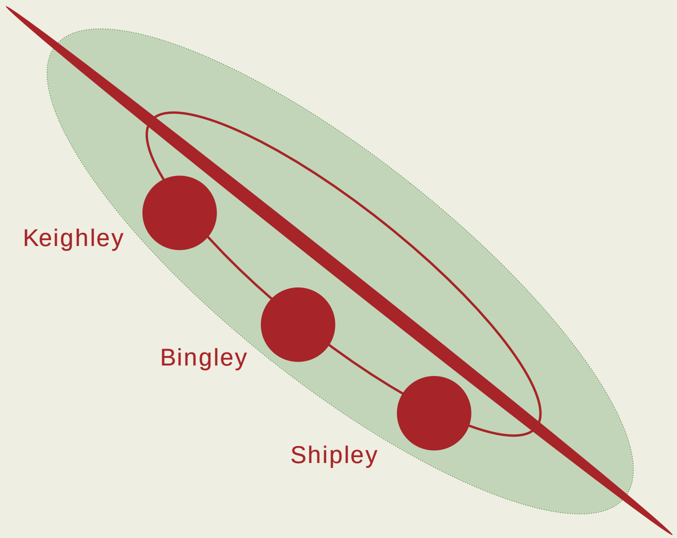
Economic Summary

A Masterplan & Strategy for Airedale

An Annex to

Airedale Corridors
A Masterplan & Strategy for Airedale

Contents


Keighley
Bingley
Shipley

1.0 Introduction

This paper sets out the assumptions which lie behind the employment projections and the need to bring forward new sites and premises to accommodate this growth. It builds on the base line paper, Business Structure Economy of Airedale and the detailed analysis of those sites with development potential.

Creative Corridor

Internationally recognised for its focus on commercial research, design and development of products and services; a place specialising in innovation and business start-up driven by the widespread integration of digital technology in Airedale.

Connected Corridor

A model of integrated transport and communications for road, rail, air and broadband that supports the new and existing world-class companies within Airedale; a place where leadership is strong and committed to the regeneration of Airedale.

Lifestyle Corridor

Draws on the raw material of the outstanding rural landscape, town centres, World Heritage Site and waterways to provide a highly desirable quality of life; a place that is well-educated, diverse and cosmopolitan in its outlook and proud of being Airedale.

2.0 Demand Side Forecast

A key requirement of the masterplan is that it should enable the provision of sufficient office and industrial premises to accommodate the future growth potential of the Airedale economy. The projections of future demand are build up from three primary sources, each of which are reviewed below:

a) Relocations by existing firms

Over the plan period, new space will be required for the relocation of existing firms which require larger and better quality premises. This will release sites and premises for redevelopment. We have assumed that there will be no additional jobs in the process as the relocations (and expansions) will be offset by contractions by other firms in the area.

Of the 50,565 people employed in 2002, around 27,940 are housed in office and industrial premises. Around 34% of the space used is offices (in some instances within an industrial building) and 66% of the space is industrial and warehouse premises. On average around 8-10% per year may move between existing (second hand) premises as some firms expand and others contract. A proportion will wish to relocate to new premises (generally developed in new locations). We estimate that during the lifetime of the masterplan (2005-2020) around 3,600 people (13%) will need to be re-housed in new premises in new locations.

b) Forecast growth of local employment in line with the West Yorkshire economy

The second source of demand will be due to an overall growth in gdp and employment in the area which would have arisen without any local intervention. The estimate for this growth is drawn from the forecasts prepared by Experian Business Strategy in 2004 for Yorkshire Forward.

In the period 2002 to 2016, manufacturing employment is expected to decrease by around 1,600 jobs and service employment will increase by 4,060 resulting in a net increase of 2,460 jobs. Around 55% of this increase (1,360 jobs) will require additional industrial and office accommodation. The balance (45%) relates to jobs in the retail, hotels, construction, education and health sectors most of which do not require standard industrial and office premises. Thus the net jobs which will need to be accommodated in office and industrial premises due to trend growth of the local economy will be around 1,400.

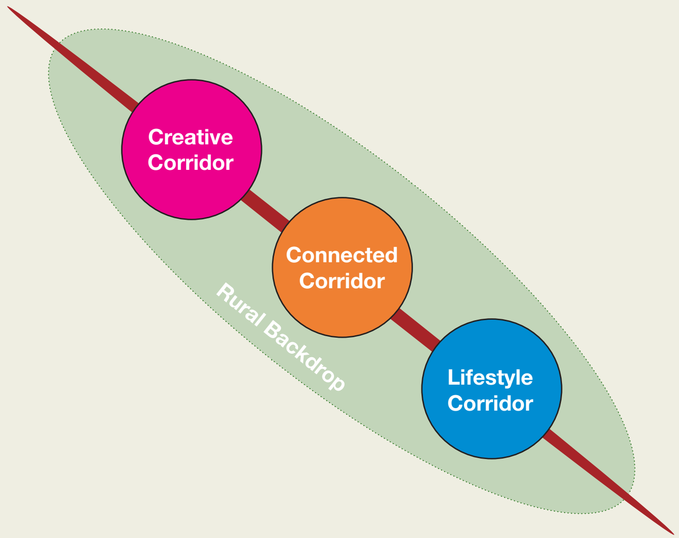
c) Growth arising from the implementation of the Masterplan

The third source of growth is the additional jobs that will arise as a result of the implementation of this masterplan. It will arise from higher than predicted levels of investment, particularly from relocations from other parts of West Yorkshire and further a field, due principally to the effective promotion of Airedale as a growth zone within the Leeds City Region and the availability of serviced sites and premises in attractive locations.

The Masterplan has set a target of an additional 5,000 over and above the trend growth of the West Yorkshire economy (see above). This represents an increase of 10% in employment over a 15 year period. Part of this growth in employment will be taken up by existing local residents and new people attracted to live in Airedale. The balance will be met by people commuting to the area, mainly drawn from other parts of Leeds and Bradford.

In summary, the masterplan has been set out to provide employment space to accommodate around 10,000 people, 4,000 of which will relocate from existing premises, 1,000 will arise from the trend growth forecast for West Yorkshire and 5,000 as a result of growth arsing from the implementation of the masterplan.

As the majority of the growth is expected to be in service related jobs, we would expect that around three quarters of the space will be required for offices and the remaining 25% of space will be needed for industrial activities.


Creative Corridor
Connected Corridor
Lifestyle Corridor
Rural Backdrop

3.0 Supply Side forecasts

An analysis and forecast has been made of the projected employment, phased over time which could be accommodated on the major employment sites identified in the Masterplan. The forecast is intended to provide a guide to the major employment opportunities. It is clearly difficult to predict with any certainty which sites will come forward and the level of uptake which will be realised in practice. The forecast is based on our assessment of the development opportunities, the amount of space that can be accommodated, the number of jobs and the period of time that it will take for the site to be fully developed and occupied.

Table 1: Summary of potential new office and industrial developments in Airedale

	2008		2012		2020		Total	
	Sq ft '000	Jobs	Sq ft '000	Jobs	Sq ft '000	Jobs	Sq ft '000	Jobs
Office	187k	910	644k	3,134	735k	3585	1,566k	7,629
Industrial	279k	765	302k	828	415k	1138	996k	2,731
Total	466k	1675	946k	3,962	1,150k	4723	2,562k	10,360
% office	40%	54%	68%	79%	64%	76%	61%	74%

The analysis is based on an assessment of the key features of each site as follows:

- Acreage and ownership
- Potential development mix in terms of residential units and square footage of B1/office, B2/B8/ industrial and warehousing space. This takes account of existing buildings to be refurbished and an estimate of the amount of new development that could be permitted on each site
- Number of people housed. These figures are based on the job density standards adopted by English Partnerships, based on survey work undertaken by Arup in 1999 as follows:
  - Office accommodation: job density 1 per 205 sq ft (20 sq m)
  - Industrial: 1 per 365 sq ft (35 sq m)
- Barriers to development that would need to be overcome
- Estimated likely purchase cost of the site
- Rental potential
- Timescale including projected start date and the period of time when each site could be fully developed.
- Comments and conclusions

All developments have been summarised on two spreadsheets, the first covering office/B1 developments and the second with the industrial/ B2/B8 schemes.

The results of the analysis are summarised in table 1 above.

The Masterplan provides the means for Airedale to fulfil its economic potential within the Leeds City Region. The plan will provide accommodation for around 10,400 jobs (74% office and 26% industrial employment).

The extent that the masterplan is realised will depend on the actual demand for new premises from existing businesses and Airedale's success in attracting new firms to the area

Annex 1 Site Summaries

Site: **Dalton Lane Innovation Zone, Keighley**	Freeholder: Dalton Mills – Magna Holdings Peter Black Site Foundry works

Site area:

Dalton mills – 3 existing building totalling 205,000 sq ft
Peter Black Site – 10.88 acres
Foundry Site – 3.75 acres
Site adjacent to Dalton Mills – 4.45 acres

Potential development mix:

Dalton Mills – Residential – 25% / B1 60% / A1-A3 15%
Peter Black Site – B1 185,000 – 250,000
Foundry Site – B2/B8 54,000-70,000
Site adjacent to Dalton Mills – B1/B2 65,000-90,000

Potential employment creation:

Dalton mills – B1 – 600 A1/A3 100 - 220
Peter Black Site – up to 2,400 B1 902 - 1220
Foundry site – between 35 & 120 B2/B8 74-148
Site adjacent to Dalton Mills – 89-178

Barriers to development:

Limited barrier to development of area. Magna Holdings have purchased Dalton Mills and are on board.

Keighley College relocation will help

Peter Black sites – Retail proposals are main barrier – must not happen

General road congestion is a problem

Likely site purchase cost:

Dalton Mills – N/A
Peter Black site - £250,000 per acre
Foundry Site - £100,000 per acre
Site adjacent to Dalton Mills - £150,000-£200,000 per acre

Rental potential:

Dalton Mills – B1 / £8 - £11 per sq ft
Peter Black site – B1 / £12-£15 per sq ft (£140 - £170 per sq ft CV)
Foundry site – B2-B8 / £2.50 - £4.50 per sq ft
Site adjacent to Dalton Mills – B2/B8 - £3.00-£4.50 per sq ft

Timescales:

Dalton mills – Now – within 2 years. Fully developed let within further 5 - 8 years
Peter Black site – Get V P 2005 – 2007. Fully developed and let within further 7-10 years

B1/B3 sites get up 2005 – 2007. Fully developed and let within 3-5 years.

Comments:

Dalton mills and Keighley College already acting as a catalyst. Peter Black site is key to establishing an office market in Keighley.

This will kick start the area, leaving the open market to improve the area further.

* B1 for Dalton mills includes a c30,000 sq ft Business Incubator unit and D1 element

Site: **Beechcliffe & Utley Sustainable Business Zone**	Freeholder: CBMDC

Site area:

Total site area of 32 acres (gross) including Dyeworks and SEGI area with wetland and trees etc.

Estimate only 7-10 acres maximum for development purposes.

Potential development mix:

Mixed Use

B1 – Small Hi-Tech units from 1800 sq ft to 15,000 sq ft totalling 85,000 sq ft
B2 - small terrace style hybrid units totalling 30,000 sq ft

Potential employment creation:

B1 -415 people
B2 – 40 – 80 people

Barriers to development:

SEGI protected site

Require new railway station and Park and Ride for employment use to be viable

Improved access required via Royd Ings Industrial Estate

Topography of site

Likely site purchase cost:

Only small proportion of site is developable for employment use. Main cost is Rail station and Park and Ride, remediation works.

B1 units cost £70 - £80 per sq ft to build, B2 units £35 - £45 per sq ft

Rental potential:

B1 - £11 - £13 per sq ft (£135 - £150 per sq ft CV)

B2 - £4 - £4.50 per sq ft (£50 - £58 per sq ft CV)

Timescales:

2005 – 2007 to gain site, although 7-10 years, thereafter to gain commitment to rail station and park and ride.

3-5 year development and letting programme thereafter

Comments:

Rail station and Park and Ride are the key. Site will take pressure off Keighley Town Centre.

No employment value to the site if above doesn't happen.

Site:	Freeholder:
Steeton Development Zone	

Site area:

Millennium Bus Park Site – 4.72 Acres

Current Industrial / land site – 12.75 Acres

Potential development mix:

Millennium business park site B1 – 75,000 – 100,000 sq ft

Industrial / land site – Residential, possibly small element (25%) B1/B2/B8 i.e. no more than 45,000 sq ft

Potential employment creation:

Millennium Bus Park Site – 365 – 487

Industrial land / site – 50 – 100

Barriers to development:

New pedestrian bridge linking Silsden and Steeton Countryside scheme in Silsden is the major threat not only to Steeton and Silsden but the employment land release programme valley-wide. Advise putting a 'break' on countryside scheme.

Likely site purchase cost:

Millennium site - £200,000 - £250,000 per acre

Industrial land / site – B1/B2/B8 - £175,000-£200,000 per acre

Residential - £300,000 – £350,000 per acre

Rental potential:

Millennium site - £13 - £14.75 per sq ft

Industrial land / site – B1 - £10-£12.50 per sq ft

B2/B8 - £3.75 - £4.50 per sq ft

..............................Residential – N/A

Timescales:

Medium term plan 5-7 years from now

Comments:

Key is to ensure that the pedestrian / cycle bridge is in place and reduce car parking pressure on main road at the station.

Millennium business park can be extended and the site offers a good opportunity to extend the high quality office offer.

The larger site needs to be utilised as a more efficient business route from the station and park and ride to the hospital. The remaining site area could be set aside for residential, potentially offered to countryside as part of a reduced Silsden offer

Site: **Bingley Science Technology & Enterprise Zone**	Freehoder: Castlefields - Kunz Family Auction Mart & Farm – Paramount Estates and Mrs Watson
Site area: Castlefields Ind Est (250,000 sq ft) + 6 acres + 35,00 sq ft of new build Auction Mart & Farm 12.8 acres (200,000 sq ft)	
Potential development mix: Castlefields Ind Est – New 35,000 sq ft B2 and 100,000 sq ft in small terraced B2 / B8 on additional 6 acres Auction Mart & Farm – New 200,000 sq ft of 'hi-tech' office and R&D buildings in single, 2 & 3 storey developments. 3 parking spaces per 1,000 sq ft of space	
Potential employment creation: Castlefields Ind Est – A further 150 - 369 jobs Auction Mart & Farm – up to 976 jobs	
Barriers to development: Castlefields Ind Est – None, already developed and new relief road has improved profile. Needs tidying up – that's all. Auction Mart & Farm – 2 separate privately owned sites. Auction Mart owner wants to see roadside retail; this must not be allowed to happen.	

Likely site purchase cost: Castlefields Ind Est – N/A Auction Mart & Farm - £250,000 - £300,000 per acre
Rental potential: Castlefields Ind Est (New warehouse accommodation) £4.50 -£5.00 per sq ft Auction Mart & Farm – £12-14 per sq ft (£140 - £160 per sq ft CV) (new office) / £9-11 per sq ft (R&D)
Timescales: Castlefields Ind Est – Now / ongoing Auction Mart & Farm – open market purchase – on-site within 2 years, subject to planning – Rolling plan to have site fully developed and let within a further 5- years.
Comments: Castlefields Ind Est, Sit down meeting with Kunz Family regarding improvements to the estate entrance and general condition. No real intervention action required. Auction Mart & Farm – Meeting with Paramount Estates to gauge intentions and likelihood of open market sale. Set up dialogue with Bradford / Leeds University re: Science / Technology park intentions. Visual imaging to include York Science Park and Thorpe Park, Leeds.

Site:

Digital Park and Village, Dockfield Lane, Shipley

Freeholder:

CBMDC & Carnould Metal Box

Site area:

Metal box site and former waste recycling 23 acres (50% developable)

Swing bridge site across canal 11.6 acres (including allotments)

Potential development mix:

Metal box site – up to 175,000 sq ft in campus style office / R&D facilities

Swing bridge site –
30% residential – say 45-55 units
30% Live / Work – say 40-50 units
40% B1 / B2 – Say 65,000 – 80,000 sq ft

Potential employment creation:

Metal Box site – B1- 600-854

Swing bridge site

Residential – N/A

Live / Work – Nominal say 25-30

B1 / B2 – between 200 and 280

Barriers to development:

Key barrier is access. First part of Shipley Eastern Link needs to access site via Otley Road. Existing Dockfield Lane not adequate

Remediation work required re contamination

Canal Basin Reinstatement also key to development success

Likely site purchase cost:

£150,000 per acre at the moment. Price could at least double with road link commitment.

Rental potential:

Residential – N/A

Live / Work – N/A

B1 / B2 - £11-14.50 per sq ft (£130 - £170 per sq ft CV)

Timescales:

Fully dependant upon new Shipley East Link, phase 1. Plan from 2007 – 2015, talking till 2015 onwards to be fully developed. Only a full commitment could allow for on site activity during 2007.

Comments:

Metal box are keen to discuss their site and is obvious area for Digital Village.

Commitment on initial phase of Shipley Eastern Link Road Development essential in order to make this an extremely popular and viable commercial location. Need this access to drive value from the dual water aspect..

* B1 for Dalton mills includes a c30,000 sq ft Business Incubator unit and D1 element

Site: **Airedale Mills, Ives Street, Shipley**	Freeholder: Cardinal
Site area: 3.23 acres	
Potential development mix: Mixed use: Residential 40% (20,000 sq ft) 34 x 2 bed apartments Office 30% (15,000 sq ft) Office / manufacturing 30% (15,000 sq ft)	
Potential employment creation: Residential N/A Office up to 73 jobs Office / manufacturing up to 50 jobs	
Barriers to development: No obvious barriers, Cardinal are themselves looking to submit a planning application and relocate.	

Likely site purchase cost:	£250,000 - £300,000 per acre
Rental potential:	Office £12.50 - £14.00 per sq ft Manufacturing £4.00 - £4.50 per sq ft Hybrid £6.00 - £10.00m per sq ft
Timescales:	On site within 2 years, subject to planning. Site could be developed out and fully let within a further 2 years.
Comments:	Meeting set with Cardinal to discuss their timescales and aspirations for the site

Site:	Freeholder:
Regent House, Dockfield Road, Shipley	Regents Greeting Cards

Site area: 1.70 acres (Regent House only) 3.45 acres (includes site up to the beck)	Barriers to development: Regent wants to develop for residential only. Need to maintain an employment element.
Potential development mix: Mixed use Residential 40% (20,000 sq ft) 34 x 2 bed apartments Office 30% (20,000 sq ft) B1/B2 30% (17,500 sq ft) **	Likely site purchase cost: £250,000 per acre
Potential employment creation: Residential N/A B1 98 jobs B1/B2 61 jobs **	Rental potential: Residential N/A Office £12-£13.50 per sq ft Hybrid £8.00 - £10.50 per sq ft
	Timescales: As soon as possible, subject to planning. On-site within 2 years. Site should be developed out and let within 2 – 3 years.
	Comments: Meeting with Regent to ascertain timescales and ambitions. ** Assumes larger site area

Site: Charlestown Digital Cluster	Freeholder:

Site area:

Tong Park site – 30.76 acres
Felmongers site – 23 acres gross (c.10 acres net)
Filtronic site 21.23 acres

Potential development mix:

Tong Park Site – B2/B8 – 275,000-400,000 sq ft

Felmongers site – 10 acres developable – low density up to mix of 50,000 sq ft B1/B2/B8 units

Filtronics site – 45% B1 – 100,000 – 141,750 sq ft
30% B2/B8 69,000 sq ft
25% Post Graduate / Managed Residential 57,500 sq ft

Potential employment creation:

Tong Park – 377 – 753 jobs
Felmongers – 50 – 175 max
Filtronic B1 – 485 – 691 / B2/B8 – 96 - -190
Residential – N/A

Barriers to development:

Pressure from residential operators.
Rural environment means low density and high build costs on Felmongers site
Tong Park and Filtronic Site more straightforward

Likely site purchase cost:

Tong Park B2/B8 land at £150,000 to £175,000 per acre

Felmongers – maximum of £150,000 – £250,000 as B1/B2/B8. More valuable as residential

Filtronic – B1 - £200,000 - £250,000 per acre
B2 / B8 £150,000-£175,000

Managed residential – £250,000 - £300,000 per acre

Rental potential:

Tong Park £3.50 - £4.50 per sq ft
Felmongers B1 £12 per sq ft B2/B8 £3.00 - £3.50 per sq ft
Filtronic – B1 - £12.50 - £14.50 per sq ft
B2/B8 - £3.75 - £4.50 per sq ft

Managed residential – N/A

Timescales:

Sites released and available within 2 years although Felmongers site not a key priority.

Tong Park from 2006/7 onwards towards fully developed and let by 2015.

Filtronics site developed and fully let by 2015

Comments:

Most important aspect here is to strive of residential development.

Felmongers site should be low density and ideally utilise the existing buildings on site.

Tong Park a useful 'oven ready' site which we recommend be used to relocate existing occupiers from Dockfield Lane, Shipley and possibly also from Dalton Lane, Keighley.

Filtronic is well located for both Shipley and Baildon station although the pedestrian links to Baildon station need improving. Need to push managed residential (key worker) residential only for this site to help house young professional and post graduate key workers.

Site: **Esholt Strategic Business Park**	Freeholder: Yorkshire Water Group
Site area: Initial filter beds site – 11.88 acres Main Filter bed site – 72.00 acres	
Potential development mix: Initial filter beds site mainly B1 office units, units from 3,000 sq ft upwards totalling 200,000 sq ft May include some B2 development, but not more than 25% of the 200,000 sq ft Main filter beds – recreational, some employment use	
Potential employment creation: Initial filter beds – B1 – 732, B2 – 68 - 137 Large regional park on main beds site could potentially take 1.2m sq ft (i.e. between 5,855 and 12,000 jobs)	
Barriers to development: Remediation and new LBA rail line. Initial filter beds site fine for B1, possibly B2 development but smell from land may pose future problem Large site may have to be held back to recreation	

Likely site purchase cost:	Initial filter beds site - £175,000 per acre
Rental potential:	B1 - £12 - £14 per sq ft (£150 - £160 per sq ft CV)
Timescales:	Initial site – V P in 2005 – 2007 with 3 – 5 years to be fully developed and let Main site 10 – 15 year plan from 2010 - 2015
Comments:	Strategic site as Gateway to Valley from, Leeds Potential for a regionally significant site but remediation may ultimately hold this tie back from becoming a major employment site. Good initial potential of smaller site, located close to Esholt Village.

Annex 2 Development Forecasts for Office & Industrial Premises

Office Development Sites

						Development '000 sq ft																
Office Developments	**Acres**	**Sq ft**	**Catalyst for Devt**	**Availability**	**Years to let**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
Keighley Town Centre	N/A	0																				0
Dalton Lane - Dalton Mills	205k sq ft	123,000 (60%)	N/A Underway	2007 - 2012	6			23	20	20	20	20	20									123
Peter Black site	10.88	185,000-250,000	VP & block on retail	2008 - 2017	10				20	20	20	20	20	20	20	20	20	20				200
Site Adj to Dalton Mills	4.45	33,500-45,000 (50%)	VP	2007 - 2011	5			5.25	8	8	9	9										39.25
Foundry Site	N/A	0																				0
Other Adj Sites	22.24	90,000-120,000 (30%)	VP	2015 - 2020	6											12	15	15	18	20	25	105
Beechcliffe and Utley	32 (10 Net)	85,000 (74%)	Station & CP	2116 - 2020	5												10	15	15	20	25	85
Steeton Diverse Business Zone	4.72	75,000-100,000	Bridge, VP & CP	2010 - 2015	6						10	12.5	15	15	15	20						87.5
Bingley Town Centre	N/A	0																				0
Bingley Castlefields Ind Est	N/A	0																				0
Bingley Science and Tech Park	12.8	200,000	YF must secure site	2007 - 2013	7			15	20	25	25	35	40	40								200
Shipley Town Centre	N/A	0																				0
Shipley Digital Zone, Dockfield Lane	23 (11.5 Net)	175,000	Eastern Link Road	2007 - 2015	9			7.5	12.5	15	15	20	20	25	30	30						175
(Swing Bridge site)	11.6	32,500-40,000 (20%)	Eastern Link Road	2010 - 2015	6						5	5	6.25	7	7	6						36.25
Shipley Acadamy / ADI	14.43 (6.49 Net)	91,500-126,500(70%)	YF Funding and VP	2007 - 2015	9			4	5	7.5	10	12.5	15	25	15	15						109
Digital Village / Green Zone	5.72	25,000	Canal Reinstatement	2015 - 2017	3											5	7.5	12.5				25
Airedale Mills (Cardinal site)	3.23	15,000 (30%)	VP	2007 -2009	3			5	5	5												15
Regent House	3.45	20,000 (30%)	VP	2007 - 2009	3			5	5	10												20
Saltaire World Heritage Site	N/A	0																				0
Charlesworth Digital cluster	74.99 (61.99 net)	125,000-166,750 (29%)	VP	2007 - 2015	9			0	8.75	10	15	17	20	20	25	30						145.75
Esholt - Initial Filter Beds	11.88	200,000	VP & Remediation	2007 - 2015	9			7.5	10	12.5	20	25	30	30	30	35						200
Esholt Strategic Opportunity Zone	72	up to 1.2m	VP and Remediation	2020 onwards																		0
Total Development '000 sq ft						**0**	**0**	**72**	**114**	**133**	**149**	**176**	**186**	**182**	**142**	**173**	**53**	**63**	**33**	**40**	**50**	**1566**
Employment (density1:205 sq ft)						**0**	**0**	**352**	**557**	**649**	**727**	**859**	**909**	**888**	**693**	**844**	**256**	**305**	**161**	**195**	**244**	**7638**
Total Development (5 yr periods)										**320**					**835**						**411**	
Employment (5 yr periods)										**1559**					**4074**						**2005**	

Industrial Development Sites

						Development '000 sq ft																
Industrial Developments	**Acres**	**Sq ft**	**Catalyst for Devt**	**Availability**	**Years to let**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
Keighley Town Centre	N/A	0																				0
Dalton Lane - Dalton Mills	N/A	0																				0
Peter Black site	N/A	0																				0
Site Adj to Dalton Mills	4.45	33,500-45,000 (50%)	VP	2007 - 2011	5			5.25	8	8	9	9										39.25
Foundry Site	3.75	54,000-70,000	VP	2007 - 2009	3			15	22	25												62
Other Adj Sites	22.24	135,000-180,000 (45%)	VP	2015 - 2020	6											15	22.5	25	30	30	35	157.5
Beechcliffe and Utley	32 (10 Net)	30,000 (26%)	Station & CP	2016 - 2017	2												10	20				30
Steeton Diverse Business Zone	12.75	45,000 (25%)	Bridge, VP & CP	2010 - 2013	4						5	10	15	15								45
Bingley Town Centre	N/A	0																				0
Bingley Castlefields Ind Est	6	135,000	N/A Underway	2005 - 2008	4	15	30	45	45													135
Bingley Science and Tech Park	N/A	0																				0
Shipley Town Centre	N/A	0																				0
Shipley Digital Zone, Dockfield Lane	N/A	0																				0
(Swing Bridge site)	11.6	32,500 - 40,000 (20%)	Eastern Link Road	2010 - 2013	3						6.25	10	20									36.25
Shipley Acadamy / ADI	14.43 (6.49 Net)	15,000 (10%)	YF Funding & VP	2009 -2010	2	5	10															15
Digital Village / Green Zone	5.72 (developable)	12,800 (15%)	Canal Reinstatement	2015 - 2016	2											4.8	8					12.8
Airedale Mills (Cardinal site)	3.23	15,000 (30%)	VP	2007 - 2008	2			5	10													15
Regent House	3.45	17,500 (30%)	VP	2007 - 2008	2			7.5	10													17.5
Saltaire World Heritage Site	N/A	0																				0
Charlesworth Digital cluster	74.99 (61.99 Net)	369,000 -494,000 (65%)	VP	2007 - 2015	9			19.5	27	35	45	45	60	60	70	70						431.5
Esholt - Initial Filter Beds	N/A	0																				
Esholt Strategic Opportunity Zone	72	up to 1.2m	VP & remediation	2020 onwards																		0
Total Development '000 sq ft						**20**	**40**	**97.25**	**122**	**68**	**65.25**	**74**	**95**	**75**	**70**	**89.8**	**40.5**	**45**	**30**	**30**	**35**	**996.8**
Employment (density1:365 sq ft)						**55**	**110**	**266**	**334**	**186**	**179**	**203**	**260**	**205**	**192**	**246**	**111**	**123**	**82**	**82**	**96**	**2731**
Total Development (5 yr periods)										**347**					**379**						**270**	
Employment (5 yr periods)										**951**					**1039**						**741**	

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