

Report of the Strategic Director to the meeting of the Regeneration and Economy Overview & Scrutiny Committee to be held on 23rd January 2018

Subject:

Progress Update - Canal Road Urban Village
Bradford-Shipley Canal Road Corridor Regeneration Area

Summary statement:

This report outlines the work carried out and progress made to date by the Joint Venture Company established by the Council with Private Sector Partners Urbo Regeneration Ltd., to undertake the comprehensive redevelopment of the Centre Section of the Bradford-Shipley Canal Road Corridor Regeneration Area.

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1. SUMMARY

- 1.1 This report provides Overview & Scrutiny Committee Members an update on the work carried out and progress made to date by Canal Road Urban Village Ltd., (CRUVL) the joint venture company established by the Council with Urbo Regeneration Ltd., to plan and deliver the regeneration of the New Bolton Woods Masterplan Area of Bradford-Shipley Canal Road Corridor.

2. BACKGROUND

- 2.1 Following Executive approval in 2010, the Council established an innovative public private sector partnership with a private development company, Urbo Regeneration Ltd., (Urbo) to pursue ambitious and comprehensive development proposals to regenerate the Centre Section of the Bradford-Shipley Canal Road Regeneration Corridor (shown on the attached plan at Appendix 1) by creating a new sustainable urban neighbourhood known as New Bolton Woods (NBW).
- 2.2 Urbo Regeneration is a property development and investment company, owned by Arnold Laver Group, Bolsterstone plc and AGD Regeneration Ltd., with a track record of delivering best practice urban regeneration projects working in partnership with Local Authorities, land owners and other developers. The resources of these substantial parent shareholders companies are drawn on by Urbo as required to manage and deliver major regeneration projects and as such are available to underpin CRUVL's NBW development proposals.
- 2.3 The CRUVL joint venture partnership is a private limited company owned by the Urbo and the Council on a 51% to 49% basis and with the operating principles that:
- (i) the Partners work on a partnership basis to explore, design, deliver and manage the development of the NBW regeneration scheme,
 - (ii) principle partners commit their respective landholdings within the JV partnership area to create a stock of land that will be available for future development purposes,
 - (iii) all development costs and funding will be provided by URBO,
 - (iv) Urbo will be entitled to the reimbursement of their proper development costs incurred and a fixed profit from the receipts of all development schemes delivered by CRUVL,
 - (v) any additional profits generated as will be divided between the Council and Urbo on a 90: basis, with the Council's overage returns being committed to deliver additional enhancements in the Canal Road Corridor area including traditional S106 type activities.
- 2.4 The CRUVL joint venture is committed to pursue the development of the New Bolton Woods scheme at the heart of the Bradford –Shipley Canal Road Regeneration Corridor, which has been confirmed by the preparation of a comprehensive development Masterplan (illustrated at Appendix 1) that secured outline planning permission on the 12th October 2016.
- 2.5 As part of the District's new Local Plan the Bradford-Shipley Canal Road Corridor is seen as a key component of the Council's strategy of dealing with the District's housing shortage and as such is the subject of an Area Action Plan that was adopted at full Council in December 2017. The AAP provides a strategic planning framework for the area and certainty of land allocations along this key strategic urban corridor.
- 2.5 NBW is planned to provide over 1000 new homes within the 'Centre Section' of the Bradford Shipley Canal Road AAP area and in order for the scheme to be economically and socially sustainable it will have, at its heart, a new Local Centre comprising a food store, other shops, a



school, Health facilities, leisure and other employment space centred on a new High Street together with extensive, high quality Open Space, Sports and Green & Blue infrastructure.

3.0 PROGRESS TO DATE.

3.1 During the preparation and final approval of the NBW Masterplan CRUVL have been concentrating on exploring the delivery of four key development phases as follows:

3.1.1 **Phase 1** - CRUVL have already delivered a first phase of residential development with partners Skipton Properties Ltd planning App. No. 12/03708/MAF), whereby providing 50 new homes (including 20 Social housing units), all of which have been completed in 2013/14 and subsequently sold. This phase received funding support from the HCA to assist the delivery of the affordable units.

3.1.2 **Phase 2** – is the proposed development of some 3,000 sq m of retail/commercial space on the site of a former Arnold Laver warehouse/depot at the junction of Stanley Road/Canal Road that will anchor the new Local Centre element of the NBW scheme. Planning Permission was secured on the 22/09/2015 (App. No. 14/04817/MAF) for this phase of development and CRUVL are currently engaged in detailed negotiations with end users in respect of the following:

- (i) A drive-through restaurant unit for Costa Coffee Ltd., CRUVL have agreed terms with the operator, a detailed planning application is awaiting determination and work is expected to commence on site in mid 2018.
- (ii) A new (use Class A1) foodstore to be developed for a major food retail operator – terms have been agreed by CRUVL and contracts are yet to be exchanged on this transaction but it is anticipated that work will commence on site in 2018 in order to open the new store in 2019/20.
- (iii) A third retail unit is also planned for development within this phase and CRUVL are actively seeking a suitable operator/Lessee.

3.1.3 **Phase 3** – is made up of the proposed development of a further 145 new homes on part of the NBW scheme site off Poplars Park Road that CRUVL have successfully negotiated with national housebuilder Keepmoat Homes Ltd., for which detailed planning permission was secured in October 2017. The Council's Economic Development Service have also secured grant funding of £3.6m from the West Yorkshire Combined Authority's Local Growth Fund to contribute to the cost of carrying out essential site remediation works to prepare the site for development purposes and to assist the delivery of the Keepmoat scheme. Keepmoat are programmed to commence construction works in January 2018 and deliver the proposed 145 new homes by 2021.

3.1.4 **Phase 4** – is expected to follow on further land adjoining the Keepmoat Phase 3 scheme off Poplars Park Road. This phase should deliver up to 250 homes further within the CRUVL New Bolton Woods scheme and with the possible provision of a suitable access road through the NBW Phase 4 site this could facilitate the delivery of up to 700 new homes on the adjoin Bolton Woods Quarry Site. An outline planning application has been submitted in respect of the Bolton Woods Quarry scheme and CRUVL are currently in detailed discussions with the owners of the Quarry Site to try and agree the format and design of a suitable access road that would assist the delivery of this scheme whilst also ensuring that CRUVL's commercial interests are not damaged and the NBW Phase 4 proposals may also be progressed on a viable basis as planned.



3.1.5 **Phase 5** - the construction of a new artificial sports pitch on the King George V Playing fields that together with the provision of significant public open space within the planned phases of housing development and the existing green space and sports facilities running through the NBW Masterplan Area will establish a corridor of green infrastructure for the use and benefit of the local communities and wider public. This scheme is delivered in partnership with the One In A Million Free School who will ultimately lease and manage the new sports facilities and the delivery is being led by the Council's Sports & Leisure Service with funding support from the ESFA and Football Foundation.

3.2 In addition to the five phases currently being actively progressed by CRUVL, the delivery of the whole NBW Masterplan scheme is viewed as a 10 to 15 year project and as such further phases of development that will be pursued as appropriate in the future. These will include:

- further retail, commercial and residential developments that together with the Phase 2 retail scheme will form the planned new Local Centre to serve the NBW and wider communities,
- provision of additional later phases of housing that could mean the ultimate delivery up to 1,000 further new homes in total within the NBW scheme
- new health and education facilities

4. OTHER CONSIDERATIONS

4.1 Transport infrastructure upgrades to Canal Road to support the delivery of the New Bolton Woods development are a fundamental element of work being promoted through the West Yorkshire+ Transport Fund's Bradford to Shipley Corridor project. This project is currently being developed to Outline Business Case submission which is expected to be approved by the West Yorkshire Combined Authority by the end of 2018. The overall delivery programme and strategy of the Bradford to Shipley Corridor project will be closely aligned with the programme for the New Bolton Woods development to ensure that essential elements of infrastructure necessary to support the development can be in place at the appropriate time and that disruption due to construction is mitigated.

5. FINANCIAL & RESOURCE APPRAISAL

5.1 To date individual development projects within the delivered and planned phases of the NBW Regeneration scheme have secured external funding totalling some £4.6m from sources including the Homes & Communities Agency (HCA), West Yorkshire Combined Authority (WYCA) and Education Funding & Skills Agency (EFSA).

5.2 Economic Development Officers are also in dialogue with both WYCA and the HCA in respect of the possibility of further funding being secured to assist the delivery of additional later phases of development including the possibility of accelerating the delivery of the NBW Phase 4 and Bolton Woods Quarry schemes by 2025. Any such funding however will be dependent to a certain extent on the delivery and take-up of new homes being delivered as part of the CRUVL/Keepmoat Phase 3 scheme that will have a significant impact on the ambition to make NBW an attractive location where local people and families will make a positive choice to live, grow and invest.



6. RISK MANAGEMENT AND GOVERNANCE ISSUES

Not applicable

7. LEGAL APPRAISAL

Not applicable

8. OTHER IMPLICATIONS

None

8.1 EQUALITY & DIVERSITY

At this stage there are no specific equality and diversity issues. Equality and diversity issues will be identified as part of the project development process.

8.2 SUSTAINABILITY IMPLICATIONS

8.2.1 The New Bolton Woods scheme is intended to be a best practice Urban Regeneration project and is set up to deliver a number of prioritised objectives for Bradford Council that includes Sustainable Development as a keystone of the project.

8.2.2 The Council and CRUVL actively promote New Bolton Woods with a principle of creating a new Sustainable Urban Neighbourhood through an approach to sustainable development that advocates the benefits of a self-contained community with housing located close to as many social and economic facilities as possible to encourage walking and cycling. This approach generates a mixed-use neighbourhood concept with local shops, school, community facilities and places of employment will reduce car use and generate an attractive place to live, work and enjoy leisure time encouraging a sustainable lifestyle.

8.3 GREENHOUSE GAS EMISSIONS IMPACTS

8.3.1 The housing designs with the NBW are planned to address low carbon issues by using modern construction methods and having high regard to design for sustainability. It is intended that, subject to viability as a starting point, the Project will carry out energy efficient development, reducing carbon emissions and running costs for new homes through appropriate design, the provision of electric car charging points in all houses delivered and the promotion of the use of multi modal transport including bus, train and cycling

8.4 COMMUNITY SAFETY IMPLICATIONS

There are no community safety implications at this stage however the design of all development phases within the Scheme will wherever practically possible incorporate secure by design principles.

8.5 HUMAN RIGHTS ACT

There are no Human Rights implications

8.6 TRADE UNION

There are no Trade Union implications.



8.7 WARD IMPLICATIONS

The NBW Scheme falls within the Wrose & Winhdhill and Bolton Wards will meet the objectives of the Bradford Shipley Canal Road Corridor Area Action Plan.

9. NOT FOR PUBLICATION DOCUMENTS

None.

10. RECOMMENDATIONS

10.1 Members are recommended to note progress on the CRUVL New Bolton Woods project and the current anticipated timeline for the next stages of delivery.

11. APPENDICES

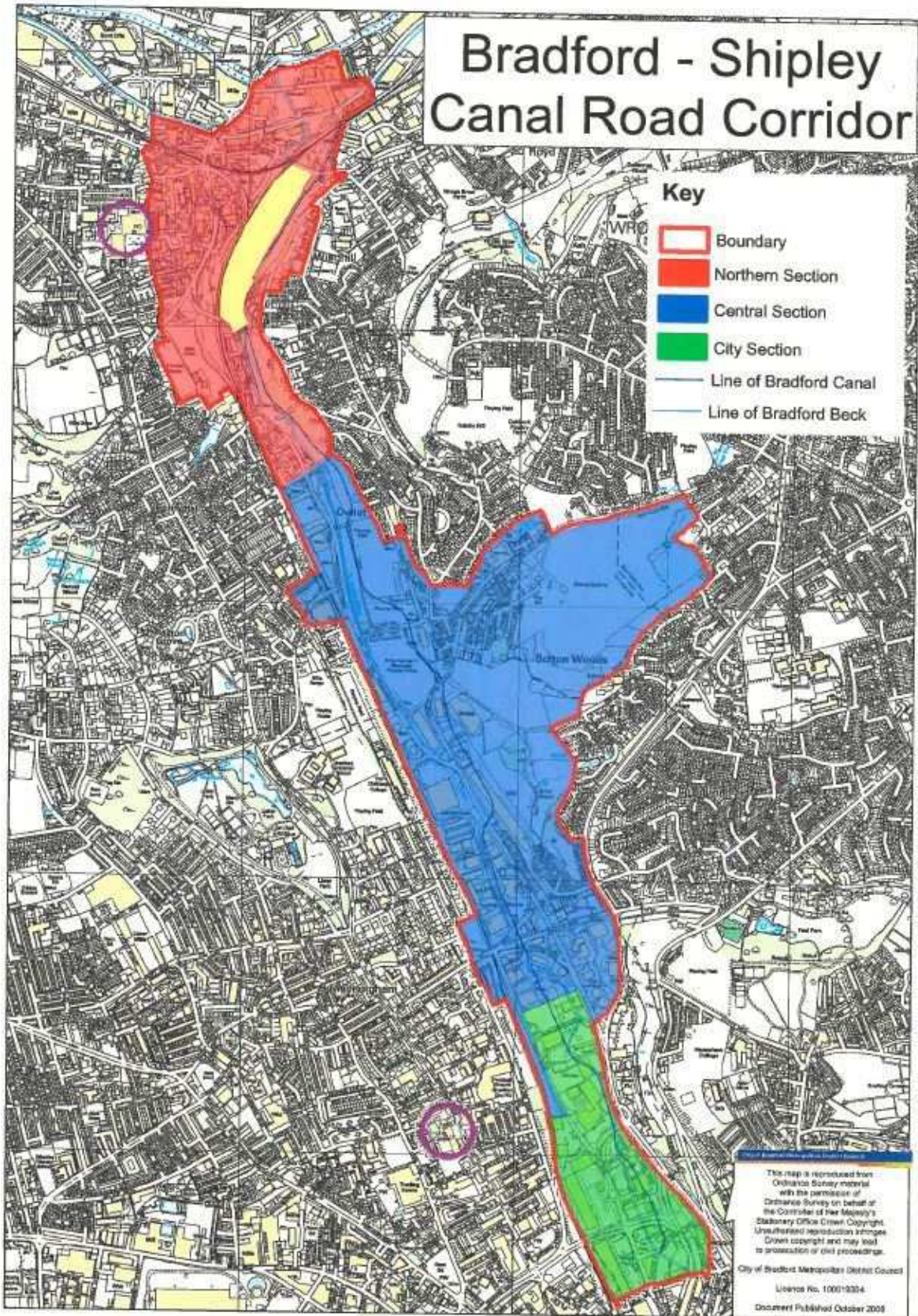
Appendix 1 – Bradford-Shipley Canal Road Corridor with Centre Section
Appendix 2 – NBW Masterplan

12. BACKGROUND DOCUMENTS

None



Appendix 1 – CRC Centre Section



Appendix 2 – NBW Masterplan

