

## Project Experience

### Eastern Gateway Options Study, Halifax (Calderdale Borough Council)



#### Overview

AspinallVerdi were retained as lead consultants to prepare a detailed options study which assessed the development potential of four key sites within the Eastern Gateway Corridor. The sites require unlocking and significant investment is proposed within the Town from the West Yorkshire Plus Transport Fund (WY + TF) and therefore identifying the economic potential from these sites is essential.

#### Study Team and Scope

The study team included IBI Group (masterplanners, planners and heritage), Systra (transport and movement), BWB Consulting (geo-technical) and KADA Research (economic impact).



The scope included the development of options based on an understanding of the local property market, planning policy, heritage and an understanding of technical considerations.

A critical finding of the study was the potential new access/link road which would unlock significant new employment land.

Each option assessed the mix and scale of development as well as the financial viability. Advice also included the assessment of land costs and valuation advice. An economic assessment was undertaken of the preferred options to establish the outputs and outcomes which would be achieved from future investment.

#### Outcome

The options considered included residential, employment use (managed workspace and light industrial) and ancillary retail and leisure uses.

A comprehensive and detailed report was provided which considered each of the sites specifically, but also provided an overall vision/masterplan for the area.

Detailed financial figures were provided which will enable the project delivery to move forwards with detailed business cases for each site and interventions to be planned and implemented.

