



West Yorkshire

Spatial Priority Areas Prospectus

**West
Yorkshire**
Combined
Authority

 **Tracy Brabin**
Mayor
of West Yorkshire

Spatial Priority Areas

Spatial Priority Areas (SPAs) represent the largest or most strategic opportunities within our city region. Public sector intervention has the potential to impact and transform these places, but this also requires coordinated infrastructure investment across broad areas.

This prospectus provides a snapshot of our SPAs and the opportunities that they present for the region, including sites that are available for investment.

Building on our SPAs, the Strategic Place Partnership (SPP) identifies areas with the potential to catalyse housing growth. These are:

- Bradford City Centre
- Bradley Park
- Brighouse Garden Villages
- Canal Road Corridor – New Bolton Woods
- Castleford Housing Zone
- Dewsbury Riverside
- East Leeds Extension
- East of Otley
- Halifax Urban Centre
- Huddersfield and Dewsbury Town Centres
- Holmewood Urban Extension
- Kirkstall Forge
- Leeds City Centre and City Rim
- North Halifax
- Pontefract
- Wakefield City Centre

Some of which are also presented within this prospectus, showing those places where partner collaboration can bring added value and coordination towards our delivery activities.

Spatial Priority Areas

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A globally-focused region

West Yorkshire is a globally-focused region that attracts and supports international businesses and investors. It brings together the vibrant cities, lively towns, stunning countryside and dynamic rural communities of Bradford, Calderdale, Kirklees, Leeds and Wakefield.

An essential part of the Northern Powerhouse

With a **£58 billion** regional economy, a population of **2.3 million**, and **95,000** businesses we are the economic, cultural and geographic heart of Yorkshire and an essential part of the Northern Powerhouse.

Led by Tracy Brabin, Mayor of West Yorkshire, the West Yorkshire Combined Authority is working together with partners across the region to deliver an ambitious vision of transforming lives and communities across the region.

We want to grow an inclusive economy, promote equality, diversity and inclusion and tackle the climate emergency.

Our mission is to make West Yorkshire the best place for everyone to work, live, get a great education, raise a family and grow old. This means providing truly affordable homes for all that promote well-being, a sustainable environment, and modern, integrated infrastructure to attract investment and create good jobs.

The built environment is fundamental to these ambitions. Within this prospectus, you will find some of our priority sites for future growth and development across the region.



Apperley Bridge / Esholt Future Growth Location

Redeveloping a former water treatment site into exceptional and nationally recognised housing and workspace.

Location

This SPA site is located within the Esholt Estate in Bradford's Metropolitan District, approximately 7km to the north of Bradford city centre. The Esholt Estate has two principal points of vehicle access: one from Station Road near Esholt village to the north and one from Apperley Lane near Apperley Bridge station to the south. These two entrance points are connected by The Avenue, a private road that is managed and controlled by Yorkshire Water.



Context



Vision for a sustainable community

Apperley Bridge / Esholt forms part of a Yorkshire Water treatment works, but following water technology advances in recent years, the site's operational footprint has reduced significantly. Large areas of formerly operational land are now redundant and unused. Accessible to Apperley Bridge Railway Station with trains on the Leeds Bradford line, the site sits between Apperley Bridge and Rawdon, surrounded by stunning countryside.



Apperley Bridge / Esholt site

Opportunity

There is an ambitious vision for the site, which aims to deliver a truly sustainable community, beyond merely being 'less bad' to becoming truly regenerative, helping future residents, workers and visitors to live positive lifestyles and have a beneficial impact.

- Planning permission is granted to demolish and redevelop the redundant primary tanks
- A residential development of **150** dwellings and up to **100,000m²** of employment development (B1a, B1b, B1c, B2 and B8) and a community hub
- Ancillary retail (A1, A3, A5, D1 and D2)
- Public open space

An aerial photograph of Bradford City Centre at dusk. The image shows a mix of historic stone buildings with gabled roofs and modern glass-fronted structures. A large, ornate building with a tall clock tower is prominent in the center. In the foreground, there's a bus station with a double-decker bus and a car. The text 'Bradford City Centre Main Urban Area' is overlaid in a teal box on the left side.

Bradford City Centre Main Urban Area

A key location for employment, retail, leisure and culture.

Location

Bradford City Centre SPA reflects the Council's Draft Local Plan boundary. The city centre is the key location for employment, retail, leisure and culture and the hub for public, commercial and civic services in the district.



Context



Bradford Live at the heart of the city

Bradford city centre is a prime location for investment with its rich Victorian heritage buildings and recent developments such as the Broadway Shopping Centre and City Park. The city is seeing significant investment with the new Darley Street Market, One City Park, and Bradford Live all due for completion in 2024 ready for UK City of Culture 2025.

The Transforming Cities Fund investment will bring new life and heart to the city centre with the pedestrianisation of Hall Ings and Market Street, the expansion of Norfolk Gardens and an improved welcome for rail passengers at our two city centre stations. Bradford City Village is set to transform the city's landscape with new homes, public gardens, independent shops and business space.

The city and region continue to work actively with central government for a new through station and mass transit that will greatly improve connectivity to Leeds and Manchester, and will unlock even more potential for growth and investment in the Southern Gateway area of the city centre over the next decade. Alongside this, Goitside, the Learning Quarter, Forster Square, Little Germany, and Cathedral Quarter are other areas of opportunity for development in the centre.

Major development and investment

- **Bradford Live:** the magnificent art deco building formerly known as the Bradford Odeon is being restored, bringing it back to its former glory as an entertainment hub for the city. Due to open in 2024 with plans to host up to 200 events a year, the venue will be managed by NEC Group and is expected to attract 300,000 visitors each year.
- **Darley Street Market:** This brand new 4,000m² facility will open in 2024. It will be a centrepiece for the district, offering a varied retail and food offer, working with traders and entrepreneurs passionate about providing the best for the people who live and visit the district.
- **One City Park:** A striking steel and glass state-of-the-art building overlooking City Park, providing 56,403sq. ft. of Grade A office space.
- **City Village:** Bradford's ambition to create a new 'City Village' at the heart of the centre is now moving from vision and concepts towards delivery on the ground. The scheme, to be delivered over the next few years, will transform the new City Village regeneration area with up to 1,000 new homes, creating a safe, healthy, attractive neighbourhood; with high-quality public spaces, modern landscaping and traffic-calmed streets. City Village will set the tone for the district's ongoing regeneration strategy, design quality and sustainable development expected for residential living in the 21st century.
- £4.9m Arts Council investment in **Kala Sangam Arts Centre** and £3.4m National Lottery investment in the **National Science and Media Museum** ready for UK City of Culture 2025.

Key strengths

- Impressive Victorian architecture including the Grade I listed City Hall and Wool Exchange
- A young and diverse population of over 540,000, of which more than 26% are under 18, including 12,000 people living in the city centre, 44% aged under 25.
- Nationally and regionally important cultural assets such as the National Science and Media Museum, Alhambra Theatre, St George's Hall and Kala Sangam, supported by a year-round string of events.
- Growing city centre office and residential market with new Grade A office developments and high-quality housing, coupled with close connectivity to other regional centres.

Opportunity

- Potential new **Investment Zone** covering the city centre
- **Forster Square, Little Germany and Cathedral Quarter:** will accommodate residential development totalling at least 1,431 dwellings, with opportunities for commercial development.
- **Goitside:** traditionally the industrial centre of the city and rich in heritage buildings. Key strategic growth for 1,295 homes, complemented with small-scale retail and leisure at ground floor levels.
- **Learning Quarter:** Over recent years, the university and college campuses have expanded significantly, improving the standard of facilities on offer to Bradford's growing student populations, alongside an increase in quantity and quality of the student living offer to meet this demand.
- **Southern Gateway:** currently an industrial area south of the city centre with strategic potential for significant new transport infrastructure, new through rail station and mass transit. The area has been designated as a strategic 'broad location for growth', which will look to accommodate around 2,500 new homes, along with business, commercial and community uses, together with supporting infrastructure. A new Southern Gateway partnership is driving forward this once-in-a-generation opportunity that could create 27,000 new jobs and bring a 10-year, £30 billion uplift to the city.

Broad Cut Farm Future Growth Location

An innovative campus style employment development alongside housing.

Location

Broad Cut Farm is located on the edge of Wakefield. It sits adjacent to Calder Grove and the Calder Park Employment Area at Junction 39 of the M1 motorway. The site comprises agricultural land next to the main urban area and the motorway, while the River Calder and the Calder and Hebble Navigation lie to the north of the site.



Context

Wakefield Council's emerging Local Plan identifies Broad Cut Farm as a key priority for future growth. The key objective of this scheme is to deliver an innovative campus-style employment development, alongside housing to meet the growth requirements of Wakefield. There will be a range of employment buildings with unit sizes, shared facilities and services. No individual buildings will exceed 100,000 sq. ft. Generally, such buildings will have vehicular access at ground floor into workshops with upper floor office/lab space alongside a residential zone to the south of the site.



Opportunity

Innovative Employment Manufacturing Hub

- Research and development investment opportunity, with strong links to nearby Calder Park, Leeds and the University of Sheffield's AMRC (based in Rotherham).
- Exceptional campus-style environment on the banks of the River Calder, attractive to high end, research-led businesses and workers alike.
- This landscape-led campus for employment is supported by aspirational housing and 10 acres of community/amenity space. It utilises a range of sustainable materials alongside biodiversity creation and enhancement.
- Bespoke advanced manufacturing buildings, specialised workshops and office accommodation.



Chidswell Investment Location

A site of strategic importance with a focus on manufacturing, engineering and housing delivery.

Location

The Chidswell site is located to the east of the A653 (Leeds Road) dual carriageway, a strategic corridor between Dewsbury and Leeds. In the immediate vicinity of the site, Leeds Road runs in a north-south direction, adjoining the A638 (Wakefield Road) and Junction 28 (the Tingley Interchange) of the M62 motorway to the north. In addition, the A638 (Wakefield Road) links with the M1 motorway Junction 40 to the east of the site. The site extends to Hey Beck Lane to the north and Chidswell Lane to the south.



Context

Chidswell is identified as a site of strategic importance for employment with a focus on manufacturing and engineering. It will provide opportunities to grow businesses in a sustainable location, aligned to existing and new residential areas and with excellent access to the strategic highway network.



The Chidswell site

Opportunity

A highly sustainable location with opportunity to deliver:

- **1,535 dwellings**
- **35ha of employment development** (indicative capacity of **122,500 sqm**)
- A primary school, green spaces and supporting uses

Planning Permission

The site benefits from a committee resolution to approve an outline planning permission subject to S106 agreement for a mixed-use scheme comprising residential development (up to 1,535 dwellings), employment development (up to 35 hectares of B1(part a and c), B2, B8 uses), residential institution (C2) development (up to 1 hectare), a local centre (comprising A1/A2/A3/A4/A5/D1 uses), a two-form entry primary school including early years provision, green space, access and other associated infrastructure.

Dewsbury Riverside Investment Location

A sustainable urban development with scope for 4,000 new homes, community amenities and green spaces.

Location

Dewsbury Riverside lies approximately two miles to the south of Dewsbury's town centre and half a mile from Ravensthorpe's centre. To the north the site is bordered by residential properties along Ravensthorpe Road and Lees Hall Road, the railway line and Ravenshall School.

Tracks, tree belts and woodland run to the south and east, while Sands Lane and Jordan Wood – with footpaths and tracks – border its western side. The site is approximately 160ha in size.



Context

Dewsbury Riverside is an SPA for West Yorkshire and a key site within the Homes England and West Yorkshire Combined Authority's Strategic Place Partnership. Within this context, Dewsbury Riverside is seen as an important part of a regionally significant growth initiative, unlocking the area's potential to become more prosperous by providing new jobs and homes. Dewsbury Riverside is a proposed sustainable urban extension to the south of the town and includes up to 4,000 new homes, a local centre, retail, primary care facilities, schools and highway infrastructure, along with a network of connected green spaces and amenity areas. The scale of the development is intended to be large enough to allow a degree of "market repositioning", thereby acting as a catalyst for the regeneration of the wider area.



Opportunity

Dewsbury Riverside is a housing allocation in the Kirklees Local Plan. Work is ongoing with Homes England and the West Yorkshire Combined Authority to support the delivery of the new community in this area. Construction of the new Ravensthorpe Railway Station – as part of the Trans-Pennine Route Upgrade (TRU) – will commence soon within the western portion of the Dewsbury Riverside site. The TRU works will create improved sustainable travel options across the region, creating an attractive location for commuters to Leeds, Manchester and beyond.



Knottingley and Ferrybridge Future Growth Location

A key priority area for employment, housing, community and transport regeneration.

Location

Knottingley and Ferrybridge are located within the north-east of Wakefield Council's administrative area. The Masterplan Area comprises a series of land parcels, including those sites that are identified within the Council's emerging Local Plan for housing and employment use.



Context

The Wakefield Council emerging Local Plan identifies the regeneration of the Knottingley and Ferrybridge Masterplan Area as a key priority. It recognises that “an opportunity exists to remodel and expand the town through an urban extension with new employment, housing, local centre, schools, green infrastructure and improvements to the local transport network.”

The **Knottingley and Ferrybridge Masterplan** vision sets out that the area is an ambitious community. Its residents strive for a better quality of life and increased job opportunities. The area has a strong industrial heritage, and its businesses and community have a strong affinity with the local area. The Council is committed to ensuring that as this settlement continues to grow, its sense of identity is maintained and it remains an attractive location to invest, live, work and play.



Prospective employment opportunities at Knottingley and Ferrybridge

Opportunity / Key Sites

Key development sites and infrastructure proposals including:

- Employment sites amounting to circa 855ha.
- Existing and proposed multifuel plants providing sustainable and secure power and potential for an associated heat network along with suitable uses including advanced manufacturing, logistics and distribution and power-related activities.
- Existing and proposed residential development, creating sustainable communities.
- **Mountpark Ferrybridge** is a 400-acre site connected to the M62. It has plots upwards of 150,000sq. ft. with associated freight line and access to the adjoining River Aire.

Langthwaite Grange Extension Investment Location

An ideal location for manufacturing and supply chain activities and the creative industries sector.

Location

The Langthwaite Grange Extension is a site amounting to 11.94 hectares, located adjacent to the pre-existing Langthwaite Business Park in South Kirkby, Wakefield. The site is in Combined Authority ownership following acquisition in 2020. Access to the site is via Langthwaite Business Park.



Context

The business park is home to a range of small to medium-sized businesses. Anchored by Production Park studios, the Innovation and Creative hub brings together live production and entertainment rehearsal space with technical innovation and engineering. Explor acts as a research and innovation centre, while the Academy of Live Technology offers teaching and training programmes.

Opportunity

Langthwaite Grange Extension was part of the Leeds City Region Enterprise Zone programme. While the Enterprise Zone programme has now ended, the principle remains of good growth by supporting delivery of innovation, good jobs and income, and improving the quality of places.

This large site is an opportunity to invest in the extension of this established employment location, suitable for advanced manufacturing, creative industries and supply chain activities.

Planning Permission

The site benefits from outline planning permission for development of up to 27,000m² of business and industrial units E(g) (excluding offices), (B2 and B8) with associated parking and servicing space, with all matters reserved except access.

Access is via a new road and culvert over Langthwaite Beck from Onward Way and the Combined Authority is committed to delivering this along with a remediated site.

Access from the wider road network is to be taken via the B6422 White Apron Street / B6422 Barnsley Road / Langthwaite Road / Carr Lane junction.



Southern boundary extension



Langthwaite Grange Extension

Leeds City Centre Innovation Arc

One of the UK's leading financial and commercial centres and a focus for regeneration.

Location

Leeds Innovation Arc is a 132 hectare space within the SPA of Leeds City Centre, forming one of many regeneration opportunity areas in the city's centre. The **Innovation Arc** is a series of innovation neighbourhoods, formed around the natural anchors of our main universities, the proposed adult and children's hospitals, and major private sector partners. There will be over 3,000 new homes in and around the Arc and the potential for up to 220,000m² of public realm improvements, as well as space for two new city parks – creating four hectares of new, meaningful green space.



Context

Linking the universities, cultural institutions and the hospital to the proposed British Library at Temple Works on the South Bank, the Innovation Arc is a major investment opportunity with the potential to provide a national destination for innovation.

Key Strengths

49,000 people work here

- **£2.8 bn** Invested or committed in development since 2017
- **13,000** people living here
- Over **60,000** Higher Education Students
- Significant Heritage and Cultural Assets
- Planned Infrastructure Investment – Bus and Mass Transit



Leeds Teaching Hospital



Leeds University Nexus

Opportunity

Investment in new and re-purposed buildings:

- Leeds Innovation Village (Leeds General Infirmary)
- New developments on Wellington Place and the South Bank – providing opportunities for innovation businesses
- Major infrastructure investment
- Heritage regeneration, supporting innovation uses



North West Leeds Employment Hub Investment Location

One of the largest strategic employment sites available for investment in Leeds, with potential for at least 700,000 sq. ft. of new floorspace.

Location

The North West Leeds Employment Hub (NWLEH) is located adjacent to Leeds Bradford Airport. Situated to the north of Whitehouse Lane, the site comprises 33 hectares of agricultural land. NWLEH will benefit from local infrastructure investment, with integrated road and rail transport that efficiently connects people to jobs and businesses to markets.



Context

The Leeds Local Plan allocated the NWLEH for general employment use and is a key priority in the city's Inclusive Growth Strategy. It presents a unique opportunity to deliver significant economic development and high skilled jobs, at scale and pace.

Two very closely related projects will invest in transport infrastructure. The Parkway Station Gateway project will include a new rail halt on the existing Leeds to Harrogate line, a park and ride car park, a shuttle bus to serve the station and connect to the Hub, and segregated walking and cycling facilities from the station to Scotland Lane and adjacent areas. The NWLEH Connectivity project, currently under design development, will deliver a series of highway improvements including initial direct access infrastructure for the employment site.



North West Leeds Employment Hub site



North West Leeds Employment Hub site

Opportunity

The NWLEH site is currently publicly owned and an exercise to select a developer partner is likely to start in the next 12 months. Work to bring the land forward for employment development is set within the context of the Leeds Inclusive Growth Strategy, to promote sustainable development and boost long-term productivity.

This long-term, large-scale project will play a major role in the City Region. As a key investment and development opportunity, subject to planning approvals, the site could deliver:

- At least 700,000 sq. ft of new employment floorspace
- At least 775 net direct jobs
- Growth of £44m GVA per annum
- A high-quality and sustainable business environment

Station to Stadium Future Growth Location

Advancing wellbeing and prosperity through health innovation, environmental improvement and clean growth.

Location

Connecting Huddersfield Train Station, the University and the John Smiths Stadium, this area is a strategic location to the north east of Huddersfield Town Centre. It acts as a key gateway into the town from the A62 Leeds Road and the train station.

The area includes the University of Huddersfield's National Health Innovation Campus at Southgate, a major investment in translational health and wellbeing research; major employers, such as Cummins Turbo Technologies and Polyseam; and successful educational facilities at the Kirklees College campus.



Context



Canal crossing

The Station to Stadium enterprise corridor vision is to create a thriving, connected and enterprising district that advances wellbeing and prosperity through health innovation, environmental improvement and clean growth.

The area includes undeveloped and underutilised land, providing opportunities to build on the existing strong links to the University and College, existing and proposed innovation hubs to support growth in innovation businesses, and advanced manufacturing. It is aligned to anchor employers, leisure uses, transport connections and opportunities to create and enhance green space.



Gasworks Street site

Opportunities

- Creation of a Health Innovation Campus – with opportunities for incubator space
- Brownfield site, including Gasworks Street
- Underutilised land and buildings
- Green space improvements along the canal and river corridors, creating attractive breakout space and active travel routes
- A proposed heat network
- Network Rail's proposed Trans-Pennine Route Upgrade, creating improved links to Leeds, Manchester and beyond

Woodhouse Garden Community Investment Location

A key site that aims to promote inclusive growth and transformational change.

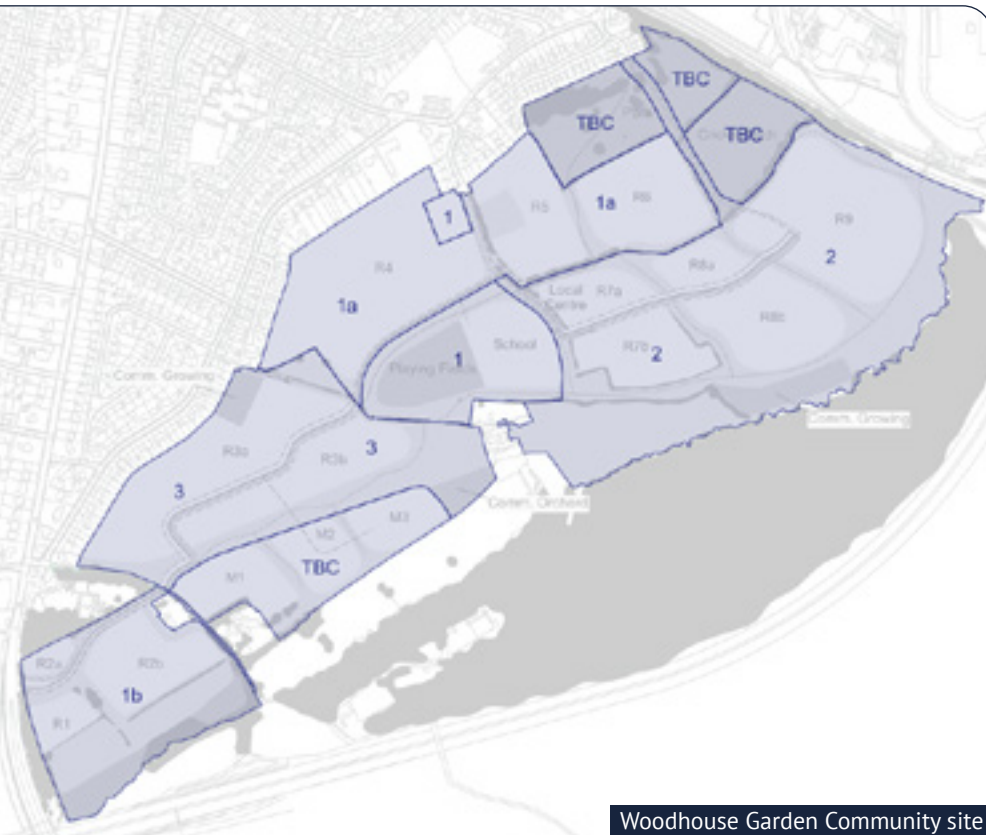
Location

Woodhouse Garden Community is positioned to the south of Brighouse between Bradley Wood and Woodhouse Lane. This strategic garden community extension to Brighouse allocates 44.76 ha for development. It offers excellent transport access via the A641 and proximity to the M62, while Brighouse train station is approximately 1km away.



Context

Calderdale's Local Plan allocates the Woodhouse Garden Community site for extensive housing development on greenfield land. As a prospective Garden Community, the site's aim is to promote a sustainable way of living through active travel, high quality design, blue/green infrastructure, and a diverse mix of homes. The site will seek to be an exemplar of health and wellbeing for residents and visitors alike.



Woodhouse Garden Community site

Opportunity

A masterplan for the Woodhouse Garden Community is being developed. The site has the opportunity to deliver:

- 1,068 dwellings
- A local centre
- A primary school
- Enhanced green infrastructure

For further information about these sites, or the wider SPA portfolio, please visit:

www.westyorks-ca.gov.uk/growing-the-economy/strategic-economic-framework/policies-and-strategies/spatial-planning/

You can also contact the Combined Authority's Planning team at:

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