

LIST OF MODIFICATIONS
UDP – Policy Framework Chapter 12 Open Land in Settlements

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) (<i>whichever is the latest approved by Council</i>)	Proposed Modification	Reason for Modification
<p>Mod - Mod/PF/OS/1</p> <p>UDP – Paras 12.2.12.14, 12.15, & 12.15a</p> <p>IR – Policy Framework Paras 12.1-12.5 Pages 166-167</p>	<p>“12.2These greenspaces often come under pressure for development, particularly for housing and employment developments. The Government in its Planning Policy Guidance Note 17 on Sport and Recreation attaches great importance to the protection of such greenspaces, recognising that once built on they are likely to be lost to the community forever. The Council wishes to retain and wherever possible enhance a network of both large and small urban greenspaces for the benefit of the community.”</p> <p>“12.14The Government, in PPG17, does not prescribe national standards for recreational provision and says it is for local authorities to identify deficiencies in public open space and recreation provision and to justify the amount and location of new provision against other competing pressures for the use of land. Although the Council has not developed its own minimum standards for recreation open space, recent studies in the urban areas of Bradford, Shipley and Keighley have shown that overall provision falls below ‘The Six Acre Standard’ set by the National Playing Fields Association (NPFA). The NPFA's 'Outdoor Playing Space' category is broadly the same as the Council's 'Recreation Open Space' as defined in Policies OS2 to OS4. In the absence of</p>	<p>“12.2These greenspaces often come under pressure for development, particularly for housing and employment developments. The Government in its revised Planning Policy Guidance Note 17 on Sport and Recreation ‘Planning for Open space, Sport and Recreation’ (July 2002) attaches great importance to the protection of such all greenspaces, recognising that once built on they are likely to be lost to the community forever. The Council wishes to retain and wherever possible enhance a network of both large and small urban greenspaces for the benefit of the community.”</p> <p>“12.14The Government, in PPG17, does not prescribe national standards for recreational provision and says it is for local authorities to undertake robust assessments to identify future needs of local communities for sport and recreation. identify deficiencies in public open space and recreation provision and to justify the amount and location of new provision against other competing pressures for the use of land. The assessments should be used to derive local standards for the provision of open space, sports and recreation provision. Although the Council has not developed its own minimum standards for recreation open space, recent studies in the urban areas of Bradford, Shipley and Keighley have shown that overall provision falls below</p>	<p>For the reasons set out in the Inspector’s report</p>

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	<p>locally derived minimum standards, the Government, in PPG17, recognise and endorse the NPFA standards as a useful guide to the minimum provision of recreation open space.”</p> <p>“12.15As the District has a growing population with increasing numbers of children, particularly in the urban areas, the Council believes the standards set by the NPFA are an appropriate level of provision to work towards. Therefore, a main objective for the policies on recreation open space is to seek to achieve, as a minimum, the following provision, based upon ‘The Six Acre Standard’, for open space in the District:</p> <p>0.8 ha of recreation open space, including children’s play space and informal space, per 1000 population.</p> <p>1.6 ha of playing fields per 1000 population.”</p>	<p>‘The Six Acre Standard’ set by the National Playing Fields Association (NPFA). The NPFA’s ‘Outdoor Playing Space’ category is broadly the same as the Council’s ‘Recreation Open Space’ as defined in Policies OS2 to OS4. In the absence of locally derived minimum standards, the Government, in PPG17, recognise and endorse the NPFA standards as a useful guide to the minimum provision of recreation open space.”</p> <p>“12.15 As the District has a growing population with increasing numbers of children, particularly in the urban areas, the Council believes the standards set by the NPFA are an appropriate level of provision to work towards, <i>in the absence of a locally derived standard based upon an up to date and robust assessment.</i> Therefore, a main objective for the policies on recreation open space is to seek to achieve, as a minimum, the following provision, based upon ‘The Six Acre Standard’, for open space in the District:</p> <p>0.8 ha of recreation open space, including children’s play space and informal space, per 1000 population.</p> <p>1.6 ha of playing fields per 1000 population.”</p>	

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	<p>“12.15a Work has recently begun to develop a detailed strategy for playing pitch provision within Bradford as part of a West Yorkshire initiative supported by Sport England. The outcomes will include a comparative profile of outdoor playing pitch sport in the region and an analysis of cross boundary issues, and an individual strategy for Bradford. This work will be based upon the methodology developed by Sport England which provides a more detailed assessment than that provide by the NPFA Standard. When complete this will inform future provision of new outdoor playing pitches and the improvement and protection of existing facilities.”</p>	<p>“12.15a Work has recently begun to develop a detailed strategy for playing pitch provision within Bradford as part of a West Yorkshire initiative supported by Sport England. The outcomes will include a comparative profile of outdoor playing pitch sport in the region and an analysis of cross boundary issues, and an individual strategy for Bradford. This work will be based upon the methodology developed by Sport England which provides a more detailed assessment than that provide by the NPFA Standard. When complete this will inform future provision of new outdoor playing pitches and the improvement and protection of existing facilities. <i>The assessment will inform an early review of the Plan to bring it into line with revised PPG17 and set appropriate local standards.</i></p>	

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<p>Mod - Mod/PF/OS/2</p> <p>UDP – Para 12.6</p> <p>IR – N/A</p>	<p>“12.6 In considering whether a development proposal will be acceptable under the policy the key test will be the impact on openness. Therefore built development, for example new dwellings, which would have a detrimental impact upon openness and would not be acceptable. Appropriate uses within these areas may include urban woodlands, cemeteries, horticulture, and outdoor sports and recreation where the proposals retain the open and green character of the area. However, works to open land or changes of use of open land which while safeguarding openness may not be acceptable where they have an adverse impact on the green character of the space. Development adjacent to Urban Greenspaces will be expected to contribute to maintaining their green character, particularly through a high standard of landscaping. The Council is particularly concerned to prevent, through Policy OS1, the piecemeal 'nibbling' away of these areas by the construction of individual new buildings. However, the Council recognises that there are some existing uses within or on the edges of Urban Greenspaces, especially schools and other institutions, which will have development needs. It is not the Council's intention to prejudice the interests of the owners of such properties in carrying out reasonable development associated with the existing use by the application of OS1.”</p>	<p>“12.6 In considering whether a development proposal will be acceptable under the policy the key test will be the impact on openness. Therefore built development, for example new dwellings, which would have a detrimental impact upon openness and would not be acceptable. Appropriate uses within these areas may include urban woodlands, cemeteries, horticulture, and outdoor sports and recreation where the proposals retain the open and green character of the area. However, some works to open land or changes of use of open land which while safeguarding openness may not be acceptable where they have an adverse impact on the green character of the space. Development adjacent to Urban Greenspaces will be expected to contribute to maintaining their green character, particularly through a high standard of landscaping. The Council is particularly concerned to prevent, through Policy OS1, the piecemeal 'nibbling' away of these areas by the construction of individual new buildings. However, the Council recognises that there are some existing uses within or on the edges of Urban Greenspaces, especially schools and other institutions, which will have development needs. It is not the Council's intention to prejudice the interests of the owners of such properties in carrying out reasonable development associated with the existing use by the application of OS1.</p>	<p>Minor grammatical correction.</p>

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<p>Mod - Mod/PF/OS/3</p> <p>UDP – Policy OS1 Urban GreenSpace</p> <p>IR – Policy Framework paras 12.9 – 12.15 pages 167-168</p>	<p>“Policy OS1</p> <p>WITHIN URBAN GREENSPACES DEFINED ON THE PROPOSALS MAPS DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT:</p> <p>(1) RETAINS THEIR OPEN AND GREEN CHARACTER AND</p> <p>(2) MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND AMENITY OF SUCH AREAS.</p> <p>DEVELOPERS AND LANDOWNERS ARE ENCOURAGED TO PREPARE MANAGEMENT PLANS FOR THE IMPROVEMENT AND UPKEEP OF THE URBAN GREEN SPACE, AS PART OF DEVELOPMENT PROPOSALS WHICH ARE ACCEPTABLE UNDER THE POLICY.”</p>	<p>“Policy OS1</p> <p>WITHIN URBAN GREENSPACES DEFINED ON THE PROPOSALS MAPS DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT:</p> <p>(1) RETAINS THEIR OPEN AND GREEN CHARACTER AND</p> <p>(2) THROUGH DESIGN MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND AMENITY OF SUCH AREAS.</p> <p>DEVELOPERS AND LANDOWNERS ARE ENCOURAGED TO PREPARE MANAGEMENT PLANS FOR THE IMPROVEMENT AND UPKEEP OF THE URBAN GREEN SPACE, AS PART OF DEVELOPMENT PROPOSALS WHICH ARE ACCEPTABLE UNDER THE POLICY.”</p>	<p>For the reasons set out in the Inspector’s report</p>
<p>Mod - Mod/PF/OS/4</p> <p>UDP – Policy OS2 & Para 12.18 Protection of Recreation Open Space</p> <p>IR – Policy Framework paras</p>	<p>“Policy OS2</p> <p>DEVELOPMENT WILL NOT BE PERMITTED ON LAND SHOWN ON THE PROPOSALS MAPS AS RECREATION OPEN SPACE OR SITES UNDER 0.4 HECTARES USED AS RECREATION OPEN SPACE UNLESS:</p> <p>(1) THE LOSS OF RECREATION OPEN SPACE DOES NOT LEAD TO LOCAL DEFICIENCY IN THE AVAILABILITY OF OPEN SPACE: OR</p>	<p>“Policy OS2</p> <p>DEVELOPMENT WILL NOT BE PERMITTED ON LAND SHOWN ON THE PROPOSALS MAPS AS RECREATION OPEN SPACE OR ON SITES UNDER 0.4 HECTARES OTHERWISE USED AS RECREATION OPEN SPACE UNLESS:</p> <p>(1) THE LOSS OF RECREATION OPEN SPACE DOES NOT LEAD TO OR EXACERBATE A LOCAL DEFICIENCY LOCAL DEFICIENCY</p>	<p>For the reasons set out in the Inspector’s report</p>

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12.22 – 12.25 pages 170-171	<p>(2) THE DEVELOPMENT PROPOSAL PROVIDES FOR EQUIVALENT ALTERNATIVE PROVISION IN TERMS OF SIZE AND QUALITY WHICH IS CLOSE TO EXISTING USERS;</p> <p>(3) AND IN EITHER CASE IT DOES NOT RESULT IN A SIGNIFICANT LOSS OF AMENITY.</p> <p>(4) THE DEVELOPMENT PROPOSAL IS ANCILLARY TO AND SUPPORTS THE RECREATIONAL USE, AND WOULD NOT SIGNIFICANTLY AFFECT</p> <ul style="list-style-type: none"> • THE QUANTITY AND QUALITY OF OPEN SPACE • ITS RECREATIONAL FUNCTION • THE CHARACTER AND APPEARANCE OF THE RECREATION OPEN SPACE.” <p>“12.18 This policy will also apply to recreation open spaces created during the lifetime of the Plan and existing recreation open spaces, which are too small to show on the Proposals Maps (i.e. under 0.4 hectares).</p>	<p>IN THE AVAILABILITY OF OPEN SPACE;;-OR-AND THE SITE COULD NOT BE USED TO HELP MEET ANY DEFICIENCY IN ANOTHER TYPE OF OPEN SPACE;</p> <p>(2) THE DEVELOPMENT PROPOSAL PROVIDES FOR EQUIVALENT ALTERNATIVE PROVISION IN TERMS OF SIZE AND QUALITY WHICH IS CLOSE TO EXISTING USERS;</p> <p>(3) AND IN EITHER CASE IT DOES NOT RESULT IN A SIGNIFICANT LOSS OF AMENITY.</p> <p>(4) THE DEVELOPMENT PROPOSAL IS ANCILLARY TO AND SUPPORTS THE RECREATIONAL USE, AND WOULD NOT SIGNIFICANTLY AFFECT</p> <ul style="list-style-type: none"> • THE QUANTITY AND QUALITY OF OPEN SPACE • ITS RECREATIONAL FUNCTION • THE CHARACTER AND APPEARANCE OF THE RECREATION OPEN SPACE.” <p>“12.18 This policy will also apply to all land used as recreation open spaces including those created during the lifetime of the Plan and existing recreation open spaces, which are too small to show on the Proposals Maps (i.e. under 0.4 hectares).”</p>	

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<p>Mod - Mod/PF/OS/5</p> <p>UDP – Policy OS3 & Para 12.22 Protection of Playing Fields</p> <p>IR – Policy Framework paras 12.26 – 12.28 pages 171-172</p>	<p>“Policy OS3</p> <p>DEVELOPMENT WILL NOT BE PERMITTED ON LAND SHOWN ON THE PROPOSALS MAPS AS PLAYING FIELDS OR OTHERWISE USED AS PLAYING FIELDS, UNLESS:</p> <p>(1) THERE IS A DEMONSTRABLE EXCESS OF PLAYING FIELD PROVISION IN THE AREA; OR</p> <p>(2) THE DEVELOPMENT PROPOSAL PROVIDES FOR ALTERNATIVE PROVISION IN THE FORM OF EQUIVALENT OR BETTER QUALITY AND OF EQUIVALENT OR GREATER QUANTITY OF PLAYING FIELD PROVISION IN A SUITABLE LOCATION, OR IF SUITABLE REPLACEMENT LAND DOES NOT EXIST, THE PLAYING FIELDS CAN BE SATISFACTORILY RE-LOCATED ELSEWHERE WITHIN THE SAME NEIGHBOURHOOD.</p> <p>(3) THE PLAYING FIELD IS NOT IMPORTANT TO THE CHARACTER OF THE SURROUNDING AREA OR TO LOCAL AMENITY.</p> <p>(4) THE DEVELOPMENT IS ANCILLIARY TO THE PRINCIPAL USE OF THE SITE AS A PLAYING FIELD OR PLAYING FIELDS AND DOES NOT AFFECT THE QUANTITY AND QUALITY OF PITCHES OR ADVERSLY AFFECT THEIR USE.”</p>	<p>“Policy OS3</p> <p>DEVELOPMENT WILL NOT BE PERMITTED ON LAND SHOWN ON THE PROPOSALS MAPS AS PLAYING FIELDS OR OTHERWISE USED AS PLAYING FIELDS, UNLESS:</p> <p>(1) THERE IS A DEMONSTRABLE EXCESS OF PLAYING FIELD PROVISION IN THE AREA AND THE SITE COULD NOT BE USED TO HELP MEET ANY DEFICIENCY IN ANOTHER TYPE OF OPEN SPACE; OR</p> <p>(2) THE DEVELOPMENT PROPOSAL PROVIDES FOR ALTERNATIVE ROVISION IN THE FORM OF EQUIVALENT OR BETTER QUALITY AND OF EQUIVALENT OR GREATER QUANTITY OF PLAYING FIELD PROVISION IN A SUITABLE LOCATION, OR IF SUITABLE REPLACEMENT LAND DOES NOT EXIST, THE PLAYING FIELDS CAN BE SATISFACTORILY RE-LOCATED ELSEWHERE WITHIN THE SAME NEIGHBOURHOOD, OR</p> <p>(3) THE PLAYING FIELD IS NOT IMPORTANT TO THE CHARACTER OF THE SURROUNDING AREA OR TO LOCAL AMENITY.</p> <p>(3) THE PROPOSED DEVELOPMENT ONLY AFFECTS LAND WHICH IS INCAPABLE OF FORMING A PLAYING PITCH (OR PART OF ONE), OR</p>	<p>For the reasons set out in the Inspector’s report</p>

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	<p>“12.22 Planning Policy Guidance Note 17 on Sport and Recreation encourages Local Planning Authorities to protect both public and private playing fields to meet the local communities needs. Subsequent Ministerial statements and directions have sought to strengthen this approach. In 1996 Sport England was made a statutory consultee, on planning applications for development affecting existing playing fields, land which has been used as a playing field in the previous 5 years or allocated for use as a playing field in a development plan. The Town and Country Planning (Playing Fields) (England) Direction 1998 relates specifically to playing</p>	<p>(4) THE PROPOSED DEVELOPMENT IS FOR AN OUTDOOR OR INDOOR SPORTS FACILITY OF SUFFICIENT BENEFIT TO THE DEVELOPMENT OF SPORT TO OUTWEIGH THE LOSS OF THE PLAYING FIELD, OR</p> <p>(4)</p> <p>(5) THE DEVELOPMENT IS ANCILLIARY TO THE PRINCIPAL USE OF THE SITE AS A PLAYING FIELD OR PLAYING FIELDS AND DOES NOT AFFECT THE QUANTITY AND QUALITY OF PITCHES OR ADVERSLY AFFECT THEIR USE, AND</p> <p>(6) THE PLAYING FIELD IS NOT IMPORTANT TO THE CHARACTER OF THE SURROUNDING AREA OR TO LOCAL AMENITY”</p>	

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	<p>fields owned by a local authority or used by an educational establishment. It requires that, where a local planning authority proposes to grant planning permission involving the loss of a playing field despite an objection from Sport England, the authority must notify the Secretary of State, who will determine whether the application should be called in for decision.</p>	<p>use as a playing field in a development plan. The Town and Country Planning (Playing Fields) (England) Direction 1998 relates specifically to playing fields owned by a local authority or used by an educational establishment. It requires that, where a local planning authority proposes to grant planning permission involving the loss of a playing field despite an objection from Sport England, the authority must notify the Secretary of State, who will determine whether the application should be called in for decision.</p> <p><i>Revised PPG 17 advises that existing playing fields should not be built upon unless an assessment has been undertaken which clearly shows that the open space is surplus to requirements. In the absence of an up to date robust assessment Local Planning authorities are advised to give very careful consideration to any planning application involving development on playing fields. Revised PPG17 sets out several key tests, which should be met before development on playing fields would be allowed. These are reflected in the criteria under policy OS3.</i></p>	

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<p>Mod - Mod/PF/OS/6</p> <p>UDP – Policy Framework, Open land in Settlements, Para 12.36a</p> <p>IR – N/A</p>	<p>“12.36a The provision of built facilities for sport and recreation is dealt with in chapter 11 Community facilities, see policy CF7A.”</p>	<p>12.36a The provision of built facilities for sport and recreation is dealt with in chapter 11 Community facilities, see policy CF7A and policy CF7B.</p>	<p>Consequential change cross referencing to new policy CF7B.</p>
<p>Mod - Mod/PF/OS/7</p> <p>UDP – Para 12.43</p> <p>IR – Policy Framework paras 12.38 – 12.42 pages 174-175</p>		<p>New paragraph 12.43a to follow policy OS8:</p> <p>“12.43a In some of the listed settlements work has been undertaken to identify these small areas of locally important open space through the preparation of Village Design Statements. Where such local guidance has been produced which identify areas, which meet the criteria of the policy OS8, these will be given commensurate weight according to their status and level of public consultation.”</p>	<p>For the reasons set out in the Inspector’s report</p>