

BRADFORD

DISTRICT LOCAL PLAN 2025-2043

Regulation 19 – **Executive Summary**



Welcome

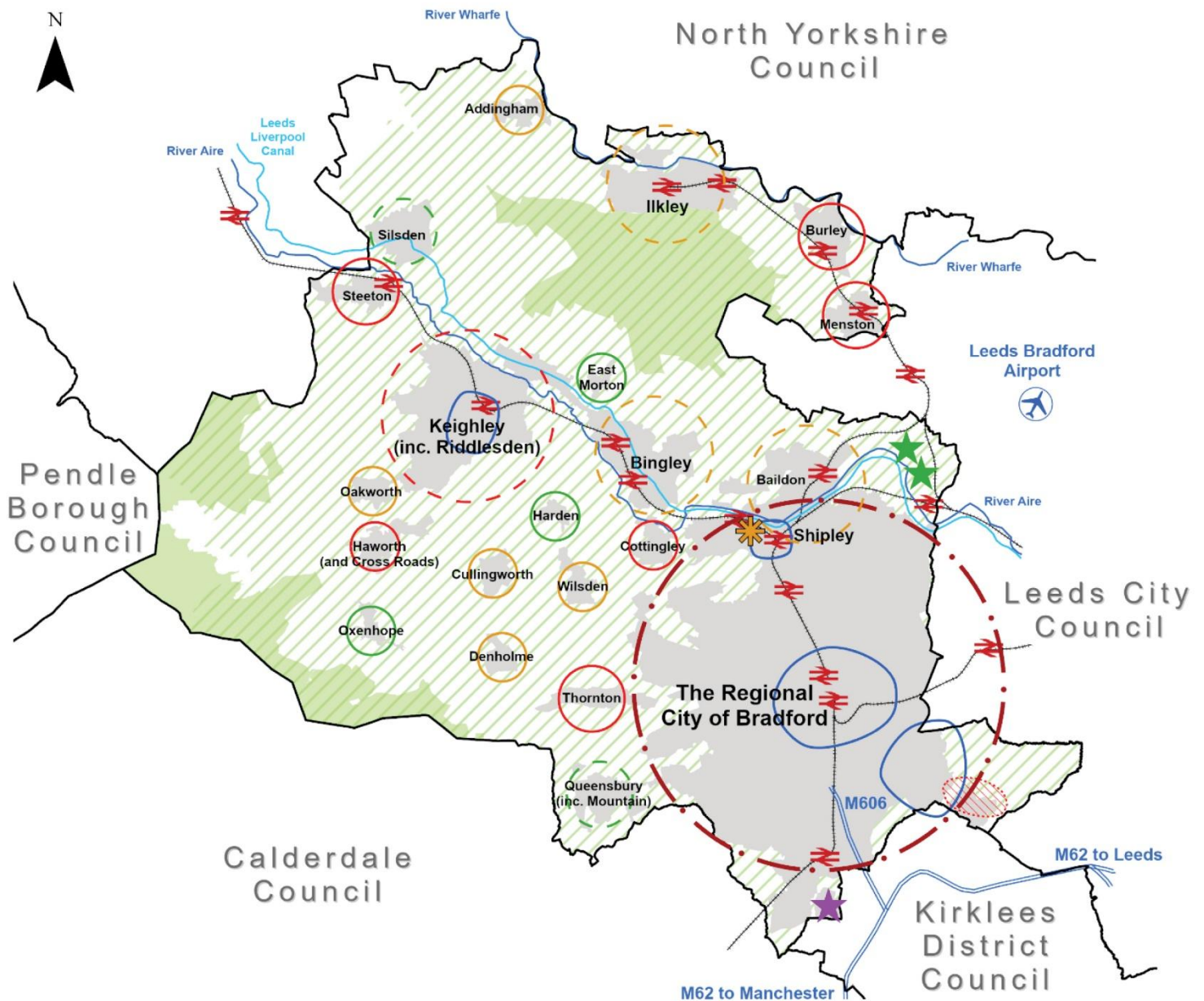
The Local Plan sets out how Bradford District will accommodate housing and economic growth through to 2043 while improving places, supporting regeneration and protecting valued natural and historic assets. It brings together updated strategic policies, thematic planning policies and detailed settlement policies and site allocations into one plan. It is intended to guide development decisions and coordinate land use with infrastructure investment.

The plan sets a balanced but ambitious growth strategy: prioritising development on previously developed land and urban regeneration, concentrating growth in the Regional City of Bradford and other sustainable settlements, and the use of carefully selected Green Belt releases where it is considered necessary to meet identified housing and employment needs.

The plan places a particular emphasis on design quality, connectivity, inclusive communities and delivery of infrastructure alongside development. It also aims to protect and enhance important green spaces, landscapes, environmental assets and heritage.

The Local Plan presents a once in a generation opportunity to significantly up-scale opportunities for city and urban regeneration through new investment in transport – rail and mass transit, tackling flood risk and driving transformation through a series of regeneration areas, including Southern Gateway – one of the largest urban regeneration areas in the country.





Key

The Regional City of Bradford (Policy SS1)

Large Town (Policy SS1)

Medium Town (Policy SS1)

Small Town (Policy SS1)

Large Village (Policy SS1)

Medium Village (Policy SS1)

Small Village (Policy SS1)

Broad Locations for Growth (Regeneration Areas) (Policy SS1)

Green Belt (Policy ST5)

Sustainable Urban Extension (Policy EC1 and HO1)

Strategic Employment Site (Policy EC1)

SPA and SAC (Policy NE3 and NE4)

Development in the Green Belt (Policy NE9)

Saltaire World Heritage Site (Policy HE1)

Built Up Area

Leeds Liverpool Canal

River

Railway Line

Motorway

Railway Station

Leeds Bradford Airport

Why prepare a Local Plan?

All local planning authorities are required by law to prepare and maintain an up-to-date Local Plan for their area. Local Plans provide the framework councils use to deliver strategic growth and investment, identifying where homes, employment and infrastructure should be located as well as setting policies to help determine future planning applications.

The Local Plan is also an important tool to help support the success and vitality of the town and city centres across the district, while providing increased confidence for local communities, businesses, and investors in reinforcing the economic growth of the district.

Through a plan-led approach, land is allocated for development through a site assessment process and remains subject to site specific requirements and local plan policies, reducing the challenges of ad-hoc unplanned development. The identification of land in the Local Plan does not grant planning permission for development. Any proposals for individual sites would still need to go through the usual planning process, including the opportunity for residents and other interested parties to comment on planning applications.

The Local Plan itself has been informed by an Integrated Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment as part of its development and finalising its content.



Why the plan matters

The Local Plan sets out a clear vision for the future development of the Bradford District and its local communities for the next 17 years:

- **Housing need is substantial.** The plan seeks to deliver a minimum of 33,669 homes over the plan-period, with a varied supply intended to serve different household sizes, affordability levels and specialist needs across the district.
- **Employment needs are varied and changing.** The Council needs to plan for over 110ha of traditional employment land but ensure it supports new economic growth sectors. Employment proposals are estimated to have the potential to support around 30,000 jobs over the plan period.
- **Regeneration is a core priority.** Focus upon 12 regeneration areas, with the extended city centre, Holme Wood, Shipley and Keighley locations for major physical, housing and economic change bringing significant investment into the district.
- **Integrated planning and infrastructure supported growth.** The plan will support new investment in infrastructure, including transport - rail and mass transit, while tackling flood risks and continuing to improve urban areas and established neighbourhoods. Supporting sustainable growth through understanding and aligning infrastructure needs for education, health, open spaces, recreation and sport and other priorities.
- **A place-led approach to growth.** Increasing housing growth within close proximity to services / facilities and good quality public transport, while new development should respect settlement character, landscape, heritage and environmental constraints.
- **Protect and enhance the environment.** Protection for the District's many varied and distinctive environmental and historical assets, including the designation of around 2,800 hectares of open space, as well as local wildlife and geological sites, nature reserves and internationally important habitats.

Where is development being proposed?

Around two-thirds of planned housing growth is focused within the main city area of the district, supporting regeneration and taking account of major proposed improvements to public transport and connectivity. Keighley will continue to be a key growth location within the Airedale corridor. Other settlements will also see housing growth proportionate to their size, functions and constraints, including key environmental designations in the north of the district.

Where necessary to meet housing targets, some Green Belt land has been released. This has been subject to detailed assessment and sensitive consideration to ensure sustainable development is delivered and minimise any impacts on the natural and built environments.

Bradford's Green Belt covers around 65 per cent of the district. While the council has sought to maximise the use of brownfield and other suitable land, some Green Belt land needs to be released to meet identified housing and employment needs.

The draft Bradford District Local Plan has been shaped by extensive technical evidence and previous public engagement, including more than 29,500 representations received during consultation in 2021.

What is the Regulation 19 consultation stage?

The Bradford District Local Plan has now reached the Regulation 19 stage. This is the formal publication stage before a Local Plan is submitted to the Government for independent examination. The consultation period is for six weeks.

Unlike earlier stages of consultation, Regulation 19 is not a general consultation on alternative options. It gives people and organisations the opportunity to make formal representations on whether the proposed plan meets the relevant legal requirements and whether it is 'sound'.

Those representations will then be considered as part of the independent examination process, which is run by an appointed Government Planning Inspector. The Council's role at this stage is to process the representations to make sure they can be considered during the examination. The content in the plan may change subject to the outcome of the examination process.

How to make your representations?

The Council's website:

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/bradford-district-local-plan/>

includes further information about the Local Plan and consultation with a dedicated consultation portal providing the preferred and most efficient method through which representations should be submitted, although alternatives are available.

Consultation portal:

<https://bradford.oc2.uk>

Or scan the QR code –



Before making a representation, it is highly recommended that you:

- Read the Local Plan and supporting documents.
- Review the guidance on making a representation.

Please ensure your details are accurately recorded (name, organisation if applicable and contact details as representations cannot be made anonymously).