

Appendix C Activity: Development potential	Project title: Former Bingley Auction Market site & Coolgardie Farm. Both in private ownership.
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.</p> <p>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 Ultimately the proposal was superceded by development of the 8 hectare Baildon Business Park, which is on its way to completion and full let.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>	
UPDATE AS OF 9TH FEBRUARY 2018	
<p>The Council are in discussion with a potential developer of the site – we are hopeful that this will lead to the submission of a planning application in the near future.</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. 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>	