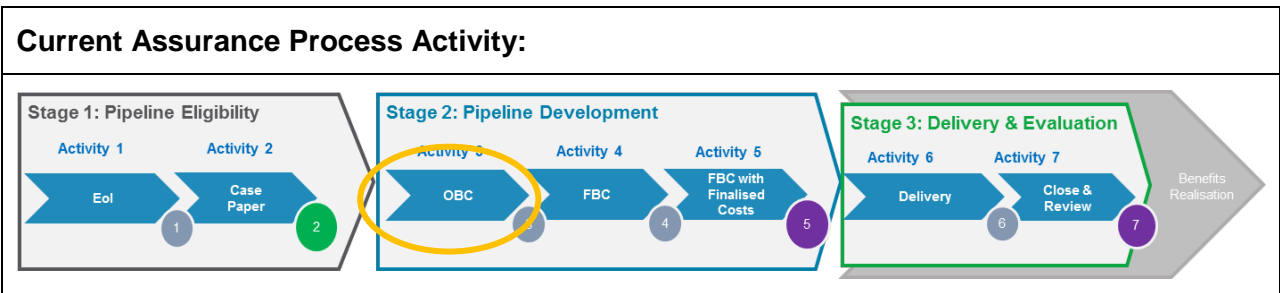


Section A: Scheme Summary

Name of scheme:	Clifton Business Park (Enterprise Zone)
PMO scheme code:	GD-PA4-021e
Lead organisation:	Calderdale Council
Senior responsible officer:	Steven Lee, Calderdale Council
Lead promoter contact:	Robert Summerfield, Calderdale Council
Case officer:	Ian McNichol, West Yorkshire Combined Authority
Applicable funding stream(s) – Grant or Loan:	Local Growth Fund (LGF), Leeds City Region (LCR) Enterprise Zones programme grant allocation.
Growth Fund Priority Area (if applicable):	Priority Area 4 – Infrastructure for Growth
Approvals to date:	<p>Decision point 2 (IC 09/11/17 / CA 14/12/19)</p> <ul style="list-style-type: none"> Indicative Leeds City Region Enterprise Zone programme approval of £20 million including £302,000 programme development costs (£200,000 of which has been allocated via Funding Agreement with Calderdale Council to the development of the Clifton OBC). <p>Call for projects (IC 05/06/18 / CA 28/06/18)</p> <ul style="list-style-type: none"> Indicative approval of a further £24.934 million from the Local Growth Fund over programming and a further £1.541 million of programme development costs <p>Total indicative Enterprise Zone programme approval of £44.939 million from the LGF including £1.923 million programme development costs.</p>
Forecasted full approval date (decision point 5):	August 2020
Forecasted completion date (decision point 6):	July 2021
Total scheme cost (£):	£33.109 million
Combined Authority funding (£):	Long term funding solution currently being determined but to include Combined Authority funding of £3.156 million of development funding to progress the scheme through to decision
Total other public sector investment (£):	

Total other private sector investment (£):	point 5 and £4.494 million from the National Productivity Investment Fund (NPIF)
Is this a standalone project?	No
Is this a programme?	Yes
Is this project part of an agreed programme?	Yes. Leeds City Region Enterprise Zone programme



Scheme Description:

Clifton Business Park is included in the Leeds City Region Enterprise Zones programme phase two. It is a sloping site located on the A644, close to junction 25 of the M62, and is currently undeveloped and used as grazing land. This project is to design and undertake infrastructure works including roads, utility services, retaining structures, drainage, green infrastructure and deal with site issues allowing the creation of development plots and opening-up the site for commercial development.

Indicative masterplan

Business Case Summary:

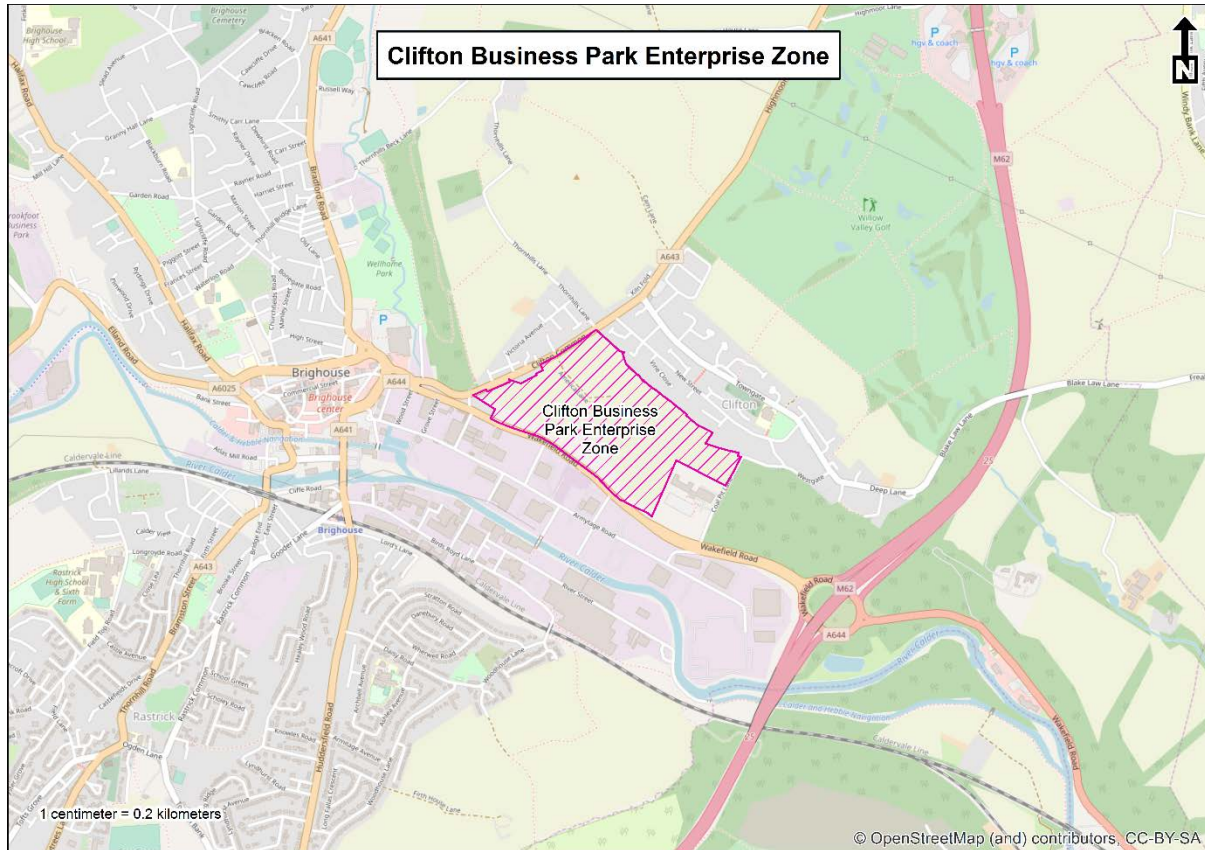
Strategic Case	Clifton Business Park forms one of the sites of phase two the Leeds City Region Enterprise Zones programme. As such, the site has been through
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	<p>a previous selection process and was awarded Enterprise Zone status by DCLG in 2017.</p> <p>Locally, the site has been allocated as employment land in the Calderdale Unitary Development Plan and, as such, represents a significant proportion of the employment land available in the district.</p> <p>The scale of the site at circa 23 hectares means that once developed the site will contribute significantly to economic growth in Calderdale and to the outcomes required in the Enterprise Zones programme and the LEP's Strategic Economic Plan.</p>
Commercial Case	<p>Calderdale Council's Local Plan Employment Technical Paper 2018 states that there are strong levels of demand for industrial premises, especially in Elland and Brighouse. Additionally, commercial property agents advise that there is a clear need in the area for light and general industrial and storage and distribution units. Industrial estates in prime locations in the borough are nearing full capacity meaning there have been recent company moves out of the district to facilitate expansion.</p>
Economic Case	<p>The project considered a long list of options for delivery looking at location, delivery route, source of funding and scale of development. These were tested against the critical success factors of economic impact, funding realism, value for money and deliverability. This analysis has produced a short list of 3 options, where option 1 present's two variations for delivery.</p> <p>Option 1A & B are both the preferred option and would both deliver serviced development plots capable of accommodating 45,789 square metres of employment floorspace. Using the Homes and Communities Agency employment density guidance this could accommodate circa 1,301 gross jobs.</p> <p>Under option 1A the Council will procure the design and delivery of the scheme, selling on the resulting development plots. Under option 1B the Council will seek a delivery partner to undertake the design and delivery and sell on the plots on a drawdown basis. At the current time it is proposed to continue test both option 1A & 1B before identifying the preferred approach at full business case.</p>
Financial Case	<p>Total scheme costs have been identified as £33.109 million. The long term funding solution is currently being determined but to include Combined Authority funding of £3.156 million of development funding to progress the scheme through to decision point 5 and £4.494 million from the National Productivity Investment Fund (NPIF). The NPIF funding has already been secured and will be used to fund enabling works focused on the proposed site spine road. The funding for this scheme is all capital and no revenue funding is sought.</p> <p>Calderdale Council has taken legal advice on the matter of State Aid and implications have been considered throughout the options appraisal process to mitigate any risks.</p>
Management Case	<p>The scheme will be led by Calderdale Council through the existing structure of the Major Projects team. This will give clear governance within the Council. Additionally, as a site within the Leeds City Region Enterprise Zones, the Council will also report on project progress, risks and output</p>

delivery to the Enterprise Zones Project Board, chaired by the Combined Authority's Enterprise Zones Development Manager.

Location map:

The map shows the scheme in relation to the other Combined Authority funded schemes in the surrounding area:



Please note, depending on the level of scheme development the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/economy/leeds-city-region-infrastructure-map/>