

Bradford Local Plan

Core Strategy Examination

Matter 5: Economy and Jobs

Further Statement on Use of the Term 'Strategic Employment Zones'

Date: Thursday 12th March 2015

Venue: Victoria Hall, Saltaire

- 1.1 During day 6 of the Examination in Public into Bradford's Publication Draft Core Strategy, in relation to Policy EC4, D, there was some discussion on the term 'Strategic Employment Zones'. It was evident that in the supporting small case text, there was no definition of the term 'Strategic Employment Zones. The Council was requested to provide a form of wording to describe their nature and status for inclusion in the text.
- 1.2 These zones are carried forward in principle from the earlier Unitary Development Plans. They were defined as 'large areas of land where existing employment uses predominate'. In the Replacement Unitary Development Plan (RUDP) in support of policy E6 it states that 'In these areas, traditional employment activities will continue to play an important role in providing jobs for local communities. It further adds that within these areas, it is important to maintain and encourage new industrial development and that any development permitted within the zones should support their industrial and commercial function.
- 1.3 These zones proved successful in maintaining jobs in sustainable locations, encouraged the development of clusters and provided an extra safeguard against their erosion for other more lucrative forms of development such as housing. As a consequence their principle was continued into the Core Strategy although renamed as 'Strategic Employment Zones'. The specific location of these zones will be identified in the Allocations DPD having regard to and reviewing the existing zones as defined within the RUDP.
- 1.4 The NPPF supports this principle in Paragraph 21 where it states that planning policies should set out criteria or identify strategic sites for local or inward investment to match the strategy and to meet anticipated needs. Other factors in NPPF paragraph 21 include – support existing business sectors, plan positively for clusters, identify priority areas for economic regeneration, principles to which 'Strategic Employment Zones can effectively contribute.
- 1.5 It is proposed that a new paragraph within the lower case text under policy EC4 I is inserted to provide clarity on this part of the policy. The suggested wording is as follows:

Criterion D recognises that there are key locations within the main urban areas where existing industrial and business uses predominate. It is considered that these zones provide a range of sites of varying quality and rental supply which can be of particular advantage to the development of young or lower level economic enterprises. Such concentrations of employment activity can also provide the impetus for new business innovation and growth. The traditional employment activities of these areas will continue to play an important role in providing jobs for their surrounding communities.

- 1.6 It is suggested that the new paragraph will follow the Policy and be inserted immediately preceding Paragraph 5.1.26.