

**Baildon Town Council**

**Ian Clough Hall (ICH) Site - Vision Statement – March 2022**

***As approved by Governance Committee 28th February 2022***

Baildon Town Council supports the redevelopment of the Ian Clough Hall site, in order to create a mixed-use development to a very high standard, as befits this prime location in the centre of Baildon, greatly improving the design from that currently existing in ICH

Baildon Town Council therefore believes this is a golden opportunity to deliver a design led development, which brings myriad benefits to Baildon, is at no cost to Bradford Council as the site owner and provides a capital receipt to Bradford to fund community facilities including the new library and Town Council Offices and meeting rooms.

***This Vision statement relates ONLY to the ICH site. It assumes that the recently approved Bradford Council plan (January 2022 ) to relocate Baildon Library and Town Council offices into the refurbished former Baildon Club, is solid and will be implemented. If for any reason this is NOT the case, this Vision is withdrawn and reverts to that signed by Bradford and BTC in October 2019.***

This statement aims to clarify to bidders which features are being sought by BTC as follows.

**Essential Elements**

* Supported living units for the retirement demographic
* The maximum public car parking and not less than 50 spaces ( may be council owned and managed)
* A small number of small business units for local start ups / shared work space

**Desirable Elements**

To support the Baildon economy:

* High quality space for Restaurant
* Small independent cinema (need not be ground floor - ref Ilkley cinema)
* Further Small office units for independent small businesses ( need not be ground floor)

**Undesirable Elements**

* Public houses / bars
* Petrol station
* Supermarket
* Fast food retailers
* Large scale private housing