

Report of the Strategic Director - Place to the meeting of Regeneration Overview and Scrutiny Committee to be held on 25 January 2017

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Subject:

Regeneration - Shipley

Summary statement:

The report provides an update on highlighted work related to Shipley

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Overview & Scrutiny Area:

Regeneration



1. SUMMARY

- 1.1 The report provides an update on highlighted work related to Shipley

2. BACKGROUND

- 2.1 Sites around the centre of Shipley were the subject of competitive interest from supermarket operators in 2013. Since that time, these large retailers have collectively drawn back from their expansion plans. The impacts/benefits and challenges that might have accrued locally from such major development are gone for the present, including from the scheme that emerged as the one that received planning approval (Crag Rd./Morrisons) The housing aspects are proceeding and will ultimately deliver further footfall to the town centre however the wider retail offer in Shipley will not immediately change as the Morrisons component is not progressing.

This external impetus for development has not materialised and indeed it is likely that whoever had won the planning permission in 2013, the outcome would have been similar as all the major supermarket chains have drawn back from their expansion plans. Only the discounters appear to be driving that market at present.

Without this stimulus the prospect for change could arise from the owners of key buildings in a particular location.

In Shipley, the buildings around the central market square, which inform much of the road layout of the town, have been in place for many years. In many towns like Shipley, ownership is part of wider property portfolios and unless there is a local external stimulus there is often no impetus for major change.

Like many towns, the requirements of modern retail have shifted with a preference for larger shop units. Whilst Shipley continues to serve its local community and has adapted and updated, the scope for the future is informed by the present built form.

The Council has invested effort into nearby locations/projects that have spin off value for the Town Centre.

The Canal Road corridor work and the Shipley/Bradford Area Action Plan, are both covered in appendices to this report

As might be expected the current work has drawn on the relevant content from earlier plans including the Airedale Masterplan and the Town Centre plan which was a component.

Whilst the Council would always attempt to respond positively to development proposals from the private sector, currently effort is being deployed to grasp such opportunities where they are live.

Shipley town centre does not have a large number of empty shops, but it does have a large number of charity shops. This typically restricts the shopping offer. Within the wider Airedale corridor in Shipley Constituency places like Bingley have some specific economic issues and these are also covered as requested.

3. OTHER CONSIDERATIONS

3.1 Over and above the significant issues covered here, there are appendices that cover smaller scale matters. Some of the issues covered are of interest, not only to ward councillors, but also to the relatively new Bingley Town Council and the wider public.

4. FINANCIAL & RESOURCE APPRAISAL

4.1 There are no financial issues arising for this Committee.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 Many of the subjects covered here are developing and risks need to be addressed in the process.

6. LEGAL APPRAISAL

6.1 There are no legal issues arising from the report.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

7.1.1 Shipley has a diverse population and the issues covered in this report recognise that diversity.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 There are no sustainability implications.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

7.3.1 There are no implications regarding greenhouse gases

7.4 COMMUNITY SAFETY IMPLICATIONS

7.4.1 There are no community safety implications

7.5 HUMAN RIGHTS ACT

7.6 TRADE UNION

7.6.1 There are no issues for Trades Unions

7.7 WARD IMPLICATIONS

7.7.1 The subjects discussed in the report have relevance to a number of wards. Town centres, as focal points, have wider relevance for business and residents.

8. NOT FOR PUBLICATION DOCUMENTS

8.1 There are no restrictions on the publication of this document

9. OPTIONS

9.1 Where there are apparent options, these are covered in the following appendices.

10. RECOMMENDATIONS

10.1 That the report be noted.

11. APPENDICES

The appendices to this report cover the bulk of the information requested by the Committee and include:

Appendix A	The Canal Road Urban Village / progress on the canal road corridor
Appendix B	Development at Windhill – Crag Rd development
Appendix C	ShIPLEY / Canal Road Area Action Plan
Appendix D	Sainsbury site, Bingley
Appendix E	Auction Market and Coolgardie Farm, Bingley
Appendix F	Station Master's House, Bingley
Appendix G	Small business
Appendix H	Update on Saltaire Management Plan
Appendix I	Open market and the covered market/clock tower
Appendix Ji & Jii	Information on Town Centre Managers and Wardens

12. BACKGROUND DOCUMENTS

12.1 Airedale Masterplan,

12.2 The ShIPLEY Canal Rd. Corridor Area Action Plan is identified in the Council's Local Development (LDS) 2014 Scheme.

Appendix A

Activity Development Delivery	Project title ShIPLEY BRADFORD CANAL ROAD CORRIDOR
Purpose	
<p>1.0 To promote a key strategic Regeneration Area to deliver a range of initiatives and projects that will contribute to the Council's priority regeneration objectives.</p> <p>2.0 The Bradford-ShIPLEY Canal Road Corridor Area (CRC) runs along the 5km corridor between ShIPLEY Urban Centre and Bradford City Centre. It covers an area of approximately 236 hectares (2.36 square kilometres) running in a narrow valley that is bordered to the West by the Bradford to Leeds railway line and to the East by rapidly rising land. As well as being a major transport corridor, the CRC is also a significant employment area containing approximately 7% of the District's businesses and 10% of all jobs. Included within the CRC are the major long established settlements in the northern fringes of Bradford City Centre, the established community of Bolton Woods, Windhill and ShIPLEY Town Centre.</p> <p>2.1 The Bradford LDF Core Strategy identifies a requirement for 42,000 new homes to be built across the District by 2026 to cope with the forecasted demand from the District's growing population, and following its original endorsement by the Council's Executive Committee as a Priority Regeneration Area, the Bradford-ShIPLEY Canal Road Corridor is now the subject of an Area Action Plan being prepared within the Council's LDF Core Strategy and emerging Local Plan.</p> <p>2.2 The CRC is divided into three main Sections:-</p> <ul style="list-style-type: none"> (i) City Fringe Section – covering the predominantly commercial area between Queens Road and Forster Square (ii) Northern Section – centred around the ShIPLEY Urban Centre (iii) Centre Section – taking in the area between ShIPLEY Fields Road and Queens Road 	
Current position, including reporting arrangements	
<p>1.1 The Council envisions the CRC being a long term regeneration initiative, based on the delivery of a range of projects within the three identified sections to contribute primarily to meeting the District's critical target of new homes delivery, but also to meeting the wider objectives of stimulating business and economic growth, and creating new jobs for local people.</p> <p>In terms of the ShIPLEY Urban centre these will currently include the impacts created by the development activities within the Northern and Centre Sections of the Corridor.</p> <p>1.2 Northern Section - the Crag Road Development Site covered in separate appendix</p> <p>1.3 Centre Section - The New Bolton Woods (NBW) Regeneration Area and Bolton Woods Quarry (BWQ) site covering the Centre Section</p> <p>1.3.1 The NBW scheme</p> <ul style="list-style-type: none"> (i) Proposes the comprehensive regeneration of 100 acres of brownfield land within the Centre (ii) Section of the CRC to create a new sustainable neighbourhood - "New Bolton Woods" (NBW) that will provide up to 1000 new homes. (iii) In order for the NBW scheme to be economically sustainable it will have its own Local Centre comprising a food store, other shops, a school, leisure and other employment space along a new High Street together with extensive, high quality Public Open Space, Sports and improved landscape infrastructure focussed on the Bradford Beck environment.. 	

- (iv) This comprehensive regeneration scheme is being delivered through a Public Private Partnership in the form of an asset based joint venture company known as Canal Road Urban Village Ltd., (CRUVL) that has been established by the Council with an experienced private regeneration company, URBO Regeneration Ltd.
- (v) Outline Planning Permission Approval was granted in December 2015 for a development masterplan for NBW and as a result CRUVL are engaged in detailed discussions and negotiations with a preferred House Builder to take forward the delivery of the predominant residential development elements within the NBW scheme.
- (vi) An outline – referred to in Point 1.3 of the ‘Anticipated Outcomes’ Section below business case application has been submitted and approved by the LEP and WYCA in respect of potential Growing Places Fund funding that will contribute to the cost of carrying out essential enabling and infrastructure works that would stimulate the delivery of new housing in the NBW scheme on an early and viable basis.
- (vii) The relocation of the Arnold Laver Ltd.’s production facility on Canal Road remains a key objective within the CRUVL NBW Masterplan as part of the proposed expanded Local Centre element of the scheme and will therefore be a later phase of the overall Scheme. In the meantime the Laver facility remains operational and productive and the CRUVL Project Team continue to monitor the situation in terms of availability of suitable sites and properties and the relocation requirements remain in the future NBW Project planning process’

1.3.2 Bolton Woods Quarry

- (i) The Bolton Woods Quarry site. Although still containing some stone reserves this privately owned quarry is nearing the end of its viable economic life, and the owners are therefore considering its future use as a residential development opportunity, which is supported by the provisions of the emerging LDF Core Strategy and CRC AAP.
- (ii) With a gross area of approximately 28 Ha the Quarry site offers the opportunity to provide up to 700 new homes over a likely 8-10 year programme lifespan.
- (iii) An Outline Planning Application has been submitted by the Quarry owners in November 2015, and it is anticipated that a decision will be forthcoming in March/April 2016.
- (iv) On receipt of a suitable planning permission the Owners will embark on a major civil engineering exercise to prepare the quarry site for residential redevelopment purposes with such works including re-profiling of the quarry floor and surrounding quarry spoil heaps to create suitable development plateaux,
- (v) The basic site reclamation and preparation works will be followed by essential enabling works to prepare the overall site for development on a phased basis. Such works will include:-
 - Off site highway improvement and plot access works
 - Laying out essential green infrastructure and landscaped areas surrounding the main development plots
 - Improving the surface water permeability of the site by the installation of sustainable drainage measures, including the possible construction of swales and attenuation ponds alongside the residential distributor system and in the green/landscaped areas within the site.

Anticipated outcome, including timescale.

1.0 NBW

1.1 CRUVL have already delivered a first phase of residential development providing 50 new homes (including 20 Social housing units) and is expected to commence development in mid 2017 of a Phase 2 that will provide some 3,000 sq m of retail/commercial space off Stanley Road that will anchor the new Local Centre element of the scheme.

1.2 Subject to a legal agreement being agreed between CRUVL and the preferred House Builder it is hoped that a Detailed Planning Application for the development of some 500-600 new homes will be submitted by the Spring of 2017.

1.3 Subject to the CRUVL/House Builder partnership being ratified it is expected that a full business case application for the contribution of LGF funding may be submitted to the LEP/WYCA in the first quarter of 2017.

2.0 Bolton Woods Quarry

2.1 It is hoped that the Outline Planning application in respect of the development of BWQ will be determined and a decision note issued by Spring 2017.

2.2 Subject to planning consent being obtained it is anticipated that development works could commence on Site by early 2018.

Appendix B

Activity Development Delivery	Project title Land at Crag Road, Shipley
Purpose	
Promotion of the redevelopment of a 22 acre brownfield site located off Crag Road - East of Shipley Station.	
Current position, including reporting arrangements	
<p>1.0 Background</p> <p>1.1 This project involves the promotion of the comprehensive regeneration of a significant brownfield development site.</p> <p>1.2 The development proposals were originally being pursued through a development partnership involving the Council and Optimisation Development Ltd., (hereinafter referred to as ODL which is the development arm of Morrisons Supermarkets Ltd.), as the principal parties with Skipton Properties Ltd., (SPL) as preferred residential sub developer.</p> <p>1.3 ODL and SPL secured a satisfactory Outline Planning Permission for the comprehensive mixed use development of the site in 2014, but with the subsequent downturn in the supermarket sector ODL (Morrisons) have since withdrawn their interest from the scheme.</p> <p>1.4 As a result the Council is seeking to progress the development of those parts of the site that are earmarked for residential development with SPL, with that part of the site earmarked for the supermarket/retail element being set aside for future promotion for similar development purposes in collaboration between the Council and the private owner of part of this plot.</p> <p>2.0 The Site</p> <p>2.1 The Comprehensive Development Site has a gross area of approximately 22 acres and is allocated within the adopted RUDP and emerging Shipley Canal Road Corridor Area Action Plan (AAP) for mixed use development.</p> <p>2.2 Whilst having the benefit of a high profile and strategically important location most suitable for the type of development proposed the Site also suffers from a number of significant development constraints that seriously threatens its development viability without the benefit of high value development element(s) whose value would mitigate the negative effect of such constraints. These include:-</p> <ul style="list-style-type: none"> • Topography and Site level issues • Bradford Beck running through the site in channel • Risk of Flooding • Existence of large areas of 'made' ground • Contamination from previous industrial uses • The existence of a High Pressure Gas (HPG) main crossing the site • Highway access problems. <p>2.4 The scheme currently being progressed by the Council in partnership with SPL is to <u>exclude</u> the plot earmarked for Retail development purposes, which can stand alone.</p>	

3.0 The Scheme

- 3.1 The development scheme now being progressed by SPL under the provisions of a Development Agreement with the Council completed in January 2016.
- 3.2 Whereas this part of the Site was originally earmarked for a mixed residential and a small amount of B1 commercial use (in 3No. blocks of accommodation) within the Planning Permission previously secured by ODL and SPL in 2014, the B1 element has now been replaced with 3 No. blocks of 50 No. apartments that will form part of Phase 1 of the scheme.
- 3.3 The Council has secured an offer from the HCA for £1.82m. of grant funding that will contribute to the cost of carrying out essential remediation and enabling works that will deliver the Starter Homes element of the scheme and enable the development of additional phases of new homes development. Phase 1 element of the scheme referred to in 3.2 under their Starter Homes Fund Programme. It is intended that the proposed enabling works will include:-
- (i) The provision of new access and estate road to service the Site.
 - (ii) Construction of a new road bridge crossing Bradford Beck to service that part of the site that adjoins Shipley Station.
 - (iii) Construction of a new Car Park for users of Shipley Station and the railway network.
 - (iv) Carrying out improvements to the Bradford Beck channel.
 - (v) Land remediation and reclamation works.
- 3.4 It is proposed that plans for Phase 2 of the scheme will see the remainder of the site being developed to provide approximately 108 new homes on the remainder of the Site subject to further detailed planning permission and viability.

Anticipated outcome, including timescale.

SPL propose to submit a new detailed planning application to carry out works to:

1. Carry out a first phase of residential development that will include 54 Starter Homes units in 3 No. blocks of apartments, together with 31 traditional two and three bedroomed homes.
2. Construct the requisite new highway access/estate roads and a new road bridge across Bradford Beck to open up the Phase 2 site adjacent to Shipley Station.
3. Construct the extension of existing Greenway Cycle route across the new road bridge and onto Station Road.

SPL hoping to submit the new planning application by January 2017, with the intention of commencing construction works on Site by December 2017.

Appendix C

Activity: Bradford District Local Plan	Project title: ShIPLEY and Canal Road Corridor Area Action Plan (AAP)
Purpose:	
<ul style="list-style-type: none"> • The Shipley and Canal Road Corridor Area Action Plan (AAP) is being prepared by the Council as part of the new Local Plan for the District. • The AAP will provide an up-to-date statutory development plan for the Shipley and Canal Road Corridor against which all planning applications will be considered. • The SCRC AAP is divided into 3 sub-areas; Shipley, the Centre Section and the City Centre Fringe. Each sub-area has its own vision and development framework. Shipley town centre falls within the Shipley sub-area of the AAP. • A key strategic objective for the AAP is to support the vitality and viability of Shipley town centre as a thriving place for shopping, living leisure, tourism and business • The AAP identifies a number of development site opportunities within and around Shipley Town Centre, Dockfield Road and land east of Shipley railway station and includes policies on the town centre and primary shopping area, market provision and parking. • To enhance Shipley town centre and help deliver the vision for its future the Council, in partnership with key stakeholders including local businesses and communities, will support the production of a Town Centre Strategy for Shipley. The strategy should take forward the AAP vision for Shipley and help towards creating a distinctive, attractive and vibrant town centre with a strong sense of place and identity • A health check of the vitality of Shipley town centre will be undertaken as part of any update to the Bradford Retail and Leisure Study. 	
Current position, including reporting arrangements	
<ul style="list-style-type: none"> • The SCRC AAP is identified in the Council's Local Development (LDS) 2014 Scheme (The purpose of the LDS is to set out the development plan documents to be produced and their programme for preparation.) • The AAP is at an advanced stage and has been submitted for Examination to the Secretary of State. The AAP is currently still at Examination Stage. • Once the examination process is complete, adoption is the final stage of putting a Local Plan in place. This requires confirmation by a full meeting of the Council. • Once adopted the Local Plan will replace the current Replacement Unitary Development Plan 2005 as the statutory development plan. • The Council are required to produce an Annual Monitoring Report (AMR) to review actual progress in terms of Local Plan preparation and compare this with the targets and milestones in the Local Development Scheme (LDS) over the preceding year. • The AMR is also required to assess the implementation of plan policies through a set of indicators. The SCRC AAP will be reported against the Council's Local Plan Annual Monitoring Report. 	
Anticipated outcome, including timescale.	
<ul style="list-style-type: none"> • It is anticipated that the SCRC AAP will be adopted in 2017, subject to any recommendations by the Planning Inspector following the AAP Examination. 	

Appendix D

<p>Activity Re-use of prominent central Bingley site</p>	<p>Project title Sainsbury/Former Bradford and Bingley cleared site</p>
<p>Purpose</p>	
<p>Bradford and Bingley Building Society closed its Bingley HQ on Main St. in 2009. Sainsbury purchased the site but saw a down turn in the fortunes of large scale supermarket retail which resulted in them revising their investment intentions. They decided not to build the major store they had planned and had planning permission for.</p>	
<p>Current position, including reporting arrangements</p>	
<p>Sainsbury attended a public meeting in Bingley in July 2014 at All Saints Church. The meeting was organised by MP Philip Davies, in conjunction with the Church and Cllr Green.</p> <p>This was shortly before their application to demolish was submitted and work began. By this time they were looking for new users of the site as they no longer intended to build the proposed store. The building was demolished in spring 2015.</p> <p>Sainsbury opened a Sainsbury Local in Bingley at 117 Main Street.</p> <p>The company announced, in 2014, a national project to introduce smaller stores in a Joint venture with Netto to compete with discount supermarkets. This initiative resulted in the opening of 16 Netto stores in the UK but the arrangement was judged unsuccessful and these stores were expected to close by August 2016.</p> <p>Dialogue with the Council on Sainsbury's intentions has recently been about developer interest in out of centre sites. These have not progressed as the Sainsbury site is available – its location, in the centre of Bingley, is the “sequentially preferable” site</p> <p>Sainsbury have confirmed that they are in detailed discussions about the sale of the site - information that has appeared in the press. Sainsbury have also stated that they would attend a meeting as proposed by MP Philip Davies in February 2017, if appropriate.</p> <p>The former Bradford & Bingley HQ site is included in the Strategic Housing Land Availability Assessment (site BI/052) and will be considered as part of the Allocation Development Plan Document</p>	
<p>Anticipated outcome, including timescale.</p>	
<p>The central location within Bingley means that the site has a prime town centre location with potential to serve a wide residential settlement. The current national economic caution around investment plus the intention of Sainsbury mean that there is as yet no tangible outcome. This issue is being pursued by several interested parties within the town. Sainsbury's apparent will to attend a future meeting suggests they are making progress.</p>	

Appendix E

Activity: Development potential	Project title: Former Bingley Auction Market site & Coolgardie Farm. <i>Both in private ownership.</i>
Purpose	
<p>An update on these 2 potential development sites in Bingley.</p> <p>The designations quoted below are from the Replacement Unitary Development Plan in 2005. They are currently affected by the absence of a 5 year land supply for Housing. In this circumstance the designations can not be relied upon if proposals for housing are submitted. Reference is made below to the “2020 Vision Airedale Corridor.”</p> <p>Proposals were drawn up for a Bingley Technology Park development but these foundered owing to the withdrawal of some partners. Ultimately the proposal was superceded by development of the 8 hectare Baildon Business Park, which is on its way to completion and full let. The Council owned the land in Baildon a key ingredient in project viability.</p>	
Current position, including reporting arrangements	
<p>Former Bingley Auction Market, Keighley Rd, Bingley Ref S/E 1.7 From RUDP adopted Oct 2005 Designated as an employment site “1.76 Hectares - Employment site carried forward from the 1998 adopted UDP. A brownfield site comprised of vacant land and buildings associated with the former auction market. A watercourse crosses the site. Contamination survey required. The site is centrally located close to Bingley town centre and has good accessibility to public transport bus and rail services. Located within 2020 Vision Airedale Corridor, only core B1 and B2 employment uses are suitable on this site.” This is the nearer (than the Coolgardie) site to the town centre. It has recently been the subject of a planning application for supermarket retail however this did not progress owing to the former Bradford and Bingley site, owned by Sainsbury, being undeveloped with an extant planning permission that is sequentially preferable as a site for this type of activity.</p> <p>-----</p> <p>Coolgardie Farm Ref S/E 1.8 From RUDP adopted Oct 2005 Designated as an employment site “3.8 Hectares New employment site. Centrally located within the urban area and close to bus and rail services. Large site to be developed in accordance with the Policy E2. Also a prime site located within the 2020 Vision Airedale Corridor only suitable for B1 and B2 uses. Watercourse and sewer cross the site. Partly landfilled, a contamination survey is required. Tree planting within development and along railway boundary to provide visual relief and an extension of existing woodland cover” It is likely that an alternative use for residential development purposes would probably be supported through the Planning process if proposed by the current owners or prospective purchaser/developer.</p> <p>Planning use classes : B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p>	
Anticipated outcome, including timescale.	
<p>This very much depends on the appetite of the development market. There are presently no submitted planning proposals.</p>	

Appendix F

Activity	Project title
Purpose	Neglected buildings and re-use
<p>There are problem buildings within the District and Regeneration Overview and Scrutiny Committee is to look at this matter in Feb 17. However 2 such buildings are covered below at the request of Councillors within this report on Shipley.</p>	
Current position, including reporting arrangements	
<p>A) Former Priestthorpe Annex – Mornington Road Bingley The site is in Council ownership.</p> <p>CBMDC Legal Services department will need to complete work to enable this property to be sold</p> <p>The property is subject to a trust deed which cannot yet be found.</p> <p>Given the annex was used for education purposes the trust is likely to restrict future use of the land to education purposes and require a condition to that effect to any potential purchaser. The Council’s Legal Services are currently seeking independent legal advice on the trust status as the Council is both owner and trustee and there is a conflict of interest. Until the trust provisions are identified clearly and advised upon, a report proposing future use/sale to Regulatory and Appeals Committee which acts as the Council’s trust body cannot proceed.</p> <p>B) Former Station Master’s House – next to Bingley rail station</p> <p>July 2016 the owner said via the press that plans to develop it as a residential and business property were shelved and it was now up for sale. There do not appear to be active sale details.</p> <p>“We have no plans for it at all and are looking at offloading it at the earliest opportunity,” he said, adding they would respond to any letter from Bingley Town Council.</p> <p>The Council’s Building Control Services have monitored the building and in response to continuing concern have said that the building is not structurally dangerous and it remains the responsibility of the owner or letting agents to ensure its security.</p> <p>The property has also been assessed by the Council’s Empty Homes Team with a view to determining what housing based action could be taken in order to bring the property back into use. A purely housing based solution seems unlikely as the link with the station is gone and the accommodation in this location is likely to limit the potential value and desirability as a residence, particularly when compared to other potential sites. This must be a consideration for the owner in terms of viability.</p> <p>The owner is keen to return the property into a mixed commercial and residential use. At this stage, there is plainly a mismatch between those who believe the property represents a major issue for the town in terms of neglect and opportunity and the conclusions of services bound by issues of resource priority in addressing the property responsibilities of a private individual.</p>	

At this time the Council does not feel it is able to take any formal action to improve it or bring the property back into use but continues to maintain contact with the owner to discuss and advise on potential options for a long term use.

Anticipated outcome, including timescale.

At this point there is no clear path towards re-use without further discussion.

Appendix G

Business Support	Assistance to small and large businesses in Shipley including new business start-ups
Purpose:	
<p>Shipley businesses access the Council's district-wide support to businesses from small scale start-ups through to those that are large and established. Provision includes the following services:-</p>	
<p>Invest in Bradford - (IIB) The Council's Invest in Bradford Team help businesses to expand with the provision of business advice including business planning, marketing, cashflow projections, accessing new markets, finding new premises as well as providing access to funding opportunities.</p>	
<p>Enterprise Europe Yorkshire - helping local companies get access to the information, contacts and funding they need to do business in Europe and beyond, find trade partners and learn about business opportunities in EU member states.</p>	
<p>SkillsHouse – providing support for businesses in the retail and Leisure sectors with recruitment and up-skilling of their workforce. Supporting local unemployed individuals to access job opportunities within the District.</p>	
<p><u>Leeds City Region Growth Hub</u></p>	
<p>The Council currently hosts two Growth Hub Managers, part of a network of business support across the City Region. The two posts, part funded by Leeds City Region Local Enterprise Partnership (LEP) provide support to designated geographies, one shared between Airedale and Craven and the other covering Bradford. The Managers promote LEP funded support and signpost to relevant funding opportunities.</p>	
<p><u>European Structural Investment Funds</u></p>	
<p>Early 2017 will see the launch of three new ESIF funded business support programmes. The IIB team will be supporting businesses from across the District to enable them to maximise the benefits from these initiatives: -</p>	
<p>Ad:Venture – a £13.76m Leeds City Region wide programme offering wrap-around support for eligible pre-start, young and new firms that can demonstrate clear growth potential, particularly in key priority sectors. The programme will provide a business start-up support programme, business planning workshops, dedicated business support in the first three years of trading, access to finance, action learning and peer-to-peer support networks and mentoring across a range of commercial and industrial sectors.</p>	
<p>Digital Enterprise Fund – a specialist business support programme that will focus on helping businesses in the Leeds City Region to achieve growth through the exploitation of digital technology. It will encourage firms to take-up faster digital connectivity or introduce enhanced ICT systems to improve business performance, through the provision of grants.</p>	
<p>Resource Efficiency Fund – a new business support product to remove the barriers that are currently preventing SMEs investing in cost effective resource efficiency measures. The scheme will provide advice on potential measures to reduce costs and improve resilience, together with guidance of suitable sources of funding for these measures. 50% SME match-funded grants of between £1,000 and £10,000 will be available to support SMEs in implementing identified resource efficiency measures.</p>	

Community Enterprise Support

European and Council funding provided community enterprise support under the banner of Kickstart Until March 2016, when funded ended.

Building on the success of previous investment, the Council is committed to work with support agencies to provide a new three-year community enterprise support programme, aimed at filling the gaps in existing provision. This programme is currently under development with the procurement process due to commence in early 2017. Programme design will ensure that Shipley is identified as a specific area for support.

Airedale Enterprise Services currently offer high quality services to businesses in the area, a summary of their recent delivery is detailed below.

Flood Recovery and Resilience

In 2016 the Council has administered grant funding on behalf of Government to support local businesses affected by the flooding on Boxing Day 2015. Shipley suffered severe damage with many businesses closed for lengthy periods.

Deliverables

The Council's Invest in Bradford Team work with colleagues and partners to make coherent the ingredients necessary for business to grow, from land supply, skills, transport, planning, building control, asset management to connecting with funding and assistance opportunities on a local, regional, national and international level. One of the successes has been the development of Baildon Business Park where the last couple of units will shortly be constructed.

The team responded immediately to support local businesses in the aftermath of the Boxing day floods in 2015 by putting systems and processes in place to enable access to Government funded support. Affected businesses were supported through application processes and payments were made swiftly to help them with their clean ups and to start trading. Work is on-going to support these businesses to take advantage of funding to make their premises more resilient to future flooding.

Work continues to support businesses to access City Region grants to up skill their workforce and assist with the recruitment of apprentices. This will aid in the development of the workforce leading to a more skilled workforce and a steady flow of new entrants via the apprenticeship route.

Bradford Kickstart

The final three months(January-March 2016) of Kickstart Programme delivered the following outputs in Shipley

Case Studies	3
Workshops- Exploring Enterprise, Sales, HMRC, Business Planning etc.	3.5
Businesses Created	11
SME assisted	8

Airedale Enterprise Services

Between 1st April and 31st October 2016 AES have delivered the following results

Pre starts & Start-ups Assisted	
One to one appointments / telephone appointments	21
Assistance with Business planning/cash flow forecasting for start-up loans	16
Start & Grow programme	4
Loans drawn down	7
AWWEsome Business club members	19
SME's Assisted	
LEP Skills Service	3
Digital Skills Training	6
Business Development Training	22

GRANT AWARDS SUMMARY

A breakdown of grants awarded and companies receiving assistance in 2016 includes:

Flood Recovery Grant Scheme

A total of £56,382 has been paid out to Shipley businesses/organisations under the government's Flood Recovery Grant Scheme. Funding of up to £2,500.00 per business was available to contribute towards the costs of clean-ups and repairs to enable recommencement of trading.

Esholt Sports & Leisure	L&P Print Ltd
HALE (Health Action Local Engagement)	Keighley & District Volunteer Centre 2nd Time Around
KB Kitchens & Bathrooms	Bradford Amateur Row Club
LCC Car Sales	Signs Direct
London & Provincial Reproduction	Armadillo Noise & Vibration Ltd
Signs Direct	Salts Junior Football Club
Streeteat	OLM Trading
Swanglen Metals	Evercord Development
Trivco VE	A.D. Johnston Co. Ltd (The Shuttle)
OKEK Textile	On The Lash
Evercord Deveopments Riverside Works	Saltaire Cricket Club t/asHalf Moon café
Northway Vehicles	Sun Sing Chinise Takeaway
Expression Tints	Curl up & Di
The Boathouse Inn	

Property Level Resilience Grant Scheme

A total of £45,469 has been committed in respect of Government's Property level Resilience Grant Scheme for the following premises and businesses in the Shipley Constituency. Grants of up to £5,000 per premises were available for property affected by the Boxing Day floods 2015 for improvements or equipment to help the property more resilient to future flooding. This scheme will close to applications on 31st January 2017.

A D Johnstone Co Ltd (The Shuttle)	L & P Platemakers Unit 1
Salts Junior Football Club	L & P Platemakers Unit 2
Jamie Brown t/as FKB Kitchens & Bathrooms	L & P Platemakers Unit 3
Bradford District Care NHS Trust	L & P Platemakers Unit 4
Baildon Woodbottom Working Mens Club	L & P Platemakers Unit 5

Leeds City Region Grant Support

Businesses in the Shipley constituency have been supported to access

Business Growth Programme (approved as at August 2016)	Apprentice Grant for Employers (approved as at mid-July 2016)		Skills Service (approved as at August 2016)	
	Sum of Grant Offered	Sum of Grant Offered	No of grants	Sum of Grant Offered
£2,097,899	£84,000	42	£55,302	24

Leeds City Region – Capital Grant Funding

A total of £2,097,899 was grant funded to the following companies for investment in capital equipment and premises.

Archerdale	Saltaire Brewery
Chris Wright (Baildon) Ltd	Techceram
Development Engineering	Univer Manufacturing
Goose Eye Brewery Ltd	West Yorkshire Glazing
Myhomestores	Wildacre Cosmetics
Partline	John Ayrey Die Cast
Produmax Ltd	Reward Manufacturing
Hangfast Ltd	Exe Networks
Racks Industries Ltd	

Appendix H

<p>Activity Implementation of Saltaire World Heritage Site Management Plan</p>	<p>Project title World Heritage Site management Plan</p>
<p>Purpose</p>	
<p>1. The WHS Management Plan was reviewed and fully revised in 2014 and was subject to public and stakeholder consultation. The Plan is a necessary and valuable tool for strategic co-ordination and monitoring. The land within the Saltaire WHS, its Buffer Zone and setting is subject to a range of pressures and opportunities so the Plan is needed to manage these effectively for the long term protection of the Site. The Plan complements and supports the Council's Development Plan (or Local Plan) for the Authority's area which sets out planning policies to guide development. The Management Plan is a material consideration in the planning process.</p> <p>2. The Management Plan sets out actions and projects relating to six key strategic objective areas (see below) supported by around 60 targeted actions:</p> <ul style="list-style-type: none"> • Protect and conserve the outstanding universal value of Saltaire World Heritage Site • Improve the interpretation and understanding of Saltaire World Heritage Site to increase enjoyment and learning by all visitors and residents • Support the economic success and sustainability of the area by developing strategies which maximise the tourism potential of Saltaire World Heritage Site, its setting and the Buffer Zone. • Develop, promote and support environmental sustainability across all activities in Saltaire, its immediate setting and the Buffer Zone • Support and develop the Saltaire community including robust management structures, effective communications and mechanisms and strong partnerships • Protect and enhance the Saltaire World Heritage Site by ensuring that development within the Buffer Zone does not harm Outstanding Universal Value and work towards better integration of the cultural importance of Saltaire with the natural values of the Site. <p>a. Since the Plan was approved in December 2014 some actions have been completed, some have been superseded or amalgamated with others and some new actions have been determined through better understanding of the issues.</p> <p>b. Oversight of the WHS Management Plan is by a Project Board (set up by a delegated decision of the Executive in March 2013 and chaired by the Assistant Director: Planning, Transportation and Highways). Strategic direction is developed with the Saltaire Steering Group and operational issues are dealt with by an Officer Group supporting the World Heritage Site Officer.</p>	
<p>Current position, including reporting arrangements</p>	
<p>c. A selection of key achievements since the approval of the Plan are summarised in section below. The Management Plan is a joint Plan with many other organisations who contribute an immense amount of work towards our shared objectives in Saltaire WHS. Every Management Plan Action is reviewed twice a year at Steering Group and Officer Group meetings.</p> <p>i. <i>Implementation of a Visitor Survey 2016.</i> The survey was completed at the end of October so only an initial comparison with the 2103 results has been done:</p>	

ii.

Indicator	2013 result	2016 result
Spend per head	£12.69	£15.66
Dwell time	2.86 hours	3.43 hours
Overall Satisfaction "Very good"	73%	79%

Further interpretation will be conducted with the Tourism Team and shared through the Steering Group. (Management Plan Action 3.1)

- iii. *Victoria Road Scheme and Cobbles Scheme completed.* New pavements, street furniture, third party property and garden improvements, partnership with building owners, five visitor finger post signs and four heritage interpretation boards implemented.(Management Plan Action 1.6, 2.1)
- iv. *Saltaire Primary School became a 'UNESCO Associated School'* to recognise its involvement with World Heritage issues. (Management Plan Action 2.5)
- v. *Implementation of CCTV counters on Victoria Road.* This development was proposed by Shipley Area Committee. The objective was to count footfall on the principal street of the World Heritage Site. Two counter cameras have been installed as part of the Victoria Road Improvement Scheme. To date there is one month's worth of data available and this will be analysed when there is more of it' (Management Plan Action 3.2)

Data continues to be collected and will be shared and interpreted via the Steering Group.

- vi. *Support for Saltaire World Heritage Education Association's* achievement of a Heritage Lottery Stage 1 Bid. Improvement of the management of the Saltaire Archive, website and QR codes for historical tours.(Management Plan Action 2.2, 2.5, 2.8)
- vii. *Two World Heritage Weekends delivered.* Approximately 2,000 people attend each year. Partnerships with local groups developed. World Heritage Weekend 2017 has started to be planned – 22nd and 23rd April 2017. (Management Plan Action 2.4, 2.11)
- viii. *Four Public meetings held (Heritage Fora).* 162 people attended. On topics: Management Plan consultations, Victoria Road Public Realm Improvement Scheme consultations, Alterations to Boundary Walls, community information exchange.(Management Plan Action 5.6)
- ix. *Implementation of the Enterprise City Car Club in June 2015.* Usage data for the car indicates that it is used 20+ times a month and increasing, with an average booking length of 4.7 hours. 25 individuals have used the car - some just the once but the most prolific user has used the car 35 times with 4 others having used it more than 10 times. (Management Plan Action 4.6)

There is scope for improving this usage and especially the numbers of individuals using it regularly and further publicity is planned.

- x. *Improvements to the historic character of the WHS* via the enforcement process (satellite dishes and boundary wall alterations) and through extensive pre-application advisory work.(Management Plan Action 1.1, 1.2, 1.8)

- xi. *Caroline Street SJA Building demolition* and plans for a meanwhile use as a Pay and Display car park. This is on part of a larger plot owned by Bradford Council and there is an aspiration for a major public arts building on this plot so critical to maintain flexible land uses. (Management Plan Action 2.3)
- xii. *Participation in the Bi-centenary of the Leeds Liverpool Canal* – a conference, a public event with the Lord Mayor, improved signage and towpath and the re-introduction of 6 overnight moorings in Saltaire WHS. (Management Plan Action 2.10)
- xiii. *Contribution to the Shipley and Canal Road Area Action Plan.* (Management Plan Action 1.1, 3.5). Feeds into development planning application advice.
- xiv. *Communications Strategy* approved. (Management Plan Action 5.1). Regular positive press releases.
- xv. *Hosted the inaugural international World Heritage UK Conference* (Oct 2015) over 100 delegates from the UK and abroad.(Management Plan Action 3.6)
- xvi. Royal Town Planning Institute (RTPI) Regional Planning for Excellence Award (2015). (Management Plan Action 5.1, 5.8)
- xvii. Saltaire named in top 50 places to live (Sunday Times March 2015). (Management Plan Action 5.1)
- xviii. Saltaire finalist in Great Places Award (RTPI Dec 2015). (Management Plan Action 5.1)

Two very successful Saltaire Festivals delivered entirely by volunteers with grants and sponsorship. Estimated attendance at each Festival 30 – 35,000. Over 100 individual art/culture events held throughout Saltaire. (Management Plan Action 3.1)

Anticipated outcome, including timescale.	
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The Management Plan is a 30 year Plan with five yearly revisions. It is reviewed annually by the Saltaire Steering Group chaired by the Deputy Leader Cllr Slater.
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Appendix I

Activity Market provision	Project title Shipleigh Market
Purpose	
Market Provision in Shipleigh Town Centre. The Council owns and operates the open market in Shipleigh. The Indoor market in the clock tower building is privately owned and operated.	
Current position, including reporting arrangements	
<p>Shipleigh Outdoor Market is currently situated on an island site adjacent to the Shipleigh pedestrian precinct.</p> <p>It operates three days a week; Monday (mainly second hand), Friday and Saturday from 42 permanent stalls & 3 trading pitches - which along with restricted access from the precinct preclude the use of the site for any other purpose on non-market days.</p> <p>The permanent stalls have been in position since 1991 when they were constructed to replace stalls that were erected for market days only. The stalls were fully occupied, with a waiting list until around 2010. However in common with a number of open markets trade has declined and so has the number of stalls occupied.</p> <p>The Saturday Market has been the day most affected by this loss of trade with only 17 of the 45 stalls/pitches occupied (37.78%). On a Friday 26 are occupied (57.78%), and on a Monday 31 are occupied (68.89%).</p> <p>The stall charges are £10.50 per day or £11.00 for an end stall which compares favourably with all other open markets</p> <p>The Market currently operates a projected 2016/17 surplus of £18,800 (excluding staffing re-allocations).</p> <p>The Markets Service has been operating a number of incentives to attract traders and the public to the market for example</p> <ul style="list-style-type: none"> • First two trading days free • Up to 10 weeks free insurance • “Second Hand Saturdays” with stalls for £5. <p>Whilst these initiatives have proved successful in the short term they are not seen as a long term solution</p> <p>The Markets Service also operates a number of specialist markets at Xmas and Mother’s Day where pop up market stalls are erected on the precinct. These events have indicated that when existing open market traders from the normal open market operate on the pedestrian precinct their trade is improved and there is significantly more footfall. This combined with the fact that the market place is only in use three days per week and is not even fully utilised on those days indicates that better use could be made of the market place itself and a more appropriate location for the market would benefit traders.</p>	

<p><i>The Indoor market and the block that it occupies belong to the same private owner. The ground level shops meet a need locally and remain let. The operator/owner is looking to refresh the use of the block with some works to the exterior.</i></p> <p><i>The company also owns the block at the opposite side of the square that is often known as the Arndale Centre. This block remains fully let and again meets a local need.</i></p>	
Anticipated outcome, including timescale.	
<p>Proposals to address this situation will be considered within the service</p>	

Indoor Market – in private ownership

The agent for the Indoor Market block, Carter Towler, has recently agreed that well known local Shipley Charity - Hale can act to manage the indoor market on behalf of the owners for an initial period from January 16th through 2017, with an option to extend. Their intention:

HALE wants to regenerate the indoor market into what it once was, a thriving space and help boost socio- economic and environmental regeneration in Shipley. The market will offer a place for creativity and activity.

The market will have flexible space with stalls, test trading spaces for entrepreneurs where people can rent a stall or shelving unit from which to sell, , health checks, job club, links with Keighley College’s social footprint programme. We aim to have themed market days so that people can come and find the perfect item to buy.

“Our vision is based on increasing local peoples’ skills, experience and confidence, providing pathways to employment and enterprise, social inclusion, promoting self care along with economic and environmental regeneration for Shipley and enhanced links with local businesses”

Natasha Thomas, Chief Officer HALE

HALE is committed to finding new innovative solutions that enables people to recognise and develop their own skills and assets; whilst providing opportunities for them to improve their overall health and wellbeing.

**Contact: Natasha Thomas
Chief Officer**

1 Westgate, Shipley, West Yorkshire BD18 3QX

Tel: 01274 271088

www.haleproject.org.uk

Carter Towler also expects to undertake some further activity on the exterior of the market block in the near future.

The units at ground level are occupied and the block at the opposite side of the square sometimes referred to as the Arndale centre is also fully occupied.

Activity	Project title Council Wardens
Purpose	
Council on-street presence addressing visible services for the town centre	
Current position, including reporting arrangements	
<p>The Shipley Constituency has 7 full time wardens and duties include</p> <p>On / Off street Parking and School Gate Parking initiatives</p> <p>3 wardens are deployed to Shipley Town Centre, Baildon / Saltaire and Bingley on a daily basis to enforce parking restrictions.</p> <p>Increasing resource diversion to an increasing School Gate parking problem.</p> <p>Blue Badge Fraud Council Wardens work with the Council's Benefit Fraud Team to clamp down on the illegal use of Blue Badges.</p> <p>Litter Action days To combat the continuing problem of litter Council Wardens take part in litter action days in the Town Centre. Working in partnership with the Police, Council Wardens have been handing out £75 fixed penalty fines to people seen dropping litter.</p> <p>The litter action days are part of a campaign aimed at people who drop takeaway litter, cigarette butts, chewing gum and litter from vehicles. The messages always focus on behaviour change.</p> <p>Environmental and engagement work Further training with Town Centre Wardens has been carried out focussing primarily on their environmental role covering issues such as trade waste, litter enforcement and fly tipping, but has also included dealing with anti-social behaviour from beggars, touts and peddlars, rough sleepers, and dealing with people taking legal highs.</p> <p>Other environmental work would include</p> <p>The removal of fly posting on council property eg Banners and reporting to Highways enforcement.</p> <p>A board warnings (Saltaire only at the moment)</p> <p>Dog fouling fines and promotion of best practice (eg Green dog walkers initiative)</p> <p>Dog control orders (in various recreation parks)</p> <p>Waste and Recycling Awareness in communities</p> <p>Working closely with Environmental Enforcement to tackle trade waste issues</p> <p>Working with ex offenders re Community Pay back (eg snicket clearances)</p>	

Council Warden smart phones now include the ability for Wardens to log issues such as rubbish in gardens and fly-tipping whilst on patrol and, if necessary, refer these issues via an e-form directly to the Environmental Enforcement Team. This cuts down on administration and processing time by Wardens not having to return to the office and send emails and improves delivery of service to the public.

Wardens' smart phones have also been configured to record anti-social behaviour. The data will allow for more collaborative working with the Police and better deployment of resources to deal with anti-social behaviour.

Community Engagement

A lot of work has focussed on giving reassurance and assistance (eg flood victims this year in terms of giving advice to householders and helping with the clean up operation with clean teams particularly in the Shipley, Bingley and Esholt areas.

Ward patrolling: understanding the needs of the community.

Community Events Attendance (eg working with partners to deliver Bingley Music Live, Saltaire Festival, Christmas markets, Canal bi-centenary etc)

Working with Schools on specific initiatives (eg Recycling)

Close working with the Youth Service (ASB monitoring)

The Council Wardens report to the Area Operations Manager based at Shipley Town Hall who is part of the management team at Keighley Area Co-ordinator's Office.

Appendix Jii

<p>Activity : To develop a town centre business partnership</p>	<p>Project title: Shingley Town Centre Partnership</p>
<p>Purpose:</p>	
<p>The Shingley Town Centre Partnership (STCP) has been established to bring together people, businesses and organisations that have an interest in the future development and well being of the Town Centre. The Partnership is led by the business community and will act as a focus to discuss issues and new initiatives that will help develop and promote the Town.</p> <p>The aim was not to restrict membership of the Partnership to specific representatives but it is expected that those attending will have an interest in the future development of the town Centre and its surrounding areas and be prepared to play an active role in its work.</p> <p>An open meeting was advertised and invitations sent out in 2013 and a meeting was held in Shingley Library to promote the idea of a new town centre partnership and to get people involved to form a new partnership. A number of people put themselves forward from that a recruitment process was undertaken to appoint a chair.</p> <p>Barry Cooper from Perkins Jewellers was appointed the first chair along with 10 interested representatives from business, voluntary and public sector organisations.</p> <p>The partnership then met regularly along with the Town Centre Manager</p>	
<p>Current position, including reporting arrangements</p>	
<p>Following the closure of the Shingley Town Centre management office and the attached funding in 2014 the Partnership was given £10K to kickstart their development work. They were asked to produce a development plan for the funding.</p> <p>The plan for the funding included contributions to the Shingley Street Arts festival and Christmas Parade in 2015. Further contributions to the Arts Festival and Christmas in 2016. The remaining funds have contributed to the development of a website and database for the Town and general promotions work.</p> <p>The First Chair resigned owing to other pressures. The Partnership has since been Chaired on a voluntary basis by Stuart Illingworth of Mark Brearley & co. From the original 10 active representatives a small number have since been unable to take a full role in the work of the Partnership however there are still 8 active people currently involved.</p> <p>The Partnership is still supported by the Airedale Partnership office and the Shingley area Office. Following successful Christmas Lights Switch on activities and the launch of the new website there are high hopes that more people will engage with the work of the Partnership and take an active role in promoting the Town.</p>	
<p>Anticipated outcome, including timescale.</p>	
<p>The Town Centre Partnership will continue to develop be able attract new active representatives and be able to generate its own income.</p>	