



Report of the Strategic Director, Place to the meeting of Keighley Area Committee to be held on 19 October 2023

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Subject:

Keighley Draft Development Framework

Summary statement:

This report sets out the background and purpose of the Keighley Development Framework. It outlines the approach being taken to public engagement on the draft report and considers the opportunities for member involvement.

EQUALITY & DIVERSITY:

There are no disproportionate impacts from the Draft Development Framework itself. Whilst the public engagement is aimed largely at businesses, landowners, potential investors and community organisations it is not to the exclusion of residents, and we have designed the engagement materials on-line to be accessible ensuring appropriate Alt Text (alternative text for partially sighted people) is provided on the images and maps used. We will also engage directly with the Mobility Planning Group, and as part of Social Value CBRE have reached out to Keighley College in relation to engaging directly with young people within Keighley. Use of the Council's Let's Talk platform will capture and monitor feedback from people with different protected characteristics, and these insights will help shape further refinements of the framework. More detailed Equality Impact Assessments would be carried out as and when specific interventions are able to be taken forwards.

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Portfolio:

Regeneration, Planning and Transport

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Overview & Scrutiny Area:

Regeneration and Environment

1. SUMMARY

- 1.1. This report sets out the background and purpose of the Keighley Development Framework. It outlines the approach being taken to public engagement on the draft report and considers the opportunities for member involvement.

2. BACKGROUND

- 2.1. Contracts were awarded to WSP and CBRE to undertake Development Frameworks covering the district in August 2022 following a competitive tender. The work was split into three lots as follows:

Lot 1: Covering Bradford South, East and West. Awarded to WSP.

Lot 2: Town centric covering Keighley Constituency. Awarded to CBRE.

Lot 3: Town centric covering Shipley Constituency. Awarded to CBRE.

- 2.2. The purpose of the Development Frameworks is to guide the future regeneration and development of the city and towns. Building on the success of the Towns Fund, the Draft Development Frameworks look beyond our existing projects and City of Culture 2025. They set out an overarching vision, objectives and potential interventions for the regeneration looking at the next 15-20 years. As a component of Bradford's Economic Growth Plan, the role of the Development Frameworks is to act as a guide for development, as well as encourage and attract new investment into the area. They sit alongside and align with the Local Plan as our statutory planning framework. Through close stakeholder engagement the aim is to ensure the Keighley framework aligns with a future Neighbourhood Development Plan for Keighley.

- 2.3. The frameworks are not a funded programme of activity, and we should not expect all the propositions within the framework to be achieved. A key aim of the frameworks is to ensure we are in a good position to take advantage of future funding opportunities as and when they become available.

- 2.4. The work is being undertaken in broad stages as follows:

Stage 1 (Autumn 2022): Initial data gathering, analysis and work scoping

Stage 2 (Winter/Spring 2023): Visioning and targeted stakeholder engagement

Stage 2b (Summer 2023): Working behind the scenes to draft the framework

Stage 3 (Autumn 2023): Wider public engagement on recommended interventions and specific proposals

Stage 4 (Winter 2023): Finalising the Development Framework

- 2.5. The following sections relate specifically to the Lot 2 work (Keighley).

- 2.6. The Stage 2 stakeholder engagement focussed on visioning and creating a place narrative for Keighley. This focussed on understanding stakeholders' views on Keighley's assets, challenges and opportunities.

- 2.7. Following an initial launch picked up by the Telegraph & Argus and Keighley news, publicised on social media and via Stay Connected we received 382 online survey responses for Keighley and 91 responses for Ilkley.

- 2.8. Respondents were overwhelmingly positive about Ilkley and it was clear the focus of attention needed to be in Keighley as the area with the greatest potential for regeneration.
- 2.9. Targeted stakeholder engagement was also conducted during the spring via Ward Member workshops, a 'Sounding Board' aimed at local businesses and organisations, a public online workshop, and a series of 1-2-1 interviews with key individuals and businesses. In total 57 stakeholders were engaged through these methods for Keighley including the Town Council and chair of the Towns Fund Board.
- 2.10. Keighley's strength in manufacturing, culture and potential as a destination hub were key themes arising from the engagement. The stakeholder engagement has been used to inform a Draft Development Framework for Keighley.
- 2.11. Between 9 October and 19 November the Draft Development Frameworks will be taken to public engagement. The engagement will be conducted online using the Council's Let's Talk platform <https://letstalk.bradford.gov.uk/development-framework-for-keighley> . Publicity will be targeted at local businesses, landowners, potential investors and key organisations, but not to the exclusion of the public. The purpose of the engagement is to take feedback on the proposed interventions so that it can be used to shape the framework before it is finalised.
- 2.12. Members may wish to support the engagement by taking part themselves and encouraging others to take part via their own networks. In particular, any support members can give in actively encouraging local businesses to take part would be gratefully received.

3. OTHER CONSIDERATIONS

- 3.1. Draft Development Frameworks for the city of Bradford, Shipley and Bingley are also being taken to public engagement alongside the Keighley framework.

[Development Framework for Bradford | Let's Talk Bradford District](#)
[Development Framework for Shipley | Let's Talk Bradford District](#)
[Development Framework for Bingley | Let's Talk Bradford District](#)

- 3.2. On the 1 October 2023 the Government published their 'Long-term plan for towns' which require named town boards (including Keighley) to develop their own long-term plan for their town, with funding over 10 years and aligned to the issues that research shows people want the most. The Keighley Development Framework will put the town in a good position to establish priorities for that plan.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1. The Development Frameworks are not a funded programme of activity. They should assist the Council to bid for future funds as opportunities arise but this may involve some degree of match funding. Their overall purpose is to encourage economic growth which should over the long term have a positive effect on the council's

resources.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

It is important that members recognise the Development Frameworks are not a funded programme of activity. Their purpose is to put the Council in a good position for future funding bids and to showcase Keighley to future investors to generate investment confidence. Public expectation on delivery will need to be managed accordingly.

6. LEGAL APPRAISAL

5. The Development Frameworks will not form part of the Local Plan but may be used by developers to support their planning applications as a material consideration.

7. OTHER IMPLICATIONS

7.1 SUSTAINABILITY IMPLICATIONS

- A key objective of the Draft Development Framework is for “Low carbon to be embedded into new development, to align with Bradford’s Clean Growth agenda, promoting sustainable travel solutions and improving access to Keighley’s countryside, rivers and becks.”

7.2 GREENHOUSE GAS EMISSIONS IMPACTS

6. None

7.3 COMMUNITY SAFETY IMPLICATIONS

- None

7.4 HUMAN RIGHTS ACT

- None

7.5 TRADE UNION

- None

7.6 WARD IMPLICATIONS

- The Draft Development Framework for Keighley focusses on Keighley Central and to some degree Keighley East.

7.7 AREA COMMITTEE ACTION PLAN IMPLICATIONS (for reports to Area Committees only)

7.8 IMPLICATIONS FOR CORPORATE PARENTING

None

7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

None

8. NOT FOR PUBLICATION DOCUMENTS

➤ None

9. OPTIONS

- 7. Option 1: To support the Draft Development Framework for Keighley in its entirety
- 8. Option 2: To support the Draft Development Framework for Keighley in part
- 9. Option 3: To not support the Draft Development Framework for Keighley

10. RECOMMENDATIONS

The views of the Area Committee on the Draft Development Framework are requested.

11. APPENDICES

Draft Development Framework for Keighley

12. BACKGROUND DOCUMENTS

➤ None