

Bradford Local Plan

Core Strategy Examination

Matter 5: Economy and Jobs, Policy EC3, B

**Further statement on the supply of 135 hectares
of new employment land**

Date: Thursday 12th March 2015

Venue: Victoria Hall, Saltaire

Introduction

- 1.1** During day 6th of the Examination in Public into Bradford's Publication Draft Core Strategy, Policy EC3, B, there was some discussion into the make up of the proposed 135 hectares of new employment land which will be identified in the Allocations DPD. The Council was questioned regarding the extent of the existing supply of employment land within the Council's current portfolio that could be brought forward for this purpose and the scale of new land which would have to be found.
- 1.2** As part of the evidence base, the Council produced 2 Employment Land Reviews (ELRs) (Ref: EB/026 and EB/027) which included an assessment in 2011, of the deliverability and potential market demand of the employment land within the Council's employment land portfolio. This included remaining allocated employment sites from the Replacement Unitary Development Plan (RUDP) together with other sites which had planning backing such as an extant planning permission.

Current Supply

- 1.3** The current employment land portfolio as determined at 1st April 2014 amounted to 116.03 hectares in total. This comprises of 106.68 hectares of land allocated in the Replacement Unitary Development Plan together with 9.35 hectares of land with other forms of planning backing such as planning permission.

Potential Future Employment Land

- 1.4** An assessment of this supply has recently been undertaken by the Council's in house Planning Officer and Economic Land and Property Team. It indicates that, for the purposes of providing a new portfolio of employment land that will endure for the plan period and will secure opportunities for new investment and sustained economic growth, only 51.57 hectares are considered potentially suitable. Within the Bradford area, where the proposed allocation is at least 100 hectares, the current supply of potential good employment sites is 33.39 hectares, a shortfall 66.61. In Airedale, the supply is 18.18 hectares giving a shortfall of 11.82 hectares. There are no sites allocated in Wharfedale of reasonable market demand giving a requirement of 5 hectares. However, this figure will be re evaluated at Allocations stage when the details of all sites will be considered against a broad range of factors including competing demands for other land uses such as housing, infrastructure requirements, environmental impacts, and physical characteristics such as access.

- 1.5 In summary the following is the proposed make up of the anticipated employment land supply based on latest supply information and ELR market information:

Area	Existing supply (Ha)	New supply (Ha)
Bradford	33.39	66.61
Airedale	18.18	11.82
Wharfedale	0	5
Total	51.57	83.43

- 1.6 The table above demonstrates that the Allocations will need to identify at approximately 83.43 Hectares of new land currently not in the known supply in order to meet the needs within the plan period. This will primarily be delivered through contributions from green belt under criterion EC3 (C).