

Report of the Strategic Director – Place - to the meeting of the Regeneration and Economy Overview & Scrutiny Committee to be held on 20th February 2018

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Subject:

Regeneration - Shipley

Summary statement:

The report provides an update on highlighted work related to Shipley

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1. SUMMARY

- 1.1 This report provides Overview & Scrutiny Committee Members an update on highlighted work related to Shipley.

2. BACKGROUND

- 2.1 The background factors that might lead to major change in Shipley have not significantly changed since last year. 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 Road / 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 was reported recently.

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 narrows 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.

The Baildon Business Park site is about to see the construction of the final phase of buildings. The site was brought forward by the Council and has been developed through a joint venture between developer Pendle Projects and contractor Russells Construction.

The site is already providing a new home for; *Produmax Ltd, Anetic Aid Ltd, John Ayrey, GSM Aluminium Ltd, West Yorkshire Glazing Ltd, Laxtons Ltd*. When completed the 15 acre site will accommodate 150,000 sq.ft of modern accommodation for businesses.

3. OTHER CONSIDERATIONS

3.1 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.

3.2 At the last Committee there were resolutions around the market offer. Current figures re the outdoor market are included in the updated appendix to this report. With respect to Market traders wishes expressed at the last meeting, the Committee asked officers to ensure that market traders were fully consulted regarding any proposed changes. This is understood and there are no proposed changes.

4. FINANCIAL & RESOURCE APPRAISAL

4.1 There are no financial issues arising from 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

7.5.1 There are no Human Rights implications

7.6 TRADE UNION

7.6.1 There are no Trade Union implications.

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

Appendix A – Development Delivery – Land at Crag Road, Shipley

Appendix B – Re-use of prominent central Bingley Site – Sainsbury/Former Bradford and Bingley cleared site

Appendix C – Development Potential – Former Bingley Auction Market site and Coolgardie Farm

Appendix D – Neglected buildings and re-use

Appendix E - Assistance to small and large businesses

Appendix F – Visitor Information Centre Saltaire

Appendix G– Market Provision – Shipley Market

12. BACKGROUND DOCUMENTS

12.1 Airedale Masterplan

12.2 The Shipley Canal Road Corridor Area Action Plan is identified in the Council's Local Development LDS 2014 Scheme

