

## **Bradford Local Plan**

### **Core Strategy Examination**

**Matter 6A: Sub Area Policies City of Bradford  
including Shipley and Lower Baildon**

**Further Statement on wording in Policy BD1, C2**

**Date: Friday 13<sup>th</sup> March 2015**

**Venue: Victoria Hall, Saltaire**

- 1.1** During day 7th of the Examination in Public into Bradford's Publication Draft Core Strategy, in relation to Policy BD1, there was some discussion into the most appropriate wording in Section C, paragraph 2 to describe the proposed strategic employment development opportunity in North East Bradford in the vicinity of Apperley Bridge railway station.
- 1.2** Representations received from participants with the land in this location considered that the use of the wording, "research and development led technology park" would be very restrictive and in conflict with paragraph 21 of NPPF which advocates flexibility in order to address any future economic change. It was also put forward by other participants that in this area of Bradford, the aspiration was for high quality jobs, and not a location for logistics and bulk goods retail distribution which is currently prevalent in the M606 corridor. The Council stated it would consider the wording which would best encompass the type of development the Plan had set out to attract through its sub area policy which reflected the ambitions for a quality employment offer.
- 1.3** The broad location was previously identified in the 'Airedale Masterplan and Strategy' (Ref PS/E011) as having potential for a new rural business park or a future research and development business park. Already, within the area Esholt Hall provides conference facilities and the listed farm buildings have been converted for offices and small business enterprises. The case has been presented in the 'Further Statement on Exceptional Circumstances for Green Belt Change' for a green belt release in this location to provide land for quality employment opportunities.
- 1.4** The Council has now considered these points and has accepted that the terminology may introduce restrictions which could prevent development over the course of the plan. In addition, the development of the Baildon Business Park on a green field site of 6.3 hectares allocated in the RUDP at Otley Road, Baildon (S/E1.3) as a 'High Technology Park', has recently commenced to accommodate this specific form of market demand. In the interests of securing a wide range of quality employment schemes and resisting any pressure for large distribution, it has agreed a suitable form of revised words in consultation with Keyland's representative at the examination which still reflect the need for quality offer on the site in line with the Council's aspirations and the exceptional circumstances for its proposed removal from green belt.
- 1.5** To this end the Council propose a modification to the 3<sup>rd</sup> sentence of policy BD1 Criterion C2, as follows

2. North East Bradford, will see the creation of 4,700 new homes with associated community facilities, in particular open space and recreation facilities. The new homes will be delivered by a mix of sites but will include some local green belt changes in sustainable locations. A new

**high quality** employment opportunity ~~comprising a high quality~~  
**including** research and development ~~led technology park~~ and  
commercial enterprise will be located at Apperley Bridge  
(complimented by a new railway station and improvements to the  
Harrogate Road / New line Junction). Walking and cycling networks will  
be enhanced including the upgrading of the canal towpath between  
North Bradford and Leeds.