

INSPECTORS REPORT – STATEMENT OF DECISIONS
UDP – Bradford South Chapter 5 The Economy, Employment and Tourism

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
SD/BS/E/1 UDP – BS/E1.1 Site – Ingleby Road, Girlington IR – Bradford South / Pages 8 - 9	<p>I recommend that the RDDP be modified as follows:</p> <p style="padding-left: 40px;">[a] The restriction to core employment uses on this site should be removed;</p> <p style="padding-left: 40px;">[b] Policy E2 should only apply to this site if it is amended in accordance with my recommendation in relation to Policy E2.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector’s Report</p>	Mod/BS/ E/2
SD/BS/E/2 UDP – BS/E1.7 & SOM/BS/OS1/170 Site – Staithgate Lane North, Odsal IR – Bradford South / Pages 9 - 10	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector’s Report</p> <p><i>See also: SD/BS/OS/2 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements</i></p>	Mod/BS/ E/3
SD/BS/E/3 UDP - SOM/BS/H1/149 (part of BS/E1.9) Site – Black Dyke Mills, Queensbury IR – Bradford South / Pages 35-36	<p>I recommend that the RDDP be modified by the deletion of allocation BS/E1.9 (land at Black Dye Mills, Queensbury) and the allocation of the land for housing under the terms of Policy H1.</p> <p style="text-align: center;"><i>This recommendation was clarified by the Inspector in his letter dated 1st September to read:</i></p> <p>I recommend that the RDDP be modified by the deletion of the objection site from allocation BS/E1.9 (land at Black Dyke Mills, Queensbury) and the allocation of the objection site for housing under the terms of Policy H1.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspectors report</p> <p><i>See also: SD/BS/UR/2 (Broomfield, Queensbury) in Chapter 4 Urban Renaissance</i></p>	Mod/BS/ E/4
SD/BS/E/4 UDP – SOM/BS/H1/295 & SOM/BS/GB1/295 (Part of the site formerly	<p>I recommend that the RDDP be modified by the allocation of employment land at Albert Road, Queensbury for housing under the terms of Policy H1.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspectors report.</p>	Mod/BS/ E/5

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allocated as BS/E1.10) Site - Albert Road, Queensbury, Bradford IR – Bradford South / Pages 39-40	<p><i>(Part of the site was allocated as employment site BS/E1.10 at first deposit. This site was deleted at revised deposit and left unallocated. The recommendation relates only to this part of the site. It does not relate to the part of the objection site identified as SOM/BS/GB1/295 which remains in the green belt)</i></p>		
SD/BS/E/5 UDP – BS/E1.11, POL/BS/BH15 AND SOM/BS/GB1/6 Site – Cross Lane, Westgate Hill, Bradford IR – Bradford South / Pages 9-14 and 53	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] BS/E1.11 - delete the present paragraph from the Bradford South constituency volume and replace with:</p> <p style="padding-left: 40px;">“Partly developed site within the Westgate Hill Street Employment Zone.”</p> <p style="padding-left: 40px;">Delete the area measurement and replace with a measurement which reflects the boundary recommended below.</p> <p>[b] PROPOSALS MAP</p> <p style="padding-left: 40px;">Delete the eastern and central parts of allocation BS/E1.11, such that the eastern boundary of the allocation follows [I] the line, north of the Inmoor Dyke, dividing the area for the construction of office/industrial and warehouse development from the hatched area, from which development is to be excluded, under the terms of planning permission No. 99/02789/OUT, and [II] south of the Inmoor Dyke, the line shown on Annex A in Inquiry document 1459/1783/1/WR as “extent of allocation BS/E1.11”.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector’s report.</p>	Mod/BS/ E/6
SD/BS/E/6 UDP – BS/E1.16 Site – West Bowling Golf Course, Bradford	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector’s report</p>	N/A

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IR – Bradford South / Pages 14-16			
SD/BS/E/7 UDP – BS/E1.22 & SOM/BS/OS1/169 Site – Staithgate Lane South, Low Moor IR – Bradford South / Pages 16 - 17	<p>I recommend that no modification be made to the RDDP, but my recommendation in relation to SOM/BS/E1/169* is relevant.</p> <p><i>*The reference number SOM/BS/E1/169 does not exist. This is a typographical error –the Inspector is actually referring to the recommendation for SOM/BS/E1/346 (see SD/BS/OS/2).</i></p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report</p> <p><i>See also: SD/BS/OS/2 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements; SD/BS/TM/8 (Staithgate Lane South) in Chapter 8 Transport and Movement.</i></p>	Mod/BS/ E/7
SD/BS/E/8 UDP – BS/E1.23, BS/TM5.1 and SOM/BS/H1/368 Site – Tramways, Cleckheaton Road, Low Moor IR – Bradford South / Pages 17 - 18	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] The employment land allocation BS/E1.23 and employment zone BS/E6.2 designation immediately to the north of Cleckheaton Road be deleted and the objection site allocated for housing under Policy H1;</p> <p>[b] The employment land allocation BS/E1.23 and designation of the employment zone BS/E6.3 to the south of Cleckheaton Road be extended to include the objection site.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report</p> <p><i>See also: SD/BS/E/10 (Euroway Estate); SD/BS/E/11 (Low Moor); SD/BS/TM/7 (Local Cycle Network) in Chapter 8 Transport and Movement.</i></p>	Mod/BS/ E/8
SD/BS/E/9 UDP – BS/E1.24 (and BS/TM4.1) Site – New Works Road, Low Moor IR – Bradford South /	<p>I recommend that the RDDP be modified by the deletion of the employment allocation BS/E1.24 but that no other modification be made to the RDDP</p>	<p>Decision : Reject</p> <p>Reasons : There were no duly made objections to this site. In addition the park and ride facilities may only affect part of the site - the remainder of the site could still be used for employment purposes. For these reasons the Council rejects the Inspector's recommendation.</p>	N/A

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Pages 48 - 49			
SD/BS/E/10 UDP – BS/E6.2 Site – Euoway Estate, Bradford IR – Bradford South / Pages 21	<p>I recommend that the RDDP be modified by the deletion from employment zone BS/E6.2 of the area of land immediately to the north of Cleckheaton Road as identified in my recommendation on BS/E1.23 (land to be allocated for housing under Policy H1).</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report</p> <p><i>See also:</i> SD/BS/E/8 (Tramways, Cleckheaton Road); SD/BS/OS/2 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements.</p>	Mod/BS/ E/9
SD/BS/E/11 UDP – BS/E6.3 Site – Low Moor, Bradford IR – Bradford South / Page 21	<p>I recommend that the RDDP be modified by the alteration of the boundary of employment zone BS/E6.3 to include the land south of Cleckheaton Road as identified in relation to my recommendation on BS/E1.23.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report</p> <p><i>See also:</i> SD/BS/E/8 (Tramways, Cleckheaton Road)</p>	Mod/BS/ E/10
SD/BS/E/12 UDP – Policy BS/E11 Site – West Bowling Golf Course IR – Bradford South / Pages 22-24	<p>I recommend that the RDDP be modified by the deletion of the West Bowling Golf Course supporting text and Policy E11 and its replacement as follows:</p> <p>[a] West Bowling Golf Course</p> <p>West Bowling Golf Course has been identified as a strategic site of regional significance for inward investment. It is currently in use as an operational golf course and is affected by past mining and landfill activity, geological faults and significant topographical constraints that will influence the pattern of development, as will the presence of a grade II* listed building on the northern boundary of the site. Appropriate means of access and off-site highway improvement works will be required, taking account of the Council's transport proposals for the area.</p> <p>Nevertheless, the site comprises some 35 hectares</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	Mod/BS/ E/11

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	<p>of very attractive landscape in a highly strategic location alongside the M606 and the Bradford Ring Road, with frequent public transport services. It is also located between two existing important employment areas at the Euroway Estate and the Eurocam Business Park, and opposite the Yorkshire Building Society Headquarters building. It is close to extensive residential areas that provide a ready source of potential employees.</p> <p>Proposals for the site will be guided by a development brief and the Council will seek a planning agreement including, amongst other things, phasing, access, highways, public transport provision and off-site works. Policy BS/E11 applies in addition to E1 and E6. The site will not be restricted to core employment activities and ancillary uses will be permitted, subject to compliance with other policies of the plan. As larger, strategically located sites are few in the district, Policy E2 applies. On this site not less than 2 sites of at least 5 hectares each will be allocated for single-user developments.</p> <p>[b] POLICY BS/E11 WEST BOWLING GOLF COURSE</p> <p>DEVELOPMENT WILL MAKE PROVISION FOR THE ALLOCATION OF NOT LESS THAN 2 SITES OF AT LEAST 5 HECTARES EACH FOR SINGLE-USER BUSINESS OR INDUSTRIAL REQUIREMENTS TO MEET THE NEEDS OF LOCAL COMPANIES AND INWARD INVESTMENT FOR LARGE SITES IN THE DISTRICT (EXCEPT FOR DISTRIBUTION AND LOGISTICS COMPANIES SUBJECT TO POLICY E7).</p>		