

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Policy Framework Chapter 5 – The Economy, Employment and Tourism**

<b>SD Ref UDP – Case Ref IR – Page No.</b>	<b>Inspector’s Recommendation</b>	<b>CBMDC Decision and Reasons</b>	<b>Mod Ref</b>
<p><b>SD</b> – SD/PF/E/1</p> <p><b>UDP</b> – Paragraphs 5.11, 5.13, 5.16, &amp; 5.17</p> <p><b>IR</b> – Policy Framework paragraphs 5.1-5.5, Pages 36-37</p>	<p>I recommend that no modification be made to the RDDP, other than as indicated in relation to the individual sites examined elsewhere in my report.</p>	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	N/A
<p><b>SD</b> - SD/PF/E/2</p> <p><b>UDP</b> – Paragraph 5.11A</p> <p><b>IR</b> – Policy Framework paragraphs 5.6-5.10, Pages 37-38</p>	<p>I recommend that no modification be made to the RDDP, other than as indicated in relation to policy E1 and the individual site objections considered elsewhere in my report.</p>	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	N/A
<p><b>SD</b> - SD/PF/E/3</p> <p><b>UDP</b> – Policy E1: Protecting Allocated Employment Sites and its related policy text in paragraphs 5.3 and 5.4</p> <p><b>IR</b> – Policy Framework paragraphs 5.11-5.18, Pages 38-40</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] Paragraphs 5.3 and 5.4 - delete and replace with</p> <p style="margin-left: 40px;">5.3 Various land uses generate employment opportunities, including retail, cultural and service sectors. Provision for these activities is made elsewhere in the plan. Accordingly, employment in the context of the plan refers to:</p> <p style="margin-left: 40px;">(a) core employment uses, comprising activities included within the 1987 Use Classes Order B1 [Light Industry, certain Office uses and Research and Development], B2 [General Industry] and B8 [Warehouse and Distribution Centres] where supportive of the business and industry sectors of the District, and</p> <p style="margin-left: 40px;">(b) other employment activities, such as car sales, vehicle repair and maintenance, health care facilities and tourism related developments such</p>	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	<p>Mod/P F/E/1</p> <p>Mod/P F/E/2</p> <p>Mod/P F/E/3</p>

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	<p style="text-align: center;">as hotels, that do not have specific allocations in the plan or do not fall into any particular Use Class.</p> <p>5.4 The Policy Framework policies relate to both (a) and (b) while the Proposals Reports indicate those sites on which only (a), core employment activities and/or other specified uses, will be permitted. Such sites are those considered to be in prime employment locations, usually in Airedale or Bradford South, or have physical characteristics well-suited for the needs of the fast-growing modern business sectors. Employment sites not so specified will be available for activities included in both (a) and (b).</p> <p>[b] POLICY E1 - delete and replace with</p> <p style="text-align: center;">PROPOSALS FOR EMPLOYMENT DEVELOPMENT ON SITES SHOWN ON THE PROPOSALS MAP AS EMPLOYMENT SITES WILL BE PERMITTED SUBJECT TO POLICY E7 AND ANY SPECIFIC REQUIREMENTS INDICATED IN THE PROPOSALS REPORTS. PROPOSALS FOR OTHER USES WILL NOT BE PERMITTED UNLESS:</p> <p>(1) THE SITE IS LESS THAN 1.0 HECTARE IN SIZE, AND</p> <p>(2) IT IS WITHIN THE URBAN AREAS OF BRADFORD / SHIPLEY / BAILDON / KEIGHLEY, AND</p> <p>(3) IT IS NOT WITHIN AN EMPLOYMENT ZONE, OR</p> <p>(4) THERE HAS BEEN A MATERIAL CHANGE IN CIRCUMSTANCES SINCE THE ADOPTION OF THE</p>		

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	<p style="text-align: center;">PLAN OR DURING THE LIFE OF THE PLAN, OR</p> <p style="text-align: center;">(5) THE SITE IS NO LONGER APPROPRIATE FOR EMPLOYMENT USE BECAUSE OF POSSIBLE ADVERSE EFFECTS ON ADJACENT LAND USES.</p>		
<p><b>SD-</b> SD/PF/E/4</p> <p><b>UDP</b> - Policy E2 : Protecting Large Employment Sites</p> <p>and its related supporting text in paragraphs 5.21a - 5.23</p> <p><b>IR</b> – Policy Framework paragraphs 5.19-5.23, Pages 41-42</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] POLICY E2 - delete and replace with  POLICY E2</p> <p style="text-align: center;">FOR THOSE LARGER EMPLOYMENT SITES IDENTIFIED IN THE PROPOSALS REPORTS TO BE DEVELOPED IN ACCORDANCE WITH POLICY E2, THE LAYOUT AND DEVELOPMENT SHALL ENSURE THAT A SIGNIFICANT PART OF THE LAND SHALL BE MADE AVAILABLE FOR SINGLE- USER BUSINESS OR INDUSTRIAL PURPOSES.</p> <p>[b] Paragraphs 5.21a, 5.22 and 5.23 – delete and replace with</p> <p style="padding-left: 40px;">5.22 Of the larger sites allocated for employment use in the plan that are 3 hectares or more in size, some are subject to Policy E2, as set out in the Proposals Reports. These are either well-located or have physical characteristics suitable to accommodate inward investment opportunities or the relocation of fast-growing local companies. The layout and development of these sites should ensure that about 50% of the developable area, or some 3 hectares, [whichever is the less] is</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	Mod/P F/E/4

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	<p style="text-align: center;">available for a single-user development.</p> <p>5.23 In the case of West Bowling Golf Course Policy BS/E11 will apply, requiring that the layout and development will ensure that not less than 2 sites of at least 5 hectares each will be available for single-user developments.</p>		
<p><b>SD-</b> SD/PF/E/5</p> <p><b>UDP</b> – Policy E3 Protecting Existing Employment Land and Buildings in Urban Areas</p> <p>and related supporting text in paragraphs 5.21 to 5.23</p> <p><b>IR</b> – Policy Framework paragraphs 5.24-5.32, Pages 42-44</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report</p>	N/A
<p><b>SD-</b> SD/PF/E/6</p> <p><b>UDP</b> – Policy E3A Office Development</p> <p>and its related supporting text in Paragraphs 5.31- 5.36</p> <p><b>IR</b> – Policy Framework paragraphs 5.33-5.38, Pages 44-45</p>	<p>I recommend that policy E3A and its related supporting text in the RDDP be modified in accordance with the Council's proposed Pre Inquiry Change and that the following criterion be added:</p> <p style="text-align: center;">(5) THE NEED FOR THE DEVELOPMENT IN THE PROPOSED LOCATION MUST BE DEMONSTRATED.</p>	<p><b>Decision</b> : Accepted in part</p> <p><b>Reasons</b> : The Council has accepted the modifications recommended by the Inspector, but, in order to give greater clarity to the understanding the policy, the Council proposes to insert the word 'whether' before each criteria.</p>	Mod/P F/E/5

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<p><b>SD-</b> SD/PF/E/7</p> <p><b>UDP</b> – Policy E4 – Protecting Existing Employment Land and Buildings in Rural areas</p> <p><b>IR</b> – Policy Framework paragraphs 5.39-5.42, Pages 45-46</p>	<p>I recommend that the RDDP be modified as follows:</p> <p style="padding-left: 40px;">POLICY E4 - delete the full-stop at the end of criterion (3) and replace with</p> <p style="padding-left: 40px;">; OR</p>	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	Mod/P F/E/6
<p><b>SD-</b> SD/PF/E/8</p> <p><b>UDP</b> – Policy E5A: Adaptation of Agricultural and Rural Buildings and its related supporting text in paragraph 5.39</p> <p><b>IR</b> – Policy Framework paragraphs 5.43-5.52, Pages 46-48</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] POLICY E5A - delete "the unviability of business use" and replace with</p> <p style="padding-left: 40px;">.... THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SECURE BUSINESS USE.</p> <p>[b] Paragraph 5.39 - after the final sentence add</p> <p style="padding-left: 40px;">Buildings for conversion should be of permanent and substantial construction and capable of conversion without major or complete reconstruction.</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	Mod/P F/E/7
<p><b>SD-</b> SD/PF/E/9</p> <p><b>UDP</b> – Paragraph 5.42a (New Employment Uses in Rural Areas)</p> <p><b>IR</b> – Policy Framework paragraphs 5.53-5.55, Pages 48 - 49</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	N/A

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<p><b>SD-</b> SD/PF/E/10</p> <p><b>UDP</b> – Policy E6 Employment Zones</p> <p>and its related supporting text in paragraphs 5.43 and 5.45 .</p> <p><b>IR</b> – Policy Framework paragraphs 5.56-5.65, Pages 49 - 51</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] Paragraph 5.45 - delete the first sentence and replace with</p> <p style="padding-left: 40px;">Within the Employment Zones it is important to maintain and encourage new industrial and commercial investment. Any other development that is permitted must support the predominantly industrial and commercial function of the Zone.</p> <p>[b] Paragraph 5.43 - add at the end of the paragraph</p> <p style="padding-left: 40px;">The Proposals Reports include specific policies applicable to individual employment areas.</p> <p>[c] Proposals Map - insert the policy reference numbers in the individual Employment Zones.</p> <p>[d] POLICY E6 - delete the word "NORMALLY</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	Mod/P F/E/8
<p><b>SD-</b> SD/PF/E/11</p> <p><b>UDP</b> – Policy E7 Storage &amp; Distribution Warehouse Development</p> <p><b>IR</b> – Policy Framework paragraphs 5.66-5.74, Page 51 - 53</p>	<p>I recommend that the RDDP be modified as follows:</p> <p style="padding-left: 40px;">POLICY E7 - delete and replace with</p> <p style="padding-left: 40px;">POLICY E7</p> <p style="padding-left: 40px;">LARGE STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT (USE CLASS ORDER B8) WILL NOT BE PERMITTED UNLESS IT IS DIRECTLY RELATED AND/OR ANCILLARY TO LOCAL MANUFACTURING AND DISTRIBUTION PROCESSES.</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	Mod/P F/E/9

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<p><b>SD-</b> SD/PF/E/12</p> <p><b>UDP</b> – Policy E9 Major Hotels and Conference Facilities</p> <p><b>IR</b> – Policy Framework paragraphs 5.75-5.76, Page 53</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	N/A
<p><b>SD-</b> SD/PF/E/13</p> <p><b>UDP</b> – Policy Omission 49 Farm Diversification</p> <p><b>IR</b> – Policy Framework, paragraphs 5.77-5.78, Pages 53 - 54</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector’s Report</p>	N/A