

Q and A Responses - Session 8: Economic Policies – 4th March 2021

Session Questions / Matters Raised	Response
<p>There is not enough employment land allocated. Further sites should be allocated around the M606 and A58 in the next draft version of the Plan.</p>	<p>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. The land around the M606 and A58 is Green Belt. The Council believes there are exceptional circumstances to release sites for employment in the Green Belt but that the level of release needs to be fully justified. The Council has already identified several sites in two locations; Apperley Bridge / Esholt and North of Westgate Hill / West of Tong Lane. All other preferred sites identified for allocation meet the need set out in economic policies and the need to release Green Belt land beyond the level of need set out in the plan and the Council's evidence may be difficult to support.</p>
<p>The West and North Yorkshire Chamber of Commerce (WNY Chamber) would like to see more sites allocated for employment. However, agree that this is difficult given the lack of evidence to justify a higher Need and especially with Covid-19.</p>	<p>Bradford Council is generally supportive of this comment. The updated economic evidence work will be further reviewed as the plan moves forward and in light of macro-economic variables. The identification of any further brownfield non-Green Belt employment site options is welcomed.</p>
<p>The Richard Dunn Site should be allocated for housing and/or employment.</p>	<p>Discussions regarding the future of the Richard Dunn site are currently ongoing with further information available shortly.</p>
<p>The Council should review whether there is a possibility to change several out-of-town retail parks in to employment areas.</p>	<p>The Council would need to review/explore if there is a justification/need for this to happen and there may be reasonably strong current use values in retail parks.</p>

Allocations should be located towards the South of Bradford.	All known available sites to the South of Bradford have been assessed and where suitable, have been identified as preferred sites. Further reviews will be undertaken before the next stage of the Plan (Regulation 19: Submission).
Is there a need for potentially allocating small sites (under the 0.25 hectare threshold) for smaller industrial units.	To make sure sites are strategically allocated; the Council has currently set a threshold for employment sites at 0.25 hectares. This is in keeping with Government planning guidance. Sites below this threshold could still be developed for employment purposes (i.e. small industrial units) if deemed suitable through the planning application process (as a windfall site). In terms of economic development there may be a role in supporting smaller sites / batching areas together which fall below local plan allocation levels but could provide a valuable role locally in supporting business development and local job growth.
Shipley Town Council would like to see the production of a Town, District and Local Centre Supplementary Planning Document (SPD) to help pull together several different initiatives (i.e. Towns Fund, Streets for People Fund) in to one strategy.	The Local Area Profiles in Section 5 of the Plan have been designed to act as mini strategies which could evolve into area policies as the plan develops. The Council welcomes opportunities to work with Town and Parish Council's further to look at the relationship between the development of the plan and ensuring it effectively represents local strategies. This may reduce the need to produce a SPD.
Surprised there is no employment requirement aimed at the pharmaceutical sector to help retain the job skilled workforce from Bradford University and Bradford Teaching Hospitals NHS Foundation Trust.	This will be reviewed and possible strengthened in the next stage of the Plan (Regulation 19: Submission). There is current reference in the plan to supporting education and healthcare sectors.