

## LIST OF MODIFICATIONS

### UDP – Policy Framework Chapter 4 Urban Renaissance

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><b>MOD-</b> Mod/PF/UR/1</p> <p><b>UDP</b> – Policy UR1 &amp; Paragraph 4.4 Primacy of the Development Plan</p> <p><b>IR</b> –Policy Framework Paragraphs 4.3- 4.4, Pages 24-25</p>	<p>“Policy UR1 UNLESS MATERIAL CONDITIONS INDICATE OTHERWISE DEVELOPMENT PROPOSALS NEED TO ACCORD WITH THE PLAN CONSIDERED AS A WHOLE AND WHERE THEY DO DEVELOPMENT WILL BE PERMITTED.”</p>	<p><b>“Policy UR1 UNLESS MATERIAL CONDITIONS INDICATE OTHERWISE DEVELOPMENT PROPOSALS NEED TO ACCORD WITH THE PLAN CONSIDERED AS A WHOLE AND WHERE THEY DO DEVELOPMENT WILL BE PERMITTED.”</b></p>	<p>For the reasons set out in the Inspector’s report.</p>
<p><b>MOD-</b> Mod/PF/UR/2</p> <p><b>UDP</b> – Policy UR2 &amp; Paragraph 4.12 Promoting More Sustainable Development</p> <p><b>IR</b> –Policy Framework Paragraphs 4.5- 4.10, Pages 25-26</p>	<p>“4.12 Major or significant developments (sites over 0.4ha) the developer will be expected to produce an appraisal using the sustainability methodology adopted by the Council in this Plan. This appraisal will then be used by the decision maker as a material consideration in the assessment of the planning application. This will ensure that proposals which have not been subject to such a test through the Plan making process are assessed in a consistent manner. An example of such a proposal would be a windfall housing site. Sites below 0.4ha may also be required to carry out a sustainability appraisal depending on the nature and scale of the development. For example housing developments should include information which will enable the Council to assess the proposal against the criteria in paragraph 31 of PPG3. Further advice will be provided through Supplementary Planning Guidance based on the Sustainable Development Appraisal methodology devised for the Plan. These</p>	<p>“4.12 <del>Major or significant developments (sites over 0.4ha) the developer will be expected to produce an appraisal using the sustainability methodology adopted by the Council in this Plan.</del> <b>For major or significant developments (sites over 0.4ha) the proponent will be expected to produce a sustainability appraisal.</b> This appraisal will then be used by the decision maker as a material consideration in the assessment of the planning application. This will ensure that proposals which have not been subject to such a test through the Plan making process are assessed in a consistent manner. An example of such a proposal would be a windfall housing site. Sites below 0.4ha may also be required to carry out a sustainability appraisal depending on the nature and scale of the development. For example housing developments should include information which will enable the Council to assess the proposal against the criteria in paragraph 31 of PPG3. Further advice will be</p>	<p>For the reasons set out in the Inspector’s report.</p>

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	<p>requirements are in addition to those under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, which require certain types of development to be subject to an environmental impact assessment. Under the Regulations, developments which are likely to have a significant effect on the environment such as mineral extraction, or large wind turbine development, would have to carry out a detailed assessment of the likely impacts on the environment (see DETR Circular 2/1999 Environmental Impact Assessment).”</p>	<p>provided through Supplementary Planning Guidance based on the Sustainable Development Appraisal methodology devised for the Plan. These requirements are in addition to those under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, which require certain types of development to be subject to an environmental impact assessment. Under the Regulations, developments which are likely to have a significant effect on the environment such as mineral extraction, or large wind turbine development, would have to carry out a detailed assessment of the likely impacts on the environment (see DETR Circular 2/1999 Environmental Impact Assessment).”</p>	
<p><b>MOD-</b> Mod/PF/UR/3</p> <p><b>UDP</b> – Policy UR3 The Local Impact of Development</p> <p><b>IR</b> –Policy Framework Paragraphs 4.11- 4.12, Page 26</p>	<p>“Policy UR3 DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT DOES NOT HAVE AN ADVERSE AFFECT ON:  THE SURROUNDING ENVIRONMENT; OR  THE OCCUPANTS OF ADJOINING LAND.”</p>	<p>“Policy UR3 DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT DOES NOT HAVE AN ADVERSE <del>AFFECT</del> <b>EFFECT</b> ON:  THE SURROUNDING ENVIRONMENT; OR  THE OCCUPANTS OF ADJOINING LAND.”</p>	<p>Correct grammatical error.</p>
<p><b>MOD-</b> Mod/PF/UR/4</p> <p><b>UDP</b> – Policy UR4 Sequential Approach to Accommodating</p>	<p>“Policy UR4 DEVELOPMENT ON UNALLOCATED SITES (INCLUDING SITES UNDER 0.4 Ha) WITHIN THE DEFINED URBAN AREAS AND OTHER WELL LOCATED SETTLEMENTS WILL BE PERMITTED WHERE IT REUSES</p>	<p>“Policy UR4 DEVELOPMENT ON UNALLOCATED SITES (INCLUDING SITES UNDER 0.4 Ha) WITHIN THE DEFINED URBAN AREAS <del>AND OTHER WELL LOCATED SETTLEMENTS OR IN</del> <b>MENSTON, BURLEY, STEETON OR</b></p>	<p>For the reasons set out in the Inspector’s report.</p>

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<p>Development</p> <p><b>IR</b> –Policy Framework Paragraphs 4.15- 4.20, Pages 27-29</p>	<p>PREVIOUSLY DEVELOPED LAND. DEVELOPMENT NOT ON PREVIOUSLY DEVELOPED SITES IN THESE LOCATIONS WILL ONLY BE PERMITTED IF THERE IS AN OVERRIDING REASON FOR THE DEVELOPMENT IN THAT PARTICULAR LOCATION WITHIN THESE GENERAL PRINCIPLES;</p> <p>HOUSING DEVELOPMENT WILL BE PREFERRED EXCEPT IN EMPLOYMENT ZONES</p> <p>WITHIN MIXED USE AREAS HOUSING WILL BE PREFERRED PROVIDED IT IS WITHIN THE PARAMETERS SET FOR THE AREA IN THE PROPOSALS REPORT.</p> <p>ON UNALLOCATED PREVIOUSLY DEVELOPED SITES (INCLUDING SITES UNDER 0.4 Ha) IN THE REST OF THE DISTRICT ONLY DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED.</p> <p>DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED ON GREENFIELD SITES ONLY IF THERE IS NO SUITABLE PREVIOUSLY DEVELOPED SITE AVAILABLE OR THE GREENFIELD SITE IS CLEARLY MORE SUSTAINABLE THAN ANY OF THE PREVIOUSLY DEVELOPED ALTERNATIVES.”</p> <p>“4.18 The urban areas, other well located settlements and less well located</p>	<p><b>THORNTON</b> WILL BE PERMITTED WHERE IT REUSES PREVIOUSLY DEVELOPED LAND. DEVELOPMENT NOT ON PREVIOUSLY DEVELOPED SITES IN THESE LOCATIONS WILL ONLY BE PERMITTED IF THERE IS AN OVERRIDING REASON FOR THE DEVELOPMENT IN THAT PARTICULAR LOCATION WITHIN THESE GENERAL PRINCIPLES;</p> <p>HOUSING DEVELOPMENT WILL BE PREFERRED EXCEPT IN EMPLOYMENT ZONES <b>OR WHERE PROPOSALS WOULD CONFLICT WITH EITHER POLICY E3 OR POLICY E4,</b></p> <p>WITHIN MIXED USE AREAS HOUSING WILL BE PREFERRED PROVIDED IT IS WITHIN THE PARAMETERS SET FOR THE AREA IN THE PROPOSALS REPORT.</p> <p>ON UNALLOCATED PREVIOUSLY DEVELOPED SITES (INCLUDING SITES UNDER 0.4 Ha) IN THE REST OF THE DISTRICT ONLY DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED.</p> <p>DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED ON GREENFIELD SITES ONLY IF THERE IS NO SUITABLE PREVIOUSLY DEVELOPED SITE AVAILABLE OR THE GREENFIELD SITE IS CLEARLY MORE SUSTAINABLE THAN ANY OF THE PREVIOUSLY DEVELOPED ALTERNATIVES.”</p> <p>“4.18 The urban areas, other well located settlements and less well located</p>	

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	<p>settlements are defined in the location strategy which is found in the Principal Policies chapter. Because some settlements are less well located and do not offer a range of services and facilities the Plan’s aim of promoting a more sustainable district would be prejudiced if development other than to meet local needs is allowed in these areas, or in the countryside. Policies for the control of development in the Green Belt and those concerning the rural economy also apply. In particular regarding the reuse of agricultural buildings where priority is given to be use for economic purposes. There will be in a limited number of circumstances need to accommodate unforeseen development on a Greenfield site. For example there may be a need for facilities such a health provision in a particular community and in the particular circumstances a Greenfield site provides a more sustainable solution than a previously developed site. The relative sustainability of particular sites will be examined through policy UR2. In applying this policy and UR2 to housing development applicants should demonstrate that the principles of PPG3 are properly considered. Housing development is given priority in some areas to support the drive to increase provision of housing on previously developed sites. For the purposes of this policy the definition of previously developed land is that given in annex C of PPG3: Housing. This policy does not override the other sequential tests in the plan which concern flood risk, leisure and retail development.”</p>	<p>settlements are defined in the location strategy which is found in the Principal Policies chapter. Because some settlements are less well located and do not offer a range of services and facilities the Plan’s aim of promoting a more sustainable district would be prejudiced if development other than to meet local needs is allowed in these areas, or in the countryside. Policies for the control of development in the Green Belt and those concerning the rural economy also apply. In particular regarding the reuse of agricultural buildings where priority is given to be use for economic purposes. There will be in a limited number of circumstances need to accommodate unforeseen development on a Greenfield site. For example there may be a need for facilities such a health provision in a particular community and in the particular circumstances a Greenfield site provides a more sustainable solution than a previously developed site. The relative sustainability of particular sites will be examined through policy UR2. In applying this policy and UR2 to housing development applicants should demonstrate that the principles of PPG3 are properly considered. Housing development is given priority in some areas to support the drive to increase provision of housing on previously developed sites. For the purposes of this policy the definition of previously developed land is that given in annex C of PPG3: Housing. This policy does not override the other sequential tests in the plan which concern flood risk, leisure and retail development. <b>Other over-</b></p>	

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		<i>riding reasons for permitting development on greenfield land would be where the site is relatively more sustainable than alternative previously-developed land, or where there is a shortfall of housing land in the District.”</i>	
<b>MOD-</b> Mod/PF/UR/5  <b>UDP</b> – Policy UR5 & Paragraph 4.19 & 4.20 Safeguarded Land  <b>IR</b> –Policy Framework Paragraphs 4.21- 4.23, Pages 29 - 30	<p>“4.20 The plan defines safeguarded land as land between the built up area and the green belt and other sites all of which are not appropriate for development in the Plan period but would be reconsidered for development at Plan review. Details of all these sites can be found in the Proposals reports. These sites are protected by a policy which will ensure that any uses of the land do not prejudice the potential for development in the longer term.”</p>	<p>“4.20 The plan defines safeguarded land as land between the built up area and the green belt <del>and other sites all of which are not appropriate for development in the Plan period but would be reconsidered for development at Plan review.</del> Details of all these sites can be found in the Proposals reports. These sites are protected by a policy which will ensure that any uses of the land do not prejudice the potential for development in the longer term.”</p>	<p>For the reasons set out in the Inspector’s report.</p>
<b>MOD-</b> Mod/PF/UR/6  <b>UDP</b> – Policy UR6 & Paragraph 4.24 Planning Obligations & Conditions  <b>IR</b> –Policy Framework Paragraphs 4.24- 4.27, Pages 30 – 31	<p>“4.23a Conditions or obligations would amongst other things include as physical infrastructure matters such as highway improvements including the provision of traffic calming, public transport improvements, green travel plans which would reduce reliance on the private car, and water and sewerage infrastructure. Environmental impacts would include matters such as tree and woodland planting other nature conservation and habitat improvements and the restoration of the built heritage. Social infrastructure would include sport and recreation provision, affordable housing, enlargement of and/or the</p>	<p>“4.23a Conditions or obligations <del>would</del> <b>could</b> amongst other things include as physical infrastructure matters such as highway improvements including the provision of traffic calming, public transport improvements, green travel plans which would reduce reliance on the private car, and water and sewerage infrastructure. Environmental impacts <del>would</del> <b>Could</b> include matters such as tree and woodland planting other nature conservation and habitat improvements and the restoration of the built heritage. Social infrastructure <del>would</del> <b>Could</b> include sport and recreation provision, affordable</p>	<p>For the reasons set out in the Inspector’s report.</p>

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	<p>provision of new schools, public art and employment compacts where new employment opportunities arising from developments can be targeted at particular groups or the local area to promote social inclusion.”</p> <p>“4.24 This policy should not be confused with what is often referred to as ‘Planning Gain’ where inducements not required for a development are offered by a developer. In such circumstances it is a matter for the decision-maker usually the Area Planning Panel to consider and decide whether any such offers are material to their decision.”</p>	<p>housing, enlargement of and/or the provision of new schools, public art and employment compacts where new employment opportunities arising from developments can be targeted at particular groups or the local area to promote social inclusion.”</p> <p>“4.24 <del>This policy should not be confused with what is often referred to as ‘Planning Gain’ where inducements not required for a development are offered by a developer. In such circumstances it is a matter for the decision-maker usually the Area Planning Panel to consider and decide whether any such offers are material to their decision.”</del></p>	
<p><b>Mod -</b> Mod/PF/UR/7</p> <p><b>UDP – Policy Framework</b> Paragraph 4.42</p> <p><b>IR – N/A</b></p>	<p>“4.42 Broad indications of the balance of uses envisaged and their disposition within mixed use areas are set out in the Proposals for each area. Some buildings may be suitable for a vertical mix of uses. These areas and the buildings within them are considered to have the greatest potential for change at the present time, but other areas may emerge during the life of the plan which would be appropriate for mixed use designation. Specific allocations for housing or employment within these areas have not been carried forward from the current adopted Plan. However the policy changes being introduced in this replacement Plan increase the probability of any extant planning permissions for housing being</p>	<p>“4.42 Broad indications of the balance of uses envisaged and their disposition within mixed use areas are set out in the Proposals for each area. Some buildings may be suitable for a vertical mix of uses. These areas and the buildings within them are considered to have the greatest potential for change at the present time, but other areas may emerge during the life of the plan which would be appropriate for mixed use designation. Specific allocations for <del>housing or</del> employment within these areas have not been carried forward from the current adopted Plan. <b>Mixed use areas can contribute to the housing supply of the Plan through specific contributions for some areas, and through the general assumptions</b></p>	<p>Consequential change following introduction of new paragraph 6.4b of the housing chapter (see SDXX)</p>

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	<p>implemented. Where appropriate, supplementary planning guidance has been or will be prepared to give greater detail, including an indication of how conditions and planning obligations would be used to achieve the objectives of mixed use.”</p>	<p><i>that influence the conversions and windfall allowances. However the Furthermore, the</i> policy changes being introduced in this replacement Plan increase the probability of any extant planning permissions for housing being implemented. Where appropriate, supplementary planning guidance has been or will be prepared to give greater detail, including an indication of how conditions and planning obligations would be used to achieve the objectives of mixed use.”</p>	
<p><b>Mod -</b> Mod/PF/UR/8</p> <p><b>UDP</b> – POL/DW/UR7 and POL/DW/UR8</p> <p><b>Site</b> – Mixed Use Areas and New Mixed Use Areas or Action Areas</p> <p><b>IR</b> – Policy Framework paragraphs 4.28-4.31, pages 31- 32</p>	<p>“Policy UR7</p> <p>WITHIN AREAS DESIGNATED ON THE PROPOSALS MAP AS MIXED USE AREAS OR ADOPTED FROM TIME TO TIME UNDER POLICY UR8 BELOW, DEVELOPMENT PROPOSALS WILL BE PERMITTED PROVIDED IT CAN BE DEMONSTRATED THAT THEY</p> <p>(1) CREATE VITALITY AND DIVERSITY AND CONTRIBUTE TO THE ECONOMIC, SOCIAL AND ENVIRONMENTAL REGENERATION OF THE DISTRICT,</p> <p>(2) ACCORD WITH ALL THE RELEVANT POLICIES OF THE PLAN.”</p> <p>“Policy UR8</p> <p>THE COUNCIL MAY FROM TIME TO TIME, DURING THE LIFE OF THE PLAN, RESOLVE TO IDENTIFY NEW MIXED</p>	<p><del>“Policy UR7</del></p> <p><del>WITHIN AREAS DESIGNATED ON THE PROPOSALS MAP AS MIXED USE AREAS OR ADOPTED FROM TIME TO TIME UNDER POLICY UR8 BELOW, DEVELOPMENT PROPOSALS WILL BE PERMITTED PROVIDED IT CAN BE DEMONSTRATED THAT THEY</del></p> <p><del>(1) CREATE VITALITY AND DIVERSITY AND CONTRIBUTE TO THE ECONOMIC, SOCIAL AND ENVIRONMENTAL REGENERATION OF THE DISTRICT,</del></p> <p><del>(2) ACCORD WITH ALL THE RELEVANT POLICIES OF THE PLAN.”</del></p> <p><b>“Policy UR8</b></p> <p><b>THE COUNCIL MAY FROM TIME TO TIME, DURING THE LIFE OF THE PLAN, RESOLVE TO IDENTIFY NEW MIXED USE</b></p>	<p>For the reasons set out in the Inspector’s report.</p>

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	USE REGENERATION AREAS OR ACTION AREAS WHERE THESE ARE CONSIDERED TO CONTRIBUTE TO THE ECONOMIC, SOCIAL OR ENVIRONMENTAL REGENERATION OF THE DISTRICT.”	<p><del>REGENERATION AREAS OR ACTION AREAS WHERE THESE ARE CONSIDERED TO CONTRIBUTE TO THE ECONOMIC, SOCIAL OR ENVIRONMENTAL REGENERATION OF THE DISTRICT.”</del></p> <p><b>POLICY UR7A</b></p> <p><i>WITHIN THE AREAS DESIGNATED ON THE PROPOSALS MAP AS MIXED USE AREAS, DEVELOPMENT PROPOSALS WILL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS SET OUT IN THE CONSTITUENCY VOLUMES OF THE PLAN. NEW MIXED USE AREAS MAY BE IDENTIFIED DURING THE LIFE OF THE PLAN, WHERE THESE ARE CONSIDERED TO CONTRIBUTE TO THE ECONOMIC, SOCIAL OR ENVIRONMENTAL REGENERATION OF THE DISTRICT.</i></p>	
<p><b>Mod -</b> Mod/PF/UR/9</p> <p><b>UDP –</b> POL/DW/UR9, POL/DW/UR10, POL/DW/UR11 and paragraph 4.45a</p> <p><b>Site –</b> Area Based Regeneration, Additional Planning Frameworks and Action Areas</p> <p><b>IR –</b> Policy Framework,</p>	<p>“4.45a Within the above SRB areas, Estate Action Areas and the New Deal (Trident) area defined on the proposals maps and where adopted village design statements exist, proposals for new development will accord with the approved planning frameworks for these initiatives, where such approved frameworks exist.”</p>	<p>A)</p> <p>“4.45a <del>Within the above SRB areas, Estate Action Areas and the New Deal (Trident) area defined on the proposals maps and where adopted village design statements exist, proposals for new development will accord with the approved planning frameworks for these initiatives, where such approved frameworks exist.</del></p> <p><i>Within the above SRB areas, Estate Action Areas and the New Deal (Trident) area, and where village design statements exist,</i></p>	<p>For the reasons set out in the Inspector’s report.</p>



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paragraphs 4.32-4.35, pages 32- 33	<p>“4.48 These action areas will be supported by detailed planning guidance to guide implementation. Where appropriate, potential action areas will be identified where it is prudent to control piecemeal development pending the future availability of detailed guidance. New development proposals should be in accordance with the general principles and disposition of uses laid out in this guidance.”</p>	<p><i>which have been prepared in the proper manner and are consistent with the plan, proposals for new development should have regard to these approved planning frameworks.”</i>_____</p> <p>“4.48 These action areas will be supported by detailed planning guidance to guide implementation. Where appropriate, potential action areas will be identified where it is prudent to control piecemeal development pending the future availability of detailed guidance.—<del>New development proposals should be in accordance with the general principles and disposition of uses laid out in this guidance.</del></p> <p><b>POLICY UR11</b></p> <p><b>WITHIN AREAS DESIGNATED AS ACTION AREAS NEW DEVELOPMENT PROPOSALS WILL BE PERMITTED PROVIDED THAT THEY ARE IN ACCORDANCE WITH THE GENERAL PRINCIPLES AND DISPOSITION OF USES SET OUT IN THE RELEVANT CONSTITUENCY VOLUME OF THE PLAN, AND HAVING REGARD TO THE DETAILED PLANNING GUIDANCE.”</b></p> <p>B) Delete all references to Policy UR9 and delete all designations of Area Based Regeneration Strategies on the proposals map.</p>	