

# **CHAPTER 5**

**The Economy, Employment *And Tourism***

## 5.0 Introduction

- 5.1. One of the key aims for the district outlined in the 2020 Vision document launched by Bradford Congress in April 2000, is to achieve a prosperous, well diversified local economy with particular strengths in the new technology, financial services and cultural industries. The Unitary Development Plan can help achieve this objective by providing development land in attractive locations, particularly for fast growing local companies on which the future prosperity of the district depends.
- 5.2. Between 1993 and 1998 the total number of people employed in the district increased by 7833, a rise of 4%. In some areas of traditional manufacturing there were large declines in employment, while the new technologies of electronics, multimedia and biotechnology showed particularly rapid growth, with employment in this sector increasing by 3404 (64%). As the new technology sector is forecast to continue to grow rapidly, it is likely to generate a significant proportion of the new jobs created in the district ***along with the finance, tourism and leisure sectors. [Delete:in future years.]***

### Employment Uses

- 5.3. Although the retail, cultural and service sectors provide employment opportunities, for which provision is made elsewhere in the plan, it is the fast growing new technology ***and associated sectors*** that are likely to be the driving force of the district's economy and make the greatest contribution to the longer-term prosperity of the district. Therefore in the plan, the term employment will refer to the activities which fall in class B1 (Light Industry, Certain Office Uses and Research & Development), of the 1987 Use Classes Order. It will also include class B2 (General Industry) as the activities in this class have similar locational requirements, ***and manufacturing industry still continues to provide employment opportunities in the district.*** Class B8 (Warehouse and Distribution Centres) ***are also included*** where these activities are vital to the operations of the district's business and industry sectors. In the replacement plan these business and industrial activities will be called core employment uses.

### ***Tourism and other employment related activities***

- 5.4. There are some activities, for example car sales, vehicle repair and maintenance, health care facilities and ***tourist related developments such as*** hotels that do not have specific allocations in the plan or do not fall into any particular Use Class, but still provide employment opportunities. These activities whilst not core employment uses will be permitted on some of the sites allocated for employment. On ***[Delete: employment]*** sites which are in prime employment locations ***usually in Airedale or South Bradford,*** or have the topography well suited for the fast growing modern business sectors these uses will not be permitted. The proposals reports indicate which sites are for core employment uses only.

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The Locational Requirements of Business and Industry

- 5.5. Planning Policy Guidance Notes PPG4 *Industrial and Commercial Development and Small Firms* and PPG11 *General Policy and Principles*, state that it is important that the locational requirements of business are taken into account in the preparation of development plans. PPG4 states that industry and commerce have always sought locational advantages in response to various external factors and that the locational demands of business and industry are therefore a key input into the preparation of development plans.
- 5.6. The locational requirements of business and industry usually fall into one of the following categories;
- Local companies seeking larger or more efficient premises close to their existing location ensuring ease of access to customers and their existing workforce.
  - Local companies seeking expansion but preferring a location that offers large site development opportunities with ease of access to good road and motorway connections.
  - Inward investing companies who require high quality accommodation, with good communications, high quality environment and access to centres of population for recruitment purposes.
- 5.7. The Aire Valley and South Bradford fulfil most of these locational requirements and are generally attractive prime locations for the fast growing business sectors in the district. The Aire Valley has good public transport links, an attractive environmental quality, and is able to share the sub-regional integration benefits with the economy of Leeds. South Bradford on the other hand has good links to national motorway networks and benefits from good access to nearby centres of population.
- 5.7a ***Although South Bradford is the main gateway between the district and the rest of the country, the area does have a number of problems with respect to public transport provision. There is considerable existing congestion on the main roads and difficulty for people getting to and from work. Proposed improvements which are linked to the large employment allocations in the area include; bus promotion measures on the Wakefield Road corridor, the provision of Park and Ride sites at odsal, the guided bus route up Manchester road and a new rail station at Low Moor. These measures should assist in providing improved public access to the new and existing employment sites in South Bradford.***
- 5.8. One of the effects of modern business and industry seeking locational advantages for their operations has however been the decline of employment opportunities in the inner urban areas of the district, although many traditional employment activities still exist in the designated Employment Zones in these areas. In many cases land and buildings in the inner urban areas are less well located for the requirements of modern business and as a consequence some

employment sites have been vacant for a number of years. Whilst business and industry uses will still be encouraged on these sites a degree of flexibility exists in the plan to allow employment uses other than core employment uses on some of these sites, which should assist the Council's regeneration initiatives in these areas.

#### The Need For Additional Employment Land

- 5.9. The recent (1993-1998) average annual take up of employment land for employment use has been around 20 hectares. About 13 hectares was development on sites between 0.4 and 4.99 hectares, approximately 5 hectares was development on sites 5.0 hectares and above, whilst the rest was for small developments of less than 0.4 hectares including extensions. The average annual loss of employment land to non-employment uses was around 5 Hectares over this period.
- 5.10. If this level of take up was maintained over the period of the plan to 2016 there would be a demand for around 345 Hectares of land on sites 0.4 hectares and above after taking into account the loss of land to other uses. Because the supply of employment land has been limited in the past, due to a general shortage of available unconstrained sites for development, the predicted demand only reflects the level of past demand that has been satisfied.
- 5.11. The replacement plan allocates around 30 hectares of employment land between 0.4 and 4.99 hectares in addition to the land previously committed for employment use. After the deletion of the previously committed sites that were considered no longer suitable for employment use, this provides a total supply of around 240 hectares which represents just over a 10 year supply based on historical take-up rates and the assumed loss of employment land to other uses.

#### Employment Land Allocations

- 5.11a ***All existing employment sites in the adopted plan were reassessed for their continuing suitability for employment use. This assessment was based on the plans location strategy, the sustainability assessment carried out on the site, the locational requirements of 2020 vision and the specific local circumstances affecting each site.***
- 5.12. The current plan allocated land for employment uses in various locations around the district including Airedale and South Bradford. Amongst these allocations were large employment sites to the south of Silsden and around the M606 corridor. However environmental constraints and the topography of the district, particularly in Airedale, has restricted further large land releases from the green belt in these areas and this is reflected in the new employment allocations made in the replacement plan.
- 5.13. In Airedale, development opportunities particularly from Esholt in the east to Silsden in the north west are restricted by the flood risk associated with the low lying nature of the undeveloped land. Much of the land is also green belt and performs an important function in maintaining the separation between individual settlements. These considerations have meant that it has not been possible to release further land for employment purposes in this area. Additional

employment land has however been provided by reallocating the coolgardie housing site in Bingley, as the site is more appropriately located for employment use.

- 5.14. In South Bradford development opportunities are not as restricted and new employment allocations have been made to the west Staithgate Lane, to the north of the former Transperience site, and to the north of Burnham Avenue. All these sites are in attractive locations for business and industry, close to good transport links and existing clusters of employment.
- 5.15. Although additional land has not been allocated for employment in the smaller settlements, it is still important to retain existing employment land and buildings in these areas to provide some local employment opportunities and reduce commuting to work, and this is reflected in the accompanying policies. Some of these settlements are also very attractive and tourism is a significant source of employment, so it is essential that their overall character is not adversely affected by inappropriate large scale development. ***There are however existing employment land allocations in these smaller settlements which provide opportunities for rural development and diversification.***
- 5.16. The overall shortage of land in good primary locations for business and industrial use in the district means that bringing forward constrained employment land in the inner urban areas using Objective 2 funding will be an important priority. Some of this land whilst not in prime locations, is nevertheless important for the provision of employment opportunities in areas of high unemployment in the district. The clearance and redevelopment of underused land and buildings now unattractive for business use, will also be an important factor in meeting the future need for employment land. It is very important that land and buildings that are currently in employment use are not lost for other non employment uses as these existing buildings make an important contribution to the overall supply.
- 5.16a ***Although the location of Leeds and Bradford Airport is outside the Bradford Metropolitan District its impact on land uses affects a wider area, including land within the District. The scope for the Airport to serve as a major regional airport for passenger and freight traffic was considerably enhanced following the extension of the runway in 1984. The associated improvements to terminal facilities at the airport have also helped to safeguard and improve air services, and there are employment land allocations in the plan that reflect the airport's potential for generating economic growth.***

#### Protecting Allocated Sites Shown on the Proposals Maps

- 5.17. The land shown for employment on the proposals maps allows for a range of business and industry uses in a variety of locations and for sizes of site in the district. Because there is a limited supply of suitable land in the district it is crucial that the best use is made of the Plan's allocations and the job creation potential is realised by ensuring that land allocated for business and industry is retained for such development. Uses such as extensive warehousing developments although an essential requirement of business and industry (see policy E7) are less able to increase the overall level of jobs in the district.

Therefore;

Policy E1

PROPOSALS FOR EMPLOYMENT DEVELOPMENT ON SITES SHOWN ON THE PROPOSALS MAPS AS EMPLOYMENT SITES WILL BE PERMITTED SUBJECT TO POLICY E7. PROPOSALS FOR OTHER USES ON THESE SITES WILL NOT BE PERMITTED UNLESS:

- (1) THE SITE IS BELOW 1.0 HA IN SIZE; AND
- (2) IT IS WITHIN THE URBAN AREAS OF BRADFORD/SHIPLEY/ BAILDON/KEIGHLEY; AND
- (3) IT IS NOT WITHIN AN EMPLOYMENT ZONE; OR
- (4) THERE HAS BEEN A MATERIAL CHANGE IN CIRCUMSTANCES WHICH HAS ARISEN SINCE THE DATE OF ADOPTION OF THE PLAN OR DURING THE LIFE OF THE PLAN AND THE SITE IS NO LONGER APPROPRIATE FOR EMPLOYMENT USE BECAUSE OF POSSIBLE ADVERSE EFFECTS ON SURROUNDING LAND USES.

- 5.18. The criteria attached to the policy set out the circumstances where other proposals will be acceptable on employment sites. They reflect the Council's concern to safeguard medium and large employment sites in attractive locations whilst allowing a degree of flexibility of employment use, particularly on the less strategically located employment land in the Inner urban areas.
- 5.19. In the free-standing towns of Bingley, Ilkley, Silsden and Queensbury and the rural settlements the policy safeguards all allocated employment sites however small. This is to maintain a local provision of employment opportunities and to reduce the growth in commuting.
- 5.20. Towards the end of the Plan period the situation could arise where an employment site might become surrounded by other uses, for example, housing. In the few cases where this may happen criterion (4) provides for flexibility where the restriction of development only to employment uses would be incompatible with, and harmful to the surrounding land uses. However, many modern employment uses happily coexist with other non employment activities.

Protecting Larger Sites from [~~Delete: Subdivision Into Smaller Sites~~] *fragmented development*

- 5.21. The replacement plan has allocated a number of larger employment sites primarily for the purpose of providing land for fast growing local companies to relocate or for inward investment opportunities. As there are only a small number of these large sites in the district it is important that they are retained for these purposes, and not lost through a series of fragmented smaller scale developments. In the district there is *a relative* generous supply of employment sites below 3 hectares, but relatively few sites above this size. Therefore;

## Policy E2

FOR **THOSE** LARGE EMPLOYMENT SITES IDENTIFIED IN THE PROPOSALS REPORTS **TO BE DEVELOPED IN ACCORDANCE WITH POLICY E2, [Delete: AT LEAST]** ONE PARCEL OF LAND OF 3 HECTARES OR ABOVE WITHIN EACH SUCH SITE SHOULD BE DEVELOPED FOR SINGLE USER BUSINESS OR INDUSTRIAL PURPOSES.

- 5.21a** *Of the 19 sites large sites allocated for employment use in the plan that are 3 hectares or above in size, 9 of these are covered by policy E2. These sites are either well located or have the physical characteristics suitable for inward investment opportunities or for fast growing local companies to relocate.*
- 5.22. Proposals for individual developments of less than 3 hectares within these sites will be considered, provided that a parcel of land comprising at least 3 hectares of the site remains for comprehensive single user development. **[Delete: On sites larger than 6 hectares and above it is expected that the site will yield more than one development of 3 hectares and above].**
- 5.23. In the case of West Bowling Golf Course Policy BS/E11 will apply, which requires the development of not less than two sites of 5 hectares or more

## Protecting Land and Buildings In The Urban Areas

- 5.24. Whilst policy E1 protects the allocated sites for business and industry, there is also a need to ensure that land and buildings which are in use or were last used for business and industry, but are not shown as allocations on the proposal maps are also protected. Because of the overall shortage of employment land in the district it is important to retain existing land and buildings for employment use and prevent the loss to other uses. Therefore;

## Policy E3

WITHIN URBAN AREAS THE DEVELOPMENT OF EXISTING EMPLOYMENT LAND OR BUILDINGS FOR OTHER USES WILL NOT BE PERMITTED UNLESS:

- (1) THE PROPOSAL IS IN A MIXED USE AREA SHOWN ON THE PLAN OR
- (2) THE PROPOSAL IS WITHIN THE DEFINED CITY, TOWN, DISTRICT OR LOCAL CENTRES OR THE TOWN CENTRE EXPANSION AREAS OR WITHIN THE VALLEY ROAD RETAIL AREAS SHOWN ON THE PLAN OR
- (3) THE PROPOSAL IS WITHIN BRADFORD/SHIPLEY/BAILDON OR KEIGHLEY, IS LESS THAN ONE HECTARE IN SIZE, AND IS NOT WITHIN AN EMPLOYMENT ZONE; OR

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- (4) THE PROPOSAL IS WITHIN THE TOWNS OF BINGLEY, ILKLEY, QUEENSBURY OR SILSDEN AND IS LESS THAN 0.4 HECTARE IN SIZE AND NOT WITHIN AN EMPLOYMENT ZONE OR
  - (5) THE PROPOSAL CONTRIBUTES POSITIVELY TO THE RE-USE OF A LISTED BUILDING OR OTHER HISTORIC BUILDINGS IN A CONSERVATION AREA; OR
  - (6) THE PROPOSAL CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR
  - (7) IT IS NO LONGER APPROPRIATE TO CONTINUE AS AN EMPLOYMENT USE BECAUSE OF THE ADVERSE AFFECT ON THE SURROUNDING LAND USES; OR
  - (8) THE BUILDING HAS BECOME FUNCTIONALLY REDUNDANT FOR EMPLOYMENT USE.
- 5.25. The criteria attached to the policy sets out the circumstances where other uses will be acceptable for existing employment land and buildings. These reflect the council's concern to retain existing employment opportunities in the outer urban areas and the smaller towns, whilst allowing for some flexibility in the inner urban areas.
- 5.26. The areas designated for Mixed Use will promote a mix of uses to promote sustainability and encourage vitality. Proposals falling within these areas will be subject to the appropriate policies in Chapter 4 (Urban Renaissance). In the areas designated for retail expansion, proposals will be subject to the appropriate policies in Chapter 7 (Town Centre, Retail and Leisure).
- 5.27. In the smaller free-standing towns the lack of expansion opportunities for meeting future business needs makes it important to retain existing employment land and buildings for business use and to reduce the growth in commuting.
- 5.28. Proposals that are likely to be acceptable under Criteria (5) and (6) will need to further the Plan's objectives regarding the enhancement of Conservation Areas and protection of Listed Buildings.
- 5.29. **[Delete: Criterion (7) for example provides that]** Where following housing development an employment use is now located in the middle of a residential area, and there will be significant detriment to residential amenity, then **critterion 7 of** Policy E3 provides for its reuse for alternative purposes.
- 5.30. Criterion (8) refers to the cases where because of certain physical characteristics such as the age, height, scale or physical configuration of the building and the provision for parking and vehicle manoeuvring the building can no longer be considered appropriate for business and industry uses. However, many older buildings can be successfully adapted for employment uses and therefore persuasive evidence of functional redundancy will be required in these circumstances.
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**Office Development**

- 5.31. *The Government's objectives on the location of employment proposals for office development are most recently set out in Regional Planning Guidance for Yorkshire and the Humber (RPG12) (2001) and the Governments Consultation document on proposed changes to the Use Classes Order of January 2002.*
- 5.32. *These documents make clear the Government's concern that uses falling within B1a of the Use Classes order ("pure offices") in out of centre locations, can undermine the vitality of existing main centres. Such locations also are not convenient for employees who do not have access to a car. Neither do they help encourage and provide people with the option of using modes of transport other than the car.*
- 5.33. *The Government in RPG12 (Policy E4b) and the Use Classes consultation document, states that it wishes to promote and focus office development in city, town and district centres and near to major urban public transport interchanges. In this metropolitan district there are no major urban public transport interchanges outside the City and town centres. The Government also requires such development to reflect the scale and character of the centre to which it relates (policy E1a of RPG12). Therefore;*

**Policy E3A**

**PROPOSALS FOR OFFICE DEVELOPMENT SHOULD BE LOCATED IN THE CITY, TOWN AND DISTRICT CENTRES AND REFLECT THE SCALE AND CHARACTER OF THE CENTRE. DEVELOPMENTS ON SITES OUTSIDE THESE CENTRES WILL BE PERMITTED ONLY IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:**

- (1) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE DEFINED CENTRES, OR FAILING THAT, ADJACENT TO THE CENTRES AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING;**
- (2) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE NEAREST CITY, TOWN OR DISTRICT CENTRE;**
- (3) THE DEVELOPMENT TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED PLANNING PERMISSIONS FOR OFFICE DEVELOPMENT WOULD BE UNLIKELY TO HAVE AN ADVERSE AFFECT ON FUTURE PRIVATE INVESTMENT IN THE CITY, TOWN AND DISTRICT CENTRES;**
- (4) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR THE WORKFORCE BY A RANGE OF TRANSPORT MODES;**

- (5) **THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL AND RELIANCE ON THE PRIVATE CAR;**
- (6) **THE DEVELOPMENT WOULD NOT UNDERMINE THE STRATEGY FOR THE CITY AND TOWN CENTRES STATED IN THE PLAN.**
- 5.34. ***This policy does not apply to proposals for employment developments where the offices are ancillary to the prime use such as the offices of a factory whose function is incidental and ancillary to the factory use.***
- 5.35. ***The strategy for the City and town centres is stated in Part One policy UDP 6 and in Part Two of the Plan where it is articulated in more detail in the retail and leisure sections of the Centres Chapter and the vision statements for each centre in the Proposal Reports.***
- 5.36. ***It is possible under the Town and Country Planning (Use Classes) Order 1987 for employment uses within class B1 to change to a pure office use without the need for any subsequent planning permission. In order to ensure the effective implementation of this policy any planning permissions granted for development falling within class B1b and class B1c on sites outside the City and town centres will be conditioned to ensure the development cannot later change to a pure office use without being the subject of further consideration by the Local Planning Authority.***

Protecting Land and Buildings in ~~[Delete: Smaller Settlements and in the Countryside]~~**The Rural areas.**

- 5.37. In recent years the smaller settlements have suffered a decline in employment as a result of their development as commuter villages. To aid the rural economy the Plan seeks to ensure that appropriate employment uses are encouraged by retaining existing employment uses and encouraging new developments of an appropriate scale on land that is not allocated as Green Belt. This will help to retain and enhance local employment opportunities and reduce commuting flows. Therefore:

Policy E4

IN SETTLEMENTS IN RURAL AREAS NOT SUBJECT TO POLICY GB1 THE DEVELOPMENT OR REDEVELOPMENT OF EXISTING EMPLOYMENT LAND OR BUILDINGS FOR OTHER USES WILL NOT BE PERMITTED UNLESS:

- (1) THE PROPOSAL CONTRIBUTES POSITIVELY TO THE RE-USE OF A LISTED BUILDING OR OTHER HISTORIC BUILDINGS IN A CONSERVATION AREA; OR
- (2) THE PROPOSAL CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR
- (3) IT IS NO LONGER APPROPRIATE TO CONTINUE AS AN EMPLOYMENT USE BECAUSE OF THE ADVERSE EFFECT ON THE SURROUNDING LAND USES.

- (4) *THE BUILDING HAS BECOME FUNCTIONALLY REDUNDANT FOR EMPLOYMENT USE.*

5.38. The policy includes the same criteria as (6),(7),(8) in Policy E3, the purpose of which is explained under that policy

***Farm Diversification and New Employment Uses in the [Delete: Countryside] Rural Areas.***

5.39. Agricultural employment is declining and this trend is likely to continue, and diversification both at farm level and within the wider rural economy is important to help maintain rural employment and also maintain the viability of existing farm businesses and thus avoid disruption to farm structure. ***Planning Policy guidance Note 7 (February 1997) emphasizes this important role that the adaption of existing rural buildings has in meeting the needs of rural areas for commercial and industrial development. Therefore:***

***Policy E5A***

***FOR PROPOSALS INVOLVING THE ADAPTATION OF AGRICULTURAL AND RURAL BUILDINGS, BUSINESS USE IS PREFERRED. IF THE PROPOSAL IS FOR A NON-BUSINESS USE THE APPLICANT WILL BE REQUIRED TO DEMONSTRATE THE UNVIABILITY OF A BUSINESS USE.***

5.40. The Council wishes to encourage proposals which might lead to the diversification of the rural economy where they are compatible with other relevant policies in the Plan, particularly those relating to the countryside. The Plan seeks to encourage new smaller-scale employment uses in the ***[Delete: smaller settlements and the countryside] rural areas.*** This is particularly welcome where it involves the adaptation of farm and other rural buildings. Therefore:

Policy E5

NEW EMPLOYMENT USES WILL BE PERMITTED IN RURAL AREAS WHERE THIS INVOLVES THE RE-USE OF AGRICULTURAL AND OTHER RURAL BUILDINGS PROVIDED THAT THE DEVELOPMENT SATISFIES ALL OF ***FOLLOWING*** CRITERIA:

- (1) *IT IS ON A SCALE APPROPRIATE TO THE LOCALITY;*
- (2) ***[Delete: ENSURES THAT]*** THE PROVISION OF SATISFACTORY ACCESS FROM THE HIGHWAY NETWORK CAN BE OBTAINED WITHOUT DETRIMENT TO VISUAL AMENITY;
- (3) ***IT*** RETAINS OR ENHANCES THE EXISTING CHARACTER OF BUILDINGS, OR GROUPS OF BUILDINGS;
- (4) ***IT*** ACCORDS WITH THE PLANS GREEN BELT POLICIES GB1 TO GB6

- 5.41. In relation to criteria (1) scale refers to the physical effects of the proposal on the setting of the building and surrounding environment. On this basis appropriate scale will normally mean a generally small, low intensity use, that has little impact on the landscape, and does not create any activity outside the building which would adversely affect the visual amenity of the area.
- 5.42. Proposals which are acceptable under this policy will need to be tested against other relevant policies in the Plan, in particular those related to the Landscape Character areas.
- 5.42a *It is important that in the case of the re-use of an agricultural building that is occupied by an important species of wildlife these species are protected. In these cases the development will be subject to policies NE10 and NE11 which appear in Chapter 14 (Natural Environment and Countryside).***

#### Employment Zones

- 5.43. In the main urban areas of the district there are a number of locations where existing business and industrial uses predominate. In these areas traditional employment activities will continue to play an important role in providing jobs for local communities and are defined on the Proposals Maps as Employment Zones.
- 5.44. The boundaries of the Employment Zones have been recently reviewed to reflect the changes that have taken place in these areas since the adopted plan was formulated. Some Zones have now been extended in area, some reduced and parts of others now designated as Mixed Use Areas.
- 5.45. Within the Employment Zones it will remain important to maintain and encourage new industrial and commercial investment by resisting proposals for alternative uses which would interfere with the efficient operation of industry in these areas. It would be inappropriate for example to allow other uses such as housing which would cause conflict with the operational requirements of general industry for night time working or activities which generate high noise levels. Therefore;

#### Policy E6

WITHIN THE DEFINED EMPLOYMENT ZONES ON THE PROPOSALS MAPS NEW EMPLOYMENT USES WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT ACCORDS WITH POLICY E7 OTHER USES WILL NOT NORMALLY BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSAL:

- (1) RELATES TO A USE WHICH SUPPORTS THE FUNCTION OF THE EMPLOYMENT ZONE AS A PREDOMINANTLY INDUSTRIAL AND COMMERCIAL AREA AND THE DEVELOPMENT WOULD BRING POSITIVE ENVIRONMENTAL IMPROVEMENTS; OR

- (2) CONTRIBUTES POSITIVELY TO THE REUSE OF A LISTED BUILDING OR OTHER HISTORIC BUILDING IN A CONSERVATION AREA; OR
- (3) CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR
- (4) ACCORDS WITH THE PLAN'S RETAIL POLICIES AND PROPOSALS REPORTS WHICH PERMIT THE EXPANSION OF ADJOINING RETAIL CENTRES.

5.46. Criterion (1) relates specifically to other uses which would support the function of the Employment Zones, as predominately industrial and commercial areas. Examples of such uses include cafes and hot food takeaways, or small shops like newsagents, which serve the needs of the local workforce, or employment training establishments. Proposals must also bring about environmental improvements such as the removal of noxious or unsightly uses or the enhancement of derelict or degraded land

#### Warehousing

5.47. Warehousing and distribution facilities Use Classes order (B8) are an important component of the activities of modern business and industry and provision for these uses needs to be made in the plan. These facilities can vary in size and be either free-standing or exist side by side with other business uses. It is important that land allocated in the plan for business and industry is used to maximise the job creation and is safeguarded for business and industry use. In general warehousing uses have low employment densities and large warehouse developments particularly so. Therefore;

#### Policy E7

LARGE STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT (USE CLASS ORDER B8) WILL NOT BE PERMITTED UNLESS:

- (1) IT IS ESSENTIAL AND ANCILLARY TO LOCAL MANUFACTURING AND DISTRIBUTION PROCESSES OR
- (2) THE EXPECTED EMPLOYMENT DENSITY WILL BE COMPARABLE TO OR GREATER THAN THAT OF A NEW MANUFACTURING USE.

5.48. The largest proportion of B8 developments in the district are for units less than 2,500sq metres, therefore large warehousing refers to developments over 2,500sq metres. It is recognised however that the efficient operation of local businesses may require some smaller-scale warehousing to complement their main activity. Exceptional circumstances may arise which could justify larger developments, in particular if a major employer within the District required such a development in order to retain its existing employment.

5.49. In determining planning applications the Council will have regard to the average densities for different floorspace bands identified in the Report to the then, Environment "Employment Densities in Urban Planning" undertaken by Land

and Urban Analysis Ltd., in 1989, and to any relevant further published research work.

#### “Bad Neighbour” Employment Uses

- 5.50. “Bad neighbour” uses such as scrapyards, car breakers or open processing of minerals have the potential to create environmental problems.
- 5.51. Applicants seeking planning permission will be required to undertake a thorough assessment of how such proposals relate to the surrounding environment, and provide that assessment in support of the planning application.
- 5.52. Proposals which are aimed at recycling waste materials need also to be considered in the context of policy P8 in **Chapter 16 (Pollution Hazards and Waste)** which offers support for such proposals in order to reduce the need for landfill.

#### Tourism

- 5.53. The large range of activities which make up the tourist industry, include hotels and guest house provision, are not covered within a specific section of the plan as tourism cannot be regarded as a single or distinct category of land use. However tourism plays an important role in the diversification of the districts economy and its continuing growth generates a range of economic activity and new job opportunities. The findings of a recent study (Bradford Impact Assessment 1998) on the impact of tourism in the district, showed that the overall expenditure on tourism was around £270 million in 1998, and tourism and related activity supported some 6572 full-time equivalent jobs in the district.

#### Tourist Facilities

- 5.54. Although tourism is providing a growing source of employment in the district it does create particular planning problems. For example, the increased attraction of visitors to villages like Saltaire and Haworth has led to a loss of amenity to local residents through the increased vehicular and pedestrian movement that tourist developments have attracted. The advantages that tourism can bring to the district has to be balanced against the likelihood of environmental damage that increased tourism can bring. Therefore;

#### Policy E8

PROPOSALS FOR THE CREATION OR EXPANSION OF TOURIST FACILITIES (INCLUDING HOTELS) PARTICULARLY THROUGH THE RE-USE OR CONVERSION OF BUILDINGS WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT SATISFIES ALL OF THE FOLLOWING CRITERIA:

- (1) IS ON A SCALE APPROPRIATE TO THE LOCALITY;
- (2) HAS GOOD ACCESS TO THE HIGHWAY NETWORK AND PUBLIC TRANSPORT SERVICES;

(3) PROVIDES INFRASTRUCTURE WORKS TO ACCOMMODATE THE INCREASED VISITOR PRESSURE BROUGHT ABOUT BY THE DEVELOPMENT

- 5.55. The test for criterion (1) relates to the setting of the proposed development and the impact of a tourist facility on the immediate neighbourhood in terms of visual and residential amenity.
- 5.56. To accord with Policy E8 proposals for tourism facilities will need to have good access to the highway network. Wherever possible, tourist developments should also be well located to the public transport network to ensure ease of access to the facilities by all sections of the population, and encourage the increased use of existing public transport in rural areas.

#### Major Hotels

- 5.57. To take advantage of the benefits of tourism, hotels and guesthouses are needed to encourage people to come and stay in the district and they are therefore an important part of the tourist industry. Larger hotels also serve the needs of the business traveller and are frequently used for conference venues. The locational requirements, particularly for larger hotels, are therefore closely related to these needs which are for sites close to motorways, the main transport routes and the city and other district centres. ***It is also important that hotels have good access to public transport.*** Therefore;

#### Policy E9

PROPOSALS FOR MAJOR HOTELS AND CONFERENCE FACILITIES WILL BE PERMITTED ON LAND ALLOCATED FOR EMPLOYMENT PROVIDED THEY ACCORD WITH POLICY E8

- 5.58. There will be a number of sites, particularly in the prime employment locations that will be safeguarded for the fast growing sectors of the local economy, and on these sites hotel developments will not be permitted. The proposals reports indicate which sites are reserved for core employment uses only.

#### Smaller Hotels

- 5.59. The demand for tourist accommodation tends to be for smaller premises in the main centres and smaller attractive outlying villages. Small hotels and guest houses can also make a contribution to the regeneration of inner urban areas by providing an additional source of employment to local people and tourism development is particularly suitable where it can be used to assist the regeneration of older areas and the re-use or adaptation of buildings in both the urban areas and the countryside.
- 5.60. Tourism related development in the countryside will be considered in the context of the Plan's aims of controlling development in the Green Belt, protecting the landscape and other environmental matters. Therefore:

## Policy E10

PROPOSALS TO ESTABLISH SMALL HOTELS AND GUEST HOUSES WILL BE [~~Delete: CONSIDERED~~] **PERMITTED** PROVIDED THEY ACCORD WITH POLICY E8

- 5.61. [~~Delete: The policy limits development to the re-use or conversion of existing buildings in the countryside, as the construction of new buildings for tourism (including hotels) use will not normally be appropriate under policies for protecting the Green Belt (Policies GB1 - GB5).] *In the urban areas the policy does not limit the development of small hotels and guesthouses to just reuse and conversion. However, in the countryside the construction of new buildings for tourism (including hotels) will not normally be appropriate under policies for protecting the Green Belt (Policies GB1- GB5)*~~
- 5.62. Some proposals to convert buildings into tourist facilities may also involve extension the buildings. In such cases proposals will also be assessed against Policy GB4.