

# Report of the Strategic Director, Place to the meeting of Shipley Area Committee to be held on 8 November 2023

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## Subject:

Shipley and Bingley Draft Development Frameworks

## Summary statement:

This report sets out the background and purpose of the Shipley and Bingley Development Frameworks. It outlines the approach being taken to public engagement on the draft frameworks 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 Shipley College in relation to engaging directly with young people within Shipley. 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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David Shepherd  
Strategic Director Place

## 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 Shipley and Bingley Development Frameworks. It outlines the approach being taken to public engagement on the draft frameworks 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 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.

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 3 work (Shipley Constituency focussing on the towns of Shipley and Bingley).

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

2.7. Following an initial launch picked up by the Telegraph & Argus, publicised on social media and via Stay Connected we received 202 online survey responses for Shipley and 218 responses for Bingley.

- 2.8. 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 36 stakeholders were engaged through these methods for Shipley and Bingley including the Town Councils and chair of the Towns Fund Board.
- 2.9. Regenerating the town centre and improved connectivity/accessibility across the town were considered the biggest opportunities in Shipley arising from the engagement. Respondents talked about there being lots of potential for Bingley making the most of its access to the canal and countryside. The stakeholder engagement has been used to inform two Draft Development Frameworks, one for Shipley and one for Bingley.
- 2.10. 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-shipley>
  - <https://letstalk.bradford.gov.uk/development-framework-for-bingley>
- 2.11. 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 and Keighley are also being taken to public engagement alongside the Shipley and Bingley frameworks.

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

### 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 Shipley and Bingley 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 Clean growth agenda, promoting sustainable travel solutions and improving access to Shipley and Bingley’s countryside such as Bradford Beck, St Ives, the River Aire, canal and Five-rise Locks.

### **7.2 TACKLING THE CLIMATE EMERGENCY IMPLICATIONS**

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 Frameworks for Shipley and Bingley focusses mainly on Shipley and Bingley wards but also Baildon and Windhill and Wrose wards to some extent.

### **7.7 AREA COMMITTEE ACTION PLAN IMPLICATIONS**

- 7.7.1 None

**7.8 IMPLICATIONS FOR CORPORATE PARENTING**

None

**7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT**

None

**8. NOT FOR PUBLICATION DOCUMENTS**

None

**9. OPTIONS**

Option 1: To support the Draft Development Frameworks for Shipley and Bingley in their entirety.

Option 2: To support the Draft Development Frameworks for Shipley and Bingley in part.

Option 3: To not support the Draft Development Frameworks for Shipley and Bingley.

**10. RECOMMENDATIONS**

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

**11. APPENDICES**

Draft Development Frameworks for Shipley and Bingley

**12. BACKGROUND DOCUMENTS**

None