

Bradford Local Plan

Core Strategy Examination

Matter 5: Economy and Jobs, Policy EC2 and Policy EC3

Further Statement on proposed additional lower case text accompanying Policy EC2 on the supply of new employment land.

Date: Thursday 12th March 2015

Venue: Victoria Hall, Saltaire

- 1.1 A separate further statement was provided which sets out the background as to the anticipated nature of the new supply of employment land.
- 1.2 In light of the further statement it is proposed that additional lower case text setting out more detail on the nature of the new supply of employment land is included under Policy EC2. The following text is proposed as a modification at paragraph 5.1.16:

The Employment Land Reviews incorporated an assessment 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 together with other sites which had planning backing such as an extant planning permission. 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. The assessment of this land 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, these figures 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.