

Canal Road Corridor – Urban Eco Village Bradford District

Bradford.

Creating an urban eco village



Artist's impression

LOCATION:

- Bradford/ShIPLEY link road

RAIL:

- 4 train stations in easy reach
- Bradford to London 3hrs

ROAD:

- 4 Miles from M606, –Leeds 9 miles (25 mins)
- Manchester 40 miles (1hr)
- Birmingham 130 miles (2hrs)
- London 200 miles (3.5 hrs)

AIR:

- 7 miles from Leeds Bradford International Airport

Project Status

The Council's Executive met on October 1st 2010 and agreed the creation of an Asset Based Joint Venture Company between the Council and Urbo Regeneration Ltd. This will enable the Council to harness the development expertise, experience and financial strength of its private sector partner to deliver the regeneration of the CRC's Centre Section.

The project

The comprehensive regeneration of the Canal Road Corridor has the potential to:

- Bring back into productive use over 40 hectares of brownfield land and buildings
- Create over 5,000 new homes
- Attract retail, commercial and leisure
- Be an exemplar of sustainable development
- Develop green corridor
- Support the development of educational facilities
- Link the city centre with Manningham and Airedale
- Improve infrastructure and public transport
- Provide a navigable canal

Urban eco village

Canal Road Corridor has been included in the Urban Eco Settlements initiative. In the Leeds City Region, the Canal Road Corridor sits alongside Aire Valley, York Northwest and North Kirklees. All four offer potential for pioneering large scale development opportunities, coupling high quality design with sustainable living principles which are commensurate with the 'Eco Settlement' concept. Together with the government funded New Growth Point locations they are considered to be essential to delivering the City Region's housing growth, affordable housing and regeneration objectives.

Investment value

£1.2 billion

Planning policy background

The development will need to be designed and constructed in accordance with the following documents:

- Replacement Unitary Development Plan
- Emerging City Centre Area Action Plan (new LDF)
- A new Shipley and Canal Road Corridor Area Action Plan
- Bradford Centre Regeneration Masterplan
- Bradford City Centre Design Guide (and Bradford Design Agenda)

The location

Bradford is situated at the mid-point of the M62 Motorway, the heart of the north of England. With an extensive regeneration programme underway. The corridor stretches from the Channel Urban Village in Bradford city centre northwards along the valley for five kilometres to the Leeds Liverpool Canal adjacent to Shipley town centre.



Canal Road Corridor – Urban Eco Village Continued

Guiding principles for development

The Canal Road Corridor is the Council's fourth urban regeneration priority alongside the city centre, Airedale and Manningham. This is an ambitious evolving plan to comprehensively redevelop a five kilometre corridor for high quality mixed use projects alongside strategic infrastructure improvements on over 40 hectares of development land along the valley.

At its heart is a unique proposal to re-open the Bradford Canal as a living thread connecting, enhancing and embracing this wide range of opportunities valued in excess of £1.2 billion.

Market activity

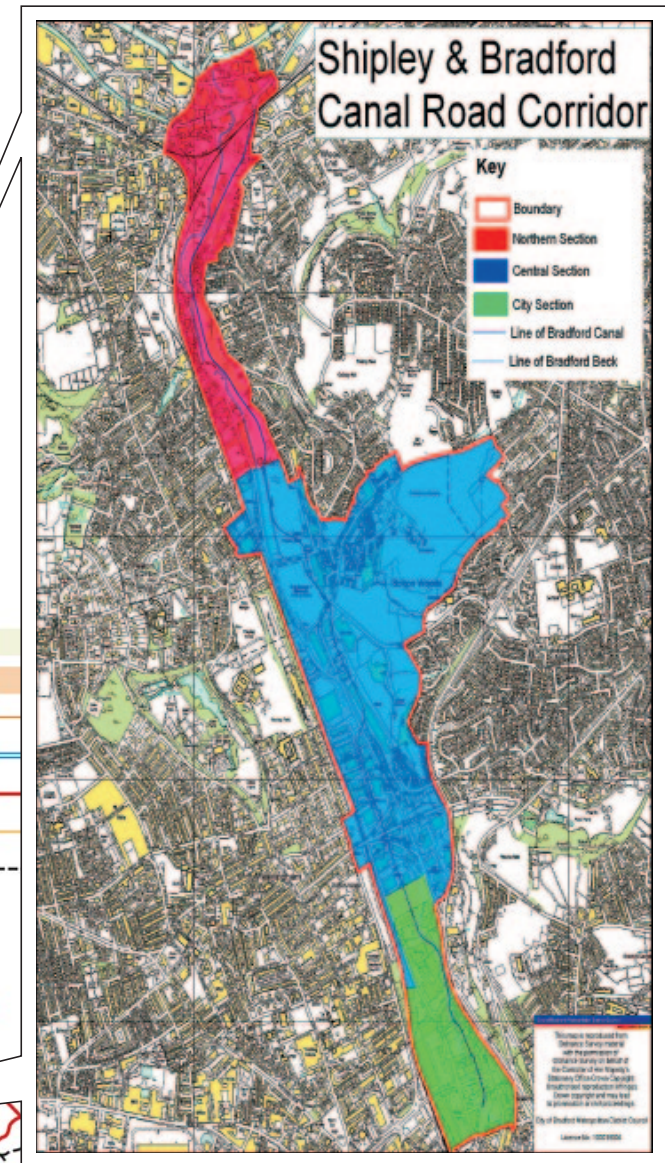
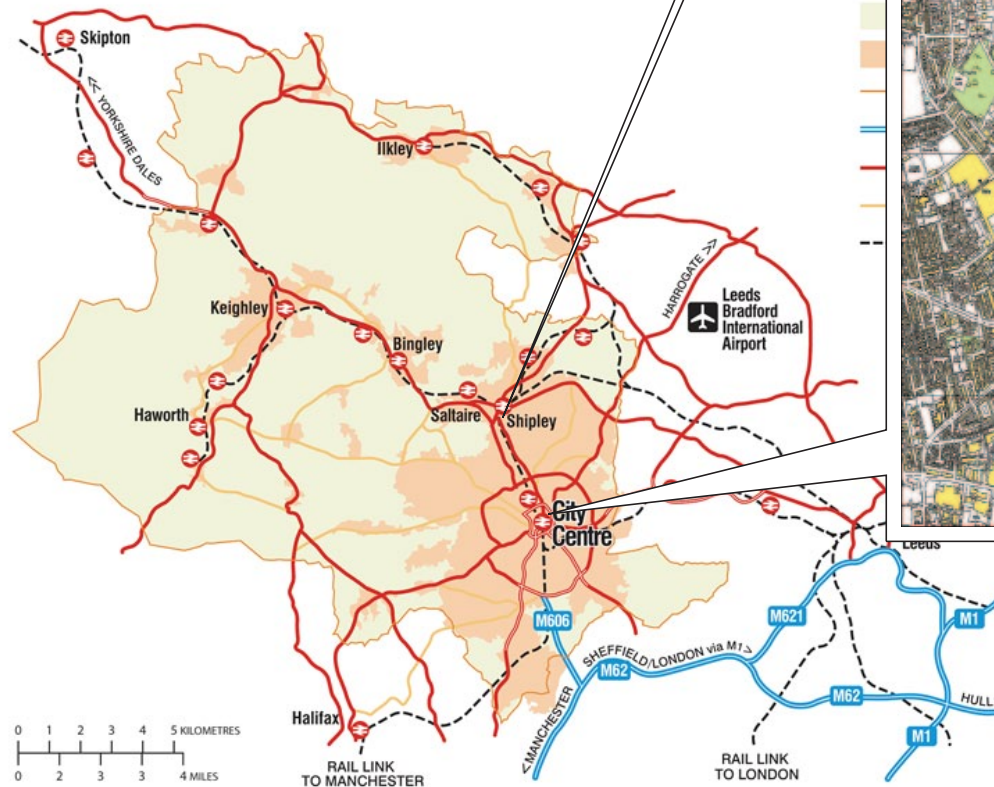
There are a number of major schemes coming forward in central Bradford which will provide a significant boost to both the quality and quantity of office, retail and leisure space. There is a clear emphasis on mixed-use development which will enhance the vitality of the city centre.

There are currently in excess of 1,000 apartments on site and nearly 6,000 apartments with planning or in the pipeline. This indicates developer confidence in the strength of the city's residential market and expected population growth. Confidence in the commercial sectors is also matched by developers with approximately 400,000 sq ft of offices either with planning or in the pipeline and approximately 450,000 sq ft of leisure space (including Hotels) either with planning or in the pipeline.

If you are interested, contact:

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Summary

- 40 hectares
- Prime location
- £1.2bn development
- Easy access to Leeds and Bradford