

Appendix A	
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development of the site in 2014, but with the subsequent downturn in the supermarket sector ODL (Morrisons) have since withdrawn their interest from the scheme.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 In order to deal with the the severe constraints affecting the proposed development of the Site the Council has secured grant funding of £1.82m from the Homes and Communities Agency (HCA). to contribute to the cost of carrying out essential remediation and enabling works that will deliver 50No. new Starter Homes apartments and enable the development of additional phases of new homes development. 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 adjoining 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.

Following receipt of the HCA funding SPL have carried out a significant element of the requisite enabling works with a view to preparing the Phase 1 site for early development.

3.2 The development Scheme is now divided into two Phases.

- (i) Phase 1 – will deliver a total of 85 new homes including the 50 new Starter Homes apartments.
- (ii) Phase 2 - proposes the provision of a new access road and construction of a new bridge across Bradford Beck, the development of 80 new homes and the provision of a new Car Park for users of Shipley Station and the railway network.

3.3 SPL secured a Detailed Planning Permission for the Phase 1 Development and an Outline Planning Permission for the Phase 2 access road and new bridge scheme in July 2017.

3.4 Following receipt of the final technical approvals for Phase 1 SPL commence works on site in January 2018.

Anticipated outcome, including timescale.	
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4.1 Following the start on site SPL are programmed to complete the Phase 1 units by March 2019.

4.2 It is hoped that the enabling works to facilitate Phase 2 will follow in 2019-20, and the delivery of the new homes and Station Car Park by 2021.