction will then commence shortly after in Quarter 1 2019.</i></p>

Inspectors question	Hybrid application – date of Cabinet disposal and completion of disposal, and date of pre-application enquiry/response. Confirmation regarding which phases the outline section of the application will cover.
Council's response	<p><i>Within the Hybrid application phases only Phases 7.1 8.1 and 8.3 include Council owned land. The Council's resolution to dispose of the land within Dewsbury Riverside was agreed by Cabinet on 20th March 2018 which states:</i></p> <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> <p><i>This will be delivered by the development agreement currently in negotiation between the Council and Miller Homes. This will be concluded within 2018 and resolves the disposal of Council owned land within Dewsbury Riverside removing any land ownership impediment to the published delivery rates as set out in EX65.</i></p> <p><i>The Hybrid application will include Phases 6.1, 6.2, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 8.1 and 8.3. The planning application is anticipated to be submitted in Quarter 2 2019.</i></p>
Inspectors question	Phase 4 and 5.1 – date of Cabinet disposal and completion of disposal, and date of pre-application enquiry/response.
Council's response	<p><i>Phases 4 and 5.1 are not Council owned. The pre-application progress will occur as outlined in EX65.</i></p> <p><i>A planning application for Phase 4 will progress immediately upon adoption of the Local Plan.</i></p> <p><i>The delivery of Phase 5.1 is being accelerated per the context set out earlier in this note. It was originally envisaged that this phase would not come forward until 2020. A planning application for Phase 5.1 will be prepared and submitted in September 2018 and be determined upon adoption of the Plan.</i></p>
Inspectors question	Phases 5+ - details of potential delivery routes and disposal dates.

<p><i>Council's response</i></p>	<p><i>Of Phases 5+ only Phases 7.1, 8.1 and 8.3 include Council owned land. The Council's resolution to dispose of the land within Dewsbury Riverside was agreed by Cabinet on 20th March 2018 which states:</i></p> <ul style="list-style-type: none"><i>• 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.</i><i>• 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.</i> <p><i>This will be delivered by the development agreement currently in negotiation between the Council and Miller Homes. This will be concluded within 2018 and resolves the disposal of Council owned land within Dewsbury Riverside removing any land ownership impediment to the published delivery rates as set out in EX65.</i></p>
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