

## **Q and A Responses - Session 5: Economic Policies – 3<sup>rd</sup> March 2021**

<b>Session Questions / Matters Raised</b>	<b>Response</b>
Why are there not more brownfield sites allocated for employment.	Some sites were deemed more suitable for alternative uses (i.e. housing) or had major constraints such as flooding and access which made the sites unsuitable. Sites which were below 0.25 hectares have not been allocated. There are several sites within the current Replacement Unitary Development Plan (RUDP) which appear undeveloped and available but upon review were already in use for open storage (Use Class B8) and have therefore not been re-allocated.
Can anything be done to protect loosing offices (Use Class B1a) to alternative uses without planning permission now the Use Class Order has been amended.	The Council could introduce Article 4 Directions but these would be adopted outside of the Local Plan process. The Council would need to review/explore if there is a need and would need to build a clear defensible business case.
I have a question about whether the employment forecast reflect the aim for more jobs in higher value added occupations and what the employment an implications of this are.	The employment forecasts are taken from the latest version of the Regional Economic Model (REM). They have not been subject to a 'policy on' adjustment in terms of higher value occupations, or option work around particular sectors. In establishing the employment land requirement, a buffer of 50% has been used to provide for any potential margin of error associated with the forecasting process; a choice of sites to facilitate competition and market choice and allow for flexibilities and delays in individual sites coming forward.
Why are so many brownfield sites, deemed unsuitable.	The table on the 'long list' of sites in the presentation includes a headline analysis reasons for rejection – many sites where not considered

	<p>available, or where under the threshold (0.25ha) or had been developed by the start of the plan date. Some sites were also considered more suitable for residential use – particularly in locations where the traditional employment character of the area had changed through the introduction of residential or other uses.</p>
<p>The EC3 statistics (negatives as you say) how does this relate to the fact that Bradford is the Country's youngest city. Isn't youth a big opportunity?</p>	<p>Generally agree that the age profile of the District's residents is an advantage. There are however barriers to young people entering the job market which often relate to the lack of practical experience and in some instances skills gaps. Policy EC3 aims to make the connections between communities (and people of all ages) and development.</p>
<p>Likewise Bradford's ten-year cultural strategy, which was approved by the Executive Committee yesterday. Big opportunities that could locate on small sites (e.g. less than 0.25 ha) as you said earlier?</p>	<p>There is certainly an opportunity to strengthen the economic potential of culture more generally across the plan – for example, in terms of economic policies, innovation in regeneration, site redevelopment, area strategies and the use of open spaces / public spaces.</p>
<p>Good to see EC3 – important issue</p>	<p>Comments noted</p>
<p>Retail might seem quite healthy in terms of Westfield and the Forster Square Retail Park (or more accurately, when lockdown is eased), but what is the vision for great chunks of the city centre which were (and still will be) fairly dead by comparison? The High Street is a huge issue nationally of course.</p>	<p>It may be appropriate to differentiate between short-term jolts and long term trends. While there may be structural changes in the retail market (multiples / chains for example) there may be opportunities to refresh the retail strategy for the city to reflect directions towards markets, independent retailers and a more differentiated offer to other large urban centres. This may include introducing a further diversification of uses and a wider range of residential developments (see urban</p>

	housing policy) to facilitate a wider range of people living within and supporting local shops and facilities. Further work will be undertaken on city strategy as part of city / southern gateway masterplanning.
Comes back to Bradford's unique offer – cultural industries...and more liveable – comes back to earlier comment about wasted space.	Agree there is a need to be clear on unique selling points (USPs) for Bradford and building a clear strategy.
Worth looking at the Preston doughnut model.	Some interesting ideas and opportunities to explore as the plan develops and in relation to projects particularly within the city context – redesigning thinking around the purpose and role of the city, its networks, governance, ownership and financial power / structure. Thinking also aligns around social and environmental boundaries and the wider climate change emergency.