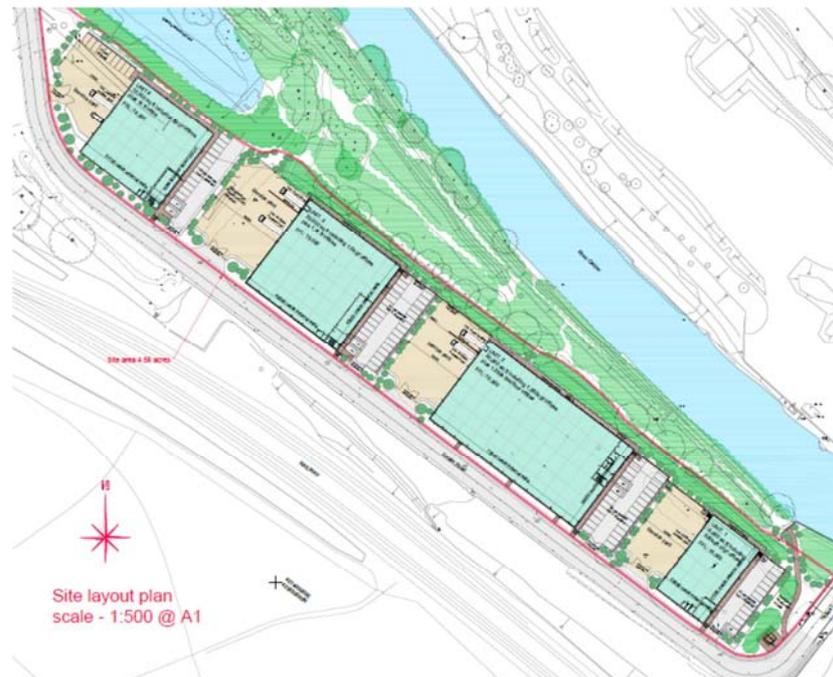


Sowerby Bridge Copley Valley Development - Factsheet (3)

Approach to Regeneration

The Sowerby Bridge Copley Valley (SBCV) Development Scheme was set up through Yorkshire Forward's Renaissance Market Towns Programme commencing in 2003. Through regeneration, the development aims to enhance the Sowerby Bridge to Copley Valley area, making the area an attractive place to live, work and enjoy for residents and visitors. The scheme is seen as a gateway to the Calder Valley that would complement and link with the emerging transformational projects from the Upper Calder Valley Renaissance.



Proposed employment zone layout

The main objective of the development scheme is to support and improve the local economy of Sowerby Bridge and Copley, providing much-needed employment space for existing businesses and new businesses looking to locate to the Upper Calder Valley area and creating new employment opportunities within the area. The outline planning permission granted for the development in July 2011 allows for up to 18,560m² of new commercial floorspace to be created for offices, light industry, research & development, general industry, distribution & warehousing, car parking and ancillary uses.

In March 2010, before the commencement of any development works, an initial job output target for the SBCV development site was agreed between Yorkshire Forward and Calderdale Council. The target number of jobs was calculated by reference to the original masterplan development space multiplied by an industry standard jobs-per-square-foot ratio for both office and industrial space.

Since March 2010 a number of changes to the development scheme have occurred outside the control of the Council or its development partner, Genr8 Developments LLP, including:

- Changes in market demand, reflecting a shift from office accommodation towards predominantly light industrial units. This has been evidenced through information received from local employers looking to relocate, new employers looking to move into the area and updates provided by local property agents and developers. Based on the industry standard calculation model used above, light industrial unit space delivers significantly fewer jobs-per-square-foot than office accommodation space.
- Through the outline planning process, the Environment Agency required an increase in the extent of flood storage provided within the scheme which reduced the amount of land available for development correspondingly.
- Negotiations to acquire additional land for the scheme proved unsuccessful, again reducing the amount of developable area within the final development scheme.

Although the objectives of the development remain unchanged, as a direct result of the above changes Yorkshire Forward's successor, the Department for Business, Innovation & Skills, has agreed to adjust the initial target outputs in line with market demand and the developable area of the site (as approved through the planning process).

The employment development will provide circa 70,000 sq ft of new employment space, with a combination of light industrial units and office accommodation. It is currently anticipated that this will support the creation of up to 191 jobs for the Sowerby Bridge and Copley Valley area.



Visualisation from marketing material