

Dewsbury Riverside Local Centre Note (EiP Action 115): May 2018

At the Dewsbury Riverside Site Specific Session on Tuesday 27 February 2018, a short note was requested which summarises the current position of the Central Gateway and Local Centre.

Please note this is commercially sensitive information and is not to be placed on the public file. This information is provided on a confidential basis to the Examination. We therefore request that the information should not be disclosed to any third parties (other than consultants instructed by the Council to review this report) under the Freedom of Information Act 2000 (sections 41 and 43(2)) or under the Environmental Information Regulations.

Spawforths, on behalf of Kirklees Council, prepared and submitted a Pre-Application request in February 2018 for the Local Centre, which included relocating the community centre and allotments. Detailed discussions are on-going with technical consultees, which will inform the planning application which will be submitted in due course with a view to being on site as per the published trajectory in 2019.

Informing the Pre-Application submission, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Miller Homes and Kirklees Council have met regularly and on many occasions over the last few years, and most recently on Tuesday 1 May 2018, to discuss the more detailed delivery phases and enabling works for the Central Gateway area. The Council has formed a Delivery Group of Officers which, along with Miller Homes, has informed the phasing strategy and critical path for moving the community centre and allotments and the creation of the access road.

A [REDACTED] GP Surgery [REDACTED] have reconfirmed their interest to develop another Primary Care Centre as part of these proposals and have commenced detailed discussions with both Miller Homes and Kirklees Council to deliver these facilities. As explained in the accompanying action note 114, the contract can only be signed upon confirmation of the timescales for relocating the community centre and formation of the access road.

Similarly, [REDACTED] have commenced preliminary design and market testing of the local centre element of the Central Gateway. [REDACTED] is a commercial property developer who have developed similar schemes throughout the country and most recently [REDACTED]. [REDACTED] have reconfirmed their interest to develop the local centre scheme and are in detailed discussions with both Miller Homes and Kirklees Council. As explained in the accompanying action note 114, the contract cannot be entered into until there is confirmation of the timescales for relocating the community centre and formation of the access road.

An element of the Central Gateway and Local Centre will be extra care and senior living. [REDACTED] [REDACTED] have expressed serious interest in providing this element of the scheme and draft proposals are currently being prepared. As before, the contract to construct this element of the scheme cannot be entered into until there is confirmation of the timescales for relocating the community centre and formation of the access road.

Therefore, there are contractual agreements, advanced and ongoing discussions along with a pre-application request and a planning application being prepared which will ensure the Central Gateway and Local Centre are on site as per the published trajectory in 2019.

Andrew Rose

May 2018