Kirklees COUNCIL

Name of meeting: **Cabinet**
Date: **17th November 2015**

Title of report: **North Kirklees Housing and Enterprise Growth Zone**

Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	No
Is it in the Council's Forward Plan?	Yes
Is it eligible for "call in" by Scrutiny?	Yes
Date signed off by Director & name **Is it signed off by the Director of Resources?** **Is it signed off by the Assistant Director - Legal & Governance?**	Jacqui Gedman - 09.11.15 David Smith - 04.11.15 Julie Muscroft - 06.11.15
Cabinet member portfolio	**Housing and the Relief of Poverty - Councillor Cathy Scott** **Transportation, Skills, Jobs and Regional Affairs - Councillor Peter McBride** **Resources and Community Safety - Councillor Graham Turner**

Electoral wards affected: Directly - Dewsbury East, Dewsbury West, Dewsbury South and Batley East. Indirectly neighbouring wards in North Kirklees and wards outside Kirklees.

Ward councillors consulted: Consultation on the local plan is underway, covering all wards, and also with neighbouring authorities. Detailed consultation has not taken place on this specific report given it is at this stage a policy concept that needs further detailed work. It is envisaged that consultation with ward members will be a central plank in the development of the more detailed strategy.

Public or private: Public

NORTH KIRKLEES HOUSING AND ENTERPRISE ZONE

1. Purpose of report

The purpose of this report is to outline proposals to help bring about a long term sustained transformation of North Kirklees, based on the concept of creating a Housing and Enterprise Growth Zone, linked to a programme of regeneration, renewal and individual opportunity.

It seeks to quantify how the two local policy drivers – the Kirklees Economic, and the Health and Wellbeing Strategies – can turn their objective of prioritising Dewsbury to achieve a "transformational economic overhaul", as well as ensuring that the gap on a series on economic and social indicators is closed.

This report does not seek to pose answers for all the issues and concerns of the area, but sets out a broad policy framework of what North Kirklees could look like in 15 to 20 years' time, what opportunities will exist for its occupants and how we propose to transform the area.

It sets out and makes a number of recommendations to be viewed as broad principles that will form the basis of a more detailed integrated strategy, which will be developed to address a number of issues, including:

- Providing major employment opportunities linked to housing growth
- Providing employment through a new strategic employment site
- Improving transport links for both road and rail
- Revitalising the urban centres, creating town centres that are fully occupied, with increased housing and leisure provision and a consolidated retail and commercial core
- Increasing wealth and opportunities for local people

This report is the first in a series of more detailed policy reports and proposals that build on the priorities laid out within the Kirklees Economic and Health and Wellbeing Strategies and other spatial and thematic reports will follow.

This report outlines:

- national/local policy context and why the area is a priority
- the strategic rationale for investment within the area and the potential role of North Kirklees, within the wider City Region
- the concept of how a growth zone could bring about wider benefits
- key considerations and next steps
- draft recommendations

2. Key points

Background

Dewsbury is a friendly town, it has a growing younger population base and its location, architecture and green spaces are all positive assets.

However, there are a range of issues that need to be addressed - economic, social and environmental. It is a place that underperforms economically and has a myriad of social and environmental problems. There are pockets of high unemployment, deprivation and poor health. The principal settlement, Dewsbury, has higher than average floorspace vacancies in the town centre - (Source: Local Data Company, 03rd September 2015) and similar problems but not on the same scale, exist in the secondary settlement, Batley. There are high levels of inequality between strong and weak housing market areas and some traffic routes are congested.

But a place of quality, opportunity and enterprise can emerge if the right level of commitment and the appropriate shared and owned vision is put in place, building on the area's strengths and tackling the weaknesses in an integrated way.

Its location within the wider City Region, its connectivity, the creativity and entrepreneurship of its citizens and the beautiful architecture in the area - provide real opportunities for Dewsbury and its hinterland (incorporating Batley).

The river and canal corridors should be seen as an asset. The concept of "friendly Dewbury 15 minutes from Leeds" is one that should be exploited to help attract new business, new investors and a growth in population to sustain and grow services within the area.

Previous strategic interventions such as the Housing Market Renewal programme tackled poor quality housing, the Eco town concept whilst positively viewed in the national competition, it was felt not of sufficient scale and other areas were prioritised. The outcomes of the extensive community engagement on developing a vision for Dewsbury were captured in the 2010 Strategic Development Framework (SDF). The primary focus of the Strategic Development Framework (SDF), was the Dewsbury urban centre but, given the changes to Government spending priorities and the need to reduce debt, many of the positive ideas and projects could no longer be funded. Since the production of the Strategic Development Framework (SDF), several steps in the right direction have been made and a range projects are in the pipeline but the scale of the interventions, given the changed national financial climate, are not enough to achieve the critical mass required to transform the area and a range of underlying socio - economic issues still exist.

National/Regional Policy/Local policy Context

Examining the various tiers of the current policy context at a national, regional and local level, we can see that the UK economy is gradually emerging from the financial crisis. However, growth and recovery are fragile (particularly in the North) and there are significant ongoing pressures on the public purse. It is apparent in the short to medium term that traditional Government funding streams will not be available and that there will be a reliance on loan based funding, private sector solutions and innovative funding models using untraditional methodologies.

In line with the Government's drive to rebalance the nation's economy and the concept of a Northern Powerhouse, the Leeds City Region Strategic Economic Plan (SEP) aims to unlock the potential of the region, but many of the programmes and initiatives within the plan are spatially prioritised. Within the SEP, the North Kirklees area and Dewsbury itself is not currently classified as a strategic growth centre or investment priority, although the SEP "does not rule out future investment should specific opportunities arise".

The two local strategic drivers, the Kirklees Economic Strategy and the Joint Health and Wellbeing Strategy provide the local policy base for the future. Dewsbury is prioritised, prescribing a "transformational economic overhaul driven by integrated housing and economic development within the town and that the area can fulfil a key role in the resource smart corridor approach for future development".

Each of the two strategies focuses on the respective challenges the area faces, including a poorly performing economy with higher than average unemployment, low wage levels, low qualifications, a weaker housing market and a range of health indicators. The area's primary retail and commercial centre, Dewsbury, has higher than average vacancy rates (Source: Local Data Company, 03rd September 2015). Secondary centres such as Batley display similar problems but not on the same scale. Despite its location, the area's transport links are under developed but opportunities do exist for improved road and rail connectivity to destinations within both the Leeds and Manchester City regions and work is ongoing to exploit these.

For the area to realise its potential, it is clear that that the Council, working with a range of partners, will need to kick start a sustained, strategically recognised change programme. As previously highlighted, a significant amount of policy work and a range of projects and programmes have previously been undertaken. In particular between 2008 and 2010, the Council, in conjunction with Yorkshire Forward, worked with Local Members, the community and businesses to produce a Strategic Development Framework (SDF), for Dewsbury urban centre, based on the concept of "3 Big Moves". These were as follows:

- Distinctive Town quarters
- New High Street on Long Causeway
- Reconnecting the centre

However, at a national level there has been a growing focus on loan based funding replacing typical grant funding regimes. Opportunities for more local funding have been severely limited due to the Government's deficit reduction strategy. It is clear that a range of more sustained ways to drive transformational change and create real opportunities needs to be found.

The draft Local Plan and the opportunities it presents provide a potential positive option to bring about sustained, long lasting change on a significant scale.

A bold new approach could see growth drive opportunities and, if developed in an integrated way, could help re focus the purpose and role of the primary service centre of Dewsbury, and later Batley, helping to attract new investment to improve road and rail connectivity, deal with issues of housing market weakness, enhance leisure and educational provision and provide significant opportunities for local employment, business growth and entrepreneurship. When aligned to improved digital connectivity it provides a strong recipe for sustained transformation.

3. Implications for the Council

A sustained long term approach to growth that drives renewal

Current Government policy to promote a Northern powerhouse, the Leeds City Region SEP, Dewsbury's connectivity, its identification as a strategic employment area and the fact the City region does not rule out future investment within the area, clearly demonstrate the area's potential strategic significance to the City Region as well as the broader North of England.

Currently, City Region investment decisions are guided by their conformity with agreed strategic priorities and the lack of "strategic relevance and contribution to the SEPs priorities" serves to limit funding opportunities for this area. For example other priority areas have received various levels of funding support through City Region mechanisms, including £13.3m of revolving loan based investment through the Regional Growth Fund (RGF), for housing growth.

Opportunities to align wider growth and renewal programmes could unlock new funding streams to deliver a range of short, medium and long term interventions in the area and its urban centres, but only as part of a wider set of strategic interventions. The current range of City Region strategic interventions and potential pipeline projects is timetabled for review by the City Region and LEP late in 2015. This poses an opportunity that the Council may wish to explore further and, it builds on the Council's ambitions to contribute directly to and enable a broader range of good quality homes.

The evidence base for the draft Local Plan, including the draft Strategic Housing Market assessment, shows that the area's housing market under performs and that action must be taken to meet future population needs. In addition, the broader economic indicators of low incomes, higher than average unemployment, low qualification levels, and relatively poor health, plus the partial collapse of the retail sectors in Dewsbury and Batley, all signal the need for wholesale major intervention.

How a growth model could bring about wider benefits

The inclusion of strategic housing and employment sites within the Draft Local Plan could provide a key dimension to raising the strategic profile and status for the area and provide significant opportunities. If taken forward in an integrated manner, it could lever in new investment, provide solutions to long term renewal and provide a long term strong employment base.

The scale of housing being considered would complement the development of the strategic employment zone and would be a significant contributor to the strategic aims of the Governments Northern powerhouse concept, the aims and objectives within the Leeds City region SEP, meeting local needs and potentially opening up new funding streams.

The opportunities arising from the Local Plan process offer the potential to create the necessary momentum and generate major revenues and receipts through the creation of a Local Growth Zone underpinned by:

- Flexible/Streamlined planning, either through the introduction of a Local Development Order or Local Planning Zone.
- A financial strategy that could be based upon capturing and reinvesting future revenues (or part revenues) from Council Tax and New Homes Bonus arising from growth proposals. Also recycling higher value assets brought about by unlocking development sites, more flexible use of commuted sums, business rate capture, and potential use of stamp duty. This would require a more detailed long term financial strategy to be developed and a range of modelling/funding options presented to the Council, as well as part of the City Regions discussions on devolution with Government.
- Utilising Council assets to kick start/fund future development and renewal programmes and where possible setting up systems to recycle monies, or adopt local loan principles to further the broader objectives.

A growth area recognised as a regional asset would strengthen opportunities for aligned funding through the city region such as investment in transport, regional growth monies, the West Yorkshire Transport Plan (WYTP), aligned funding through health and the Homes and Community Agency (HCA). We need, however, to be mindful that the final scale of the Growth Zone and the potential range of aligned renewal interventions will be dependent on a range of factors, including the cost of opening up large scale development sites, the potential of which may not be fully realised without investment in the associated large scale infrastructure requirements. Similarly we need to take into account the amount of funding generated, its timing and the scale of aligned external funding that could be levered in. This would form part of the final strategy, delivery plan and supporting financial plan at a future date.

Headway is already been made on transport fund discussions and further opportunities could unfold. In particular we could bring about options to deal with congestion, improving access into new housing sites, making an

improved case for better rail connectivity, improved cycling and walking as well as better green places.

Similarly, by flexibly viewing affordable housing provision through a whole area approach, further opportunities can be realised for dealing with empty or neglected buildings across Dewsbury's urban centre and creating a catalyst for new private sector investment. The new urban centre would see a better planned reduction of current retail and commercial space, utilising empty buildings for alternative use, including residential, consolidating retail into an area that delivers an alternative offer to nearby cities and major shopping facilities. We would seek to maintain the service sector, expanding the range of housing and growing the range of leisure facilities, restoring a feeling of vibrancy, but in a more targeted area. It could present significant opportunities to up-skill local people, providing long term opportunities to raise their living standards and life choices. As well as attracting new residents who could invest and spend within the area.

In turn we would need to examine issues and options in the areas other commercial centres in particular Batley which faces similar but not as extensive problems to those experienced in Dewsbury.

We would need to be mindful of the need for increased investment in community infrastructure to support more residential activity in and around the town centres.

In the table below, initial work by the Council's external consultants, shows the potential opportunities presented by a growth approach as to a steady state scenario.

The economic impacts for Growth:

Benefit	**Steady state**	**Growth* Medium**	**Growth* High**
Direct Jobs	2,000	6,750	9000
Indirect Jobs	1,700	4,050	5400
Local Expenditure	£4.7m	£11.2m	£15m

*Medium Growth as based on 4500 new homes, high growth on 6000 new homes as per figures provided by external consultant and are broadly in line with council assumptions based on Home Builders Federation assumptions.

Preliminary figures for the South Dewsbury site indicate that it could potentially make a gross value added contribution of £414.5m over 25 years. Additional housing sites would add to this figure.

Growth and impact figures for the proposed Chidswell Employment site indicate a minimum employment potential of 2411 jobs.

These preliminary forecasts are being refined by consultation on behalf of the Council and will be subject to rigorous testing and appraisal by the Council's Finance Team.

Despite previous attempts by the Council to attract significant levels of inward investment through now defunct programmes such as eco settlements, and

Housing Market Renewal (which did deliver significant success in dealing with private sector housing renewal) the issues faced have gradually become more difficult and without significant growth, potential further funding opportunities to deal with current problems will remain unlocked and limit the ambitions and potential of North Kirklees.

Growth and Renewal need to be part of one genuinely strategic and spatially integrated approach. It is a long term plan that is potentially mainly self-reliant in terms of funding (this is subject to further detailed work).

We do, however, need to be mindful that proposals on this scale do not just happen and that there are a significant number of considerations and issues that need to be addressed and worked through in a structured way, to minimise risks and maximise opportunities.

4. Consultees and their opinions

The proposals on the concept of a Growth Zone have not been formally subject to consultation, but specific sites will form part of the Local Plan processes.

It is intended that the vision, aim and objectives that underpin the development of the strategy will form part of a longer term engagement process and that this will be integral to Strategy Development.

Extensive engagement took place with business, the community and stakeholders on the development of the Dewsbury SDF, and the outcomes of that work will underpin the development of the more detailed strategy and enabling much of the thinking and outcomes of that work to be progressed.

5. Next steps

In this report we have examined the policy context, the strategic rationale for investment and the potential scale of the opportunities that could be realised particularly in respect of transforming central Dewsbury, creating new jobs, life opportunities, building up skills, increasing the areas wealth and reducing inequality. We have detailed the potential positive implications for the Council and the area as a whole, but tried to be clear that further work will be required to develop a more detailed strategy and its associated outcomes, supported by a financial plan, that is robust and has been thoroughly scenario tested.

The next steps that are proposed will include the following:-

We will need to seek clarity and agreement on the vision, aims, objectives and key principles that would underpin the strategy.

This section makes a series of suggestions and also highlights some of the items of significance that we would need to be mindful of at the outset and throughout the life of the programme. These suggestions would be subject to refinement following further work and consultation.

The draft vision recognises the role a friendly Dewsbury just 15 minutes from Leeds 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".*

Our potential aim could be "*To reenergise the town, maximising its riverside location, embedding enterprise and increase visitor numbers, through a programme of growth and renewal."*

Similarly the vision and aims could be underpinned by a series of Key objectives. These may include:

- *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 seen as a key transport node for both road and rail (connecting to HS2, Leeds and the wider north of England)*
- *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.*

Underpinning the development of any strategy or implementation plan is a set of draft key principles that would be critical to long term success. These may include:

- *We would need to be clear in terms of our overall vision, aims and core objectives and have clarity of purpose.*
- *We would need to be genuinely strategic, look long term and recognise that an integrated approach to growth and renewal can realise significant benefits.*
- *This is a spatial initiative, and within this spatial programme priorities would need to be set and choices made. We cannot do everything at once.*
- *It can only be achieved through a collaborative approach, with the council working with communities and a range of partners new and old. In many respects this is the concept of the Council moving towards a more enabling role, with intense up front activity giving way in the medium to longer term to greater roles, investment and leadership from the private and community sectors.*
- *The Council will need to display a positive leadership role and build confidence to attract new partners and investors.*
- *Any programme of significance will have benefits and risks and these should be explored in detail, but opportunities aggressively exploited.*
- *Communication and accountability with the electorate must be central to forward thinking and planning throughout.*
- *Confidence building across all parties and partners will be critical. Experience shows partners new and old will invest if the strategy is right.*
- *This is about long term planning and being realistic on timescales.*

Based on the suggested vision, aims, objectives and key principles, we have, in Appendix A, tried to depict key events, outcomes and issues of significance over a 20 year period (this being subject to further work and consultation) and is at this stage for illustrative purposes.

To bring the concepts and development of this strategy alive we propose an incremental approach over a 12 to 24 month period, culminating in the production of “an integrated strategy and financial plan” for the area covered by this proposal.

Summary steps for consideration would include:

- Broad agreement on the vision, aims, objectives and key principles.
- Recognition that this is one of a series of detailed proposals that will emerge from the Kirklees Economic and Well Being Strategies.
- That further work on the potential benefits and draft economic case be finalised.
- That consultation commence on a phased basis on the vision and key principles aligned to the timetable for discussing the Local Plan.
- That a draft integrated strategy development and delivery timetable be worked up, showing a series of short- medium- and long-term objectives.
- That consultation commence at a City Region level to ensure that “emerging proposals” are embedded within the review of City Region pipeline projects.
- That proposals for draft delivery structures be explored at an early stage and proposals brought forward as part of a wider visioning report to Council that would also ensure all area based programmes currently being progressed are aligned. It gives the opportunity for a potential strengthened role for local members but working alongside new partners. Options around potential delivery vehicle should be explored early.
- That early discussions start to take place with potential delivery partners.
- That work commences on the development of an inward and outward focused “brand” to start to instil a sense of product ownership and help build confidence.

6. Officer recommendations and reasons

The body of the report seeks to outline the background detail, policy rationale, approach and potential benefits.

The recommendations outlined below seek to secure agreement to work on the next steps of developing the vision, strategy and integrated delivery plan.

These recommendations are designed to enable officers to commence work with the community, strategic partners and agencies in developing the long term strategy for North Kirklees.

It also seeks approval to bring forward proposals to resource the development of the long term plan, and potential models of governance to enable the programme to be brought forward in line with the key principles outlined in section 5.

It is therefore recommended for the reasons explained above:-

a) That the concept of a Housing and Enterprise Growth Zone be agreed in principle for consultation subject to finalisation and adoption of the local plan.

b) That the draft vision statement, aim and core objectives for the strategy development be discussed and agreed.

c) That we agree a series of objectives that will guide and deliver sustained growth. These may include:

- A focus for housing and economic growth - thus delivering long term sustainable jobs and providing a funding mechanism to initially revitalise Dewsbury's urban core.
- A key strategic employment location within the LCR.
- A location that will be fully exploited to ensure it is seen as a key transport node for both road and rail (connecting to HS2, Leeds and other regional centres and the wider north of England), being only 15 minutes from Leeds by rail.
- Dewsbury will be seen as a 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.
- The final objectives will come back to Members in a future report.

d) That an integrated approach should be progressed aligning growth and renewal - through a single overall investment and development programme for Dewsbury and North Kirklees, with a prioritised timetable, associated delivery plan and dedicated resource, minimising risks and maximising opportunities.

e) That a bespoke local delivery model and financial strategy to support the delivery of proposed plans be developed.

f) That the Leadership, governance, staffing and management arrangements need to be considered and that this be subject of a further report incorporating a review of partners/potential partners and interface with the local communities.

7. Cabinet portfolio holder recommendation

The portfolio holder, for Housing and the Relief of Poverty, Councillor Cathy Scott, has indicated that this is a great opportunity for the Council, to explore an Enterprise Growth Zone, which could transform areas within it. Kirklees Council taking a proactive approach to explore, will pay dividends in the future. We have an opportunity of facilitating employment opportunities linked to housing growth, also increasing wealth and opportunities for local people.

The portfolio holder, for Transportation, Skills, Jobs and Regional Affairs, Councillor Peter McBride - thinks that this is the most rational way forward and a great opportunity, which will not come again for another generation.

The portfolio holder, for Resources and Community Safety, Councillor Graham Turner - fully supports the report and its recommendations.

8. Contact officer and relevant papers

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Relevant papers:

- Draft local plan
- Dewsbury SDF refresh 2015
- Dewsbury SDF 2010
- Kirklees Economic and Health and Well Being strategies
- Leeds City Region SEP
- Queens speech 2015
- Budget Statement July 2015
- Housing Strategy 2013 – 2016
- Strategic Housing Market Assessment 2015

Appendix A: North Kirklees Storyboard 2006 to 2036
Appendix B: draft Growth Zone boundary

9. Assistant Director responsible

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Realising the North Kirklees Vision - "To have a thriving living town tapping into the potential of its people, and maximising its role as a key transport and economic location"

We aim to re energise the town and hinterland, maximising its riverside location, embedding enterprise and increase visitor numbers through a programme of growth and renewal.

North Kirklees – 2006 to 2036: Realising the Vision – for illustrative purposes only

Continued decline
2006 – 2010

2007
- HMR funding for housing secured but not for central Dewsbury
- Dewsbury M&S closes

2007/8
- Eco town concept fails to deliver renewal

2009
- Town Team established
- Work begins on Dewsbury SDF

2010
- Dewsbury SDF Finalised
- Town Charter drafted
- Retail vacancy rates still increasing in central Dewsbury

2010 ⇨
Minimal public funding as austerity bites

Represents major events / key moments

Small steps
2011 – 2014

2010
- **Some SDF projects start but progress is slow and impact is slight**

2013
- **Townscape Heritage Funding is secured**
- **Work to secure future of Pioneer House**

2014/15
- **Pioneer House Annex converted to 6 flats**
- **Retail void rate at 26.9% - more than double national average**
- **Dewsbury Pioneers Community Group takes shape**

Addressing unfinished business
2015 – 2020

2015
- Town Team disbanded

Summer 2015
- A new approach to sustained growth and renewal takes shape

Autumn 2015
- The financial plan takes shape
- Talks begin and agreement is reached on a broad strategy for North Kirklees

2016
- Partnership framework in shadow form agreed
- Talks begin on better rail connectivity
- LCR recognise North Kirklees can be a major growth zone
- End uses for Pioneer House in place

2016 ⇨
- Pilot projects on Dewsbury residential quarter commence

2017
- North Kirklees strategy fully adopted
- Dewsbury town centre living plan is agreed
- North Kirklees 'brand' agreed

2015-18
- THI continues

2017/18
- Supply chain and enterprise plan agreed
- Work commissioned for Batley SDF

2017/19
- Pioneer House fully open for business

2018
- Green Links Programme agreed

2018/19
- Ravensthorpe launch 2018/19
- Major highways plans agreed and funded
- New delivery partners appointed

2019
- Small Enterprise Programme in place
- Housing Apprenticeship Scheme launched

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Realising the potential
2021 – 2025

2020/21
- North Kirklees employment strategy adopted

2020/22
- Work starts on Ravensthorpe relief Road

2021 ⇨
- Chidswell housing scheme slowly comes on stream

2021/23
- Social Enterprise programme in place
- Dewsbury Riverside Vision and Green Links Programme take shape – site assembly starts

2021/25
- Entrepreneurial culture accelerates
- Ravensthorpe Housing gains momentum
- Housing Apprenticeship Scheme expands
- Chidswell Park employment zone takes shape
- Dewsbury residential quarter gains momentum
- New educational provision planned
- Batley SDF becomes a reality

2023/24
- Phase 2 Dewsbury ring road finalised

2023/25
- Retail quarter shrinkage slows Footfall increases
- Dewsbury Piazza takes shape and night time economy starts to grow

2025
- Confidence is building

Momentum maintained
2026 – 2030

2026
- Ravensthorpe relief road operational
- Phase 2 Dewsbury street connectivity planned
- Town Hall becomes a more vibrant centre of culture and community

2026/28
- Quick win projects in Batley underway
- Ravensthorpe Phase 2 complete
- Phase 3 launched
- Dewsbury Riverside on site

2026 – 30
- North Kirklees average incomes catching up wider Kirklees
- Chidswell Park employment zone gathers momentum
- Phase 3 Housing Apprenticeship Scheme in place
- Local employment rate increasing
- New school build programme in place

2028-30
- Dewsbury evening economy picking up
- Ravensthorpe Parkway interchange fully operational

2030
- Dewsbury residential quarter securing 75% capacity values increasing
- North Kirklees recognised as key player in northern power house

A vibrant locality
2031 – 36

- Ravensthorpe Phases 4 and 5 on site
- Chidswell Park housing zone nearly complete
- 20-minute connections to HS2 in place
- Colourful thread of street activity in Dewsbury
- Chidswell Park employment zone is full
- The 2010 Dewsbury SDF vision is realised
- Towns Heritage protected and celebrated
- The class of 2015 are today's entrepreneurs
- River Calder is a destination place for living and recreation
- North Kirklees socioeconomic indicators on a par with wider Kirklees
- Batley fulfils its role as a secondary centre in North Kirklees

Represents major events / key moments

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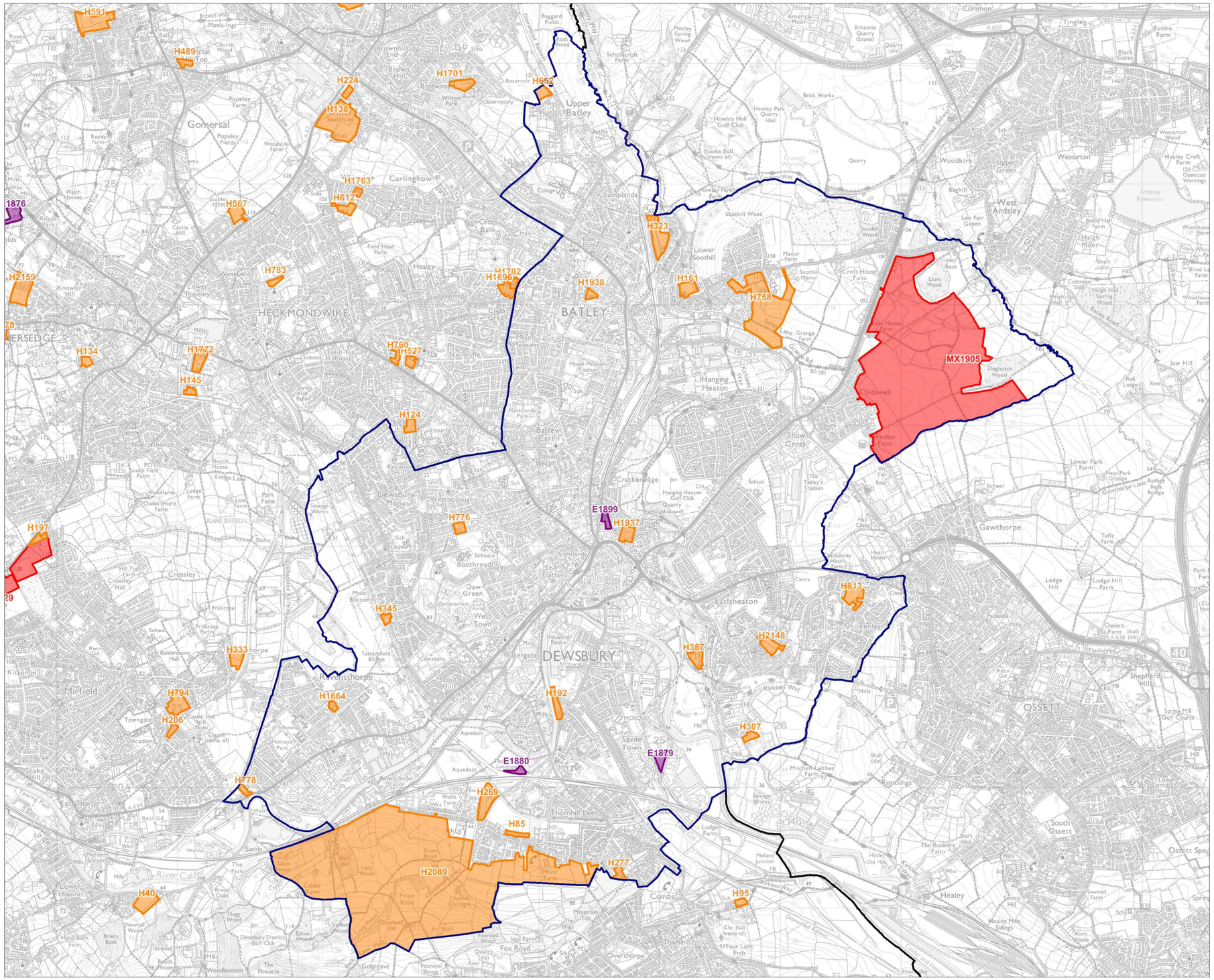
Local Housing and Enterprise Growth Zone & Draft Local Plan Options - Initial Scoping Document



Legend

Employment Options
- Accept

Housing Options
- Accept

Mixed Use Options
- Accept

- Local Housing Growth Zone
- Kirklees Boundary

Kirklees COUNCIL

Date: October 2015

Scale: 1:30,000

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Ordnance Survey
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