

LIST OF MODIFICATIONS

UDP – Policy Framework Chapter 5 – The Economy, Employment and Tourism

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/E/1</p> <p>UDP – Policy E1</p> <p>IR – Policy Framework paragraphs 5.11-5.18, Pages 38-40</p>	<p>Policy E1</p> <p>PROPOSALS FOR EMPLOYMENT DEVELOPMENT ON SITES SHOWN ON THE PROPOSALS MAPS AS EMPLOYMENT SITES WILL BE PERMITTED SUBJECT TO POLICY E7. PROPOSALS FOR OTHER USES ON THESE SITES WILL NOT BE PERMITTED UNLESS:</p> <p>(1) THE SITE IS BELOW 1.0 HA 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 WHICH HAS ARISEN SINCE THE DATE OF ADOPTION OF THE PLAN OR DURING THE LIFE OF THE PLAN AND THE SITE IS NO LONGER APPROPRIATE FOR EMPLOYMENT USE BECAUSE OF POSSIBLE ADVERSE EFFECTS ON SURROUNDING LAND USES.</p>	<p>Policy E1</p> <p>PROPOSALS FOR EMPLOYMENT DEVELOPMENT ON SITES SHOWN ON THE PROPOSALS MAPS AS EMPLOYMENT SITES WILL BE PERMITTED SUBJECT TO POLICY E7. PROPOSALS FOR OTHER USES ON THESE SITES WILL NOT BE PERMITTED UNLESS:</p> <p>(1) THE SITE IS BELOW 1.0 HA 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 WHICH HAS ARISEN SINCE THE DATE OF ADOPTION OF THE PLAN, AND OR</p> <p>(5) THE SITE IS NO LONGER APPROPRIATE FOR EMPLOYMENT USE BECAUSE OF POSSIBLE ADVERSE EFFECTS ON SURROUNDING LAND USES.</p>	<p>For the reasons set out in the Inspector's Report</p>
<p>Mod - Mod/PF/E/2</p> <p>UDP – Paragraph 5.3</p>	<p>5.3 Although the retail, cultural and service sectors provide employment opportunities, for which provision is made elsewhere in the plan, it is the fast growing new technology and associated sectors that are likely to be the driving</p>	<p>5.3 Although the retail, cultural and service sectors provide employment opportunities, for which provision is made elsewhere in the plan, it is the fast growing new technology and</p>	<p>For the reasons set out in the Inspector's Report</p>

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IR – Policy Framework/Page 40	force of the district's economy and make the greatest contribution to the longer-term prosperity of the district. Therefore in the plan, the term employment will refer to the activities which fall in class B1 (Light Industry, Certain Office Uses and Research & Development), of the 1987 Use Classes Order. It will also include class B2 (General Industry) as the activities in this class have similar locational requirements, and manufacturing industry still continues to provide employment opportunities in the district. Class B8 (Warehouse and Distribution Centres) are also included where these activities are vital to the operations of the district's business and industry sectors. In the replacement plan these business and industrial activities will be called core employment uses.	<p>associated sectors that are likely to be the driving force of the district's economy and make the greatest contribution to the longer-term prosperity of the district. Therefore in the plan, the term employment will refer to the activities which fall in class B1 (Light Industry, Certain Office Uses and Research & Development), of the 1987 Use Classes Order. It will also include class B2 (General Industry) as the activities in this class have similar locational requirements, and manufacturing industry still continues to provide employment opportunities in the district. Class B8 (Warehouse and Distribution Centres) are also included where these activities are vital to the operations of the district's business and industry sectors. In the replacement plan these business and industrial activities will be called core employment uses</p> <p>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>(a) core employment uses, comprising activities included within the 1987 Use Classes Order B1 [Light Industry, certain</p>	

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		<p><i>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</i></p> <p><i>(b) other employment activities, such as car sales, vehicle repair and maintenance, health care facilities and tourism related developments such as hotels, that do not have specific allocations in the plan or do not fall into any particular Use Class.</i></p>	
<p>Mod - Mod/PF/E/3</p> <p>UDP –Paragraph 5.4</p> <p>IR – Policy Framework paragraphs 5.11-5.18, Pages 38-40</p>	<p>5.4 There are some activities, for example car sales, vehicle repair and maintenance, health care facilities and tourist related developments such as hotels that do not have specific allocations in the plan or do not fall into any particular Use Class, but still provide employment opportunities. These activities whilst not core employment uses will be permitted on some of the sites allocated for employment. On sites which are in prime employment locations usually in Airedale or South Bradford, or have the topography well suited for the fast growing modern business sectors these uses will not be permitted. The proposals reports indicate which sites are for core employment uses only.</p>	<p>5.4 There are some activities, for example car sales, vehicle repair and maintenance, health care facilities and tourist related developments such as hotels that do not have specific allocations in the plan or do not fall into any particular Use Class, but still provide employment opportunities. These activities whilst not core employment uses will be permitted on some of the sites allocated for employment. On sites which are in prime employment locations usually in Airedale or South Bradford, or have the topography well suited for the fast growing modern business sectors these uses will not be permitted. The proposals reports indicate which sites are for core employment uses only.</p> <p>5.4 The Policy Framework policies relate to both (a) and (b) while the Proposals Reports indicate those</p>	<p>For the reasons set out in the Inspector's Report</p>

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		<i>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).</i>	
<p>Mod - Mod/PF/E/4</p> <p>UDP - – Policy E2 Protecting Large Employment Sites and its related supporting text in paragraphs 5.21a – 5.23</p> <p>IR – Policy Framework paragraphs 5.19-5.23, Pages 41-42</p>	<p>Policy E2</p> <p>FOR THOSE LARGE EMPLOYMENT SITES IDENTIFIED IN THE PROPOSALS REPORTS TO BE DEVELOPED IN ACCORDANCE WITH POLICY E2, ONE PARCEL OF LAND OF 3 HECTARES OR ABOVE WITHIN EACH SUCH SITE SHOULD BE DEVELOPED FOR SINGLE USER BUSINESS OR INDUSTRIAL PURPOSES.</p> <p>5.21a Of the 19 sites large sites allocated for employment use in the plan that are 3 hectares or above in size, 9 of these are covered by policy E2. These sites are either well located or have the physical characteristics</p>	<p>Policy E2</p> <p>FOR THOSE LARGER EMPLOYMENT SITES IDENTIFIED IN THE PROPOSALS REPORTS TO BE DEVELOPED IN ACCORDANCE WITH POLICY E2, ONE PARCEL OF LAND OF 3 HECTARES OR ABOVE WITHIN EACH SUCH SITE SHOULD BE DEVELOPED 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>5.21a 5.21a 5.22 Of the larger 19 sites large sites allocated for employment use in the plan that are 3 hectares or above in size, some are subject to these are covered by policy E2, as set out in the Proposals Reports.</p>	For the reasons set out in the Inspector's Report

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	<p>suitable for inward investment opportunities or for fast growing local companies to relocate.</p> <p>5.22 Proposals for individual developments of less than 3 hectares within these sites will be considered, provided that a parcel of land comprising at least 3 hectares of the site remains for comprehensive single user development.</p> <p>5.23 In the case of West Bowling Golf Course Policy BS/E11 will apply, which requires the development of not less than two sites of 5 hectares or more.</p>	<p>These sites are either well located or have the physical characteristics suitable for to accommodate inward investment opportunities or for the relocation of fast growing local companies. to relocate. 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 available for a single-user development.</p> <p>5.23 In the case of West Bowling Golf Course Policy BS/E11 will apply, requires the development of not less than two sites of 5 hectares or more 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>Mod - Mod/PF/E/5</p> <p>UDP – Policy E3A - Office Development and its related supporting text in Paragraphs 5.31-5.36</p> <p>IR – Policy Framework paragraphs 5.33-5.38, Pages 44-45</p>	<p>5.31 The Government's objectives on the location of employment proposals for office development are most recently set out in Regional Planning Guidance for Yorkshire and the Humber (RPG12) (2001) and the Governments Consultation document on proposed changes to the Use Classes Order of January 2002.</p> <p>5.32 These documents make clear the Government's concern that uses falling within B1a of the Use Classes order ("pure offices") in out of centre</p>	<p>34-5.30a The Government's objectives on the location of employment proposals for office development are most recently set out in Regional Planning Guidance for Yorkshire and the Humber (RPG12) (2001), and the government's consultation document on proposed changes to the use classes order of January 2002.</p> <p>5.32 5.30b These documents make This document makes clear the Government's concern that uses falling within B1a of the Use Classes order</p>	<p>For the reasons set out in the Inspector's Report.</p> <p>To bring the policy into line with RPG and address the consequences of the unresolved review of the Use Classes Order.</p> <p>To give greater clarity to the understanding of the policy.</p>

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	<p>locations, can undermine the vitality of existing main centres. Such locations also are not convenient for employees who do not have access to a car. Neither do they help encourage and provide people with the option of using modes of transport other than the car.</p> <p>5.33 The Government in RPG12 (Policy E4b) and the Use Classes consultation document, states that it wishes to promote and focus office development in city, town and district centres and near to major urban public transport interchanges. In this metropolitan district there are no major urban public transport interchanges outside the City and town centres. The Government also requires such development to reflect the scale and character of the centre to which it relates (policy E1a of RPG12). Therefore;</p> <p>Policy E3A</p> <p>PROPOSALS FOR OFFICE DEVELOPMENT SHOULD BE LOCATED IN THE CITY, TOWN AND DISTRICT CENTRES AND REFLECT THE SCALE AND CHARACTER OF THE CENTRE. DEVELOPMENTS ON SITES OUTSIDE THESE CENTRES WILL BE PERMITTED ONLY IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:</p> <p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE</p>	<p>(“pure offices”) in out of centre locations, can undermine the vitality of existing main centres. Such locations also are not convenient for employees who do not have access to a car. Neither do they help encourage and provide people with the option of using modes of transport other than the car.</p> <p>5.33 5.30c The Government in RPG12 (Policy E4b), and the Use Classes consultation document states that it wishes to promote and focus office development in city, town and district centres and near to major urban public transport interchanges. In this metropolitan district there are no major urban public transport interchanges outside the City and town centres. The Government also requires such development to reflect the scale and character of the centre to which it relates (policy E1a of RPG12). Therefore:</p> <p>Policy E3A</p> <p>PROPOSALS FOR OFFICE DEVELOPMENT SHOULD WHEREVER POSSIBLE BE LOCATED IN THE CITY, TOWN AND DISTRICT CENTRES AND REFLECT THE SCALE AND CHARACTER OF THE CENTRE. OFFICE DEVELOPMENTS ON SITES OUTSIDE THESE CENTRES WILL BE PERMITTED ONLY IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED BE ASSESSED AGAINST THE FOLLOWING CRITERIA:</p>	

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	<p>PRACTICAL TO DEVELOP IN THE DEFINED CENTRES, OR FAILING THAT, ADJACENT TO THE CENTRES AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING;</p> <p>(2) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE NEAREST CITY, TOWN OR DISTRICT CENTRE;</p> <p>(3) THE DEVELOPMENT TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED PLANNING PERMISSIONS FOR OFFICE DEVELOPMENT WOULD BE UNLIKELY TO HAVE AN ADVERSE AFFECT ON FUTURE PRIVATE INVESTMENT IN THE CITY, TOWN AND DISTRICT CENTRES;</p> <p>(4) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR THE WORKFORCE BY A RANGE OF TRANSPORT MODES;</p> <p>(5) THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL AND RELIANCE ON THE PRIVATE CAR;</p> <p>(6) THE DEVELOPMENT WOULD NOT UNDERMINE THE STRATEGY FOR THE CITY AND TOWN CENTRES STATED IN THE PLAN.</p> <p>5.34 This policy does not apply to proposals for employment developments where</p>	<p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE DEFINED CENTRES, OR FAILING THAT, ADJACENT TO THE CENTRES AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AN CAR PARKING;</p> <p>(2) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE NEAREST CITY, TOWN OR DISTRICT CENTRE</p> <p>(3) (1) <i>WHETHER</i> THE DEVELOPMENT TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM UNIMPLEMENTED PLANNING PERMISSIONS FOR OFFICE DEVELOPMENT WOULD BR UNLIKELY TO HAVE AN ADVERSE EFFECT ON FUTURE PRIVATE INVESTMENT IN THE CITY, TOWN AND DISTRICT CENTRES;</p> <p>(4) (2) <i>WHETHER</i> THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR THE WORKFORCE BY A RANGE OF TRANSPORT MODES;</p> <p>(5) (3) <i>WHETHER</i> THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL AND RELIANCE ON THE PRIVATE CAR;</p>	

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	<p>the offices are ancillary to the prime use such as the offices of a factory whose function is incidental and ancillary to the factory use.</p> <p>5.35 The strategy for the City and town centres is stated in Part One policy UDP 6 and in Part Two of the Plan where it is articulated in more detail in the retail and leisure sections of the Centres Chapter and the vision statements for each centre in the Proposal Reports.</p> <p>5.36 It is possible under the Town and Country Planning (Use Classes) Order 1987 for employment uses within class B1 to change to a pure office use without the need for any subsequent planning permission. In order to ensure the effective implementation of this policy any planning permissions granted for development falling within class B1b and class B1c on sites outside the City and town centres will be conditioned to ensure the development cannot later change to a pure office use without being the subject of further consideration by the Local Planning Authority.</p>	<p>(6) (4) WHETHER THE DEVELOPMENT WOULD NOT UNDERMINE THE STRATEGY FOR THE CITY AND TOWN CENTRES STATED IN THE PLAN.</p> <p>(5) WHETHER THE NEED FOR THE DEVELOPMENT IN THE PROPOSED LOCATION MUST BE DEMONSTRATED</p> <p>5.34 5.30d This policy does not apply to proposals for employment developments where the offices are ancillary to the prime use such as the offices of a factory whose function is incidental and ancillary to the factory use.</p> <p>5.35 5.30e The strategy for the City and town centres is stated in Part One policy UDP 6 and in Part Two of the Plan where it is articulated in more detail in the retail and leisure sections of the Centres Chapter and the vision statements for each centre in the Proposal Reports.</p> <p>5.36 5.30f It is possible under the Town and Country Planning (Use Classes) Order 1987 for employment uses within class B1 to change to a pure office use without the need for any subsequent planning permission. In order to ensure the effective implementation of this policy any planning permissions granted for development falling within class B1b and class B1c on sites outside the City</p>	

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		and town centres will be conditioned to ensure the development cannot later change to a pure office use without being the subject of further consideration by the Local Planning Authority.	
<p>Mod - Mod/PF/E/6</p> <p>UDP – Policy E4 Protecting Existing Employment Land and buildings in Rural areas</p> <p>IR – Policy Framework paragraphs 5.39-5.42, Pages 45-46</p>	<p>POLICY E4</p> <p>IN SETTLEMENTS IN RURAL AREAS NOT SUBJECT TO POLICY GB1 THE DEVELOPMENT OR REDEVELOPMENT OF EXISTING EMPLOYMENT LAND OR BUILDINGS FOR OTHER USES WILL NOT BE PERMITTED UNLESS:</p> <p>(1) THE PROPOSAL CONTRIBUTES POSITIVELY TO THE REUSE OF A LISTED BUILDING OR OTHER HOISTORIC BUILDINGS IN A CONSERVATION AREA; OR</p> <p>(2) THE PROPOSAL CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR</p> <p>(3) IT IS NO LONGER APPROPRIATE TO CONTINUE AS AN EMPLOYMENT USE BECAUSE OF THE ADVERSE EFFECT ON THE SURROUNDING LAND USES.</p> <p>(4) THE BUILDING HAS BECOME FUNCTIONALLY REDUNDANT FOR EMPLOYMENT USE.</p>	<p>POLICY E4</p> <p>IN SETTLEMENTS IN RURAL AREAS NOT SUBJECT TO POLICY GB1 THE DEVELOPMENT OR REDEVELOPMENT OF EXISTING EMPLOYMENT LAND OR BUILDINGS FOR OTHER USES WILL NOT BE PERMITTED UNLESS:</p> <p>(1) THE PROPOSAL CONTRIBUTES POSITIVELY TO THE RE-USE OF A LISTED BUILDING OR OTHER HISTORIC BUILDINGS IN A CONSERVATION AREA; OR</p> <p>(2) THE PROPOSAL CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR</p> <p>(3) IT IS NO LONGER APPROPRIATE TO CONTINUE AS AN EMPLOYMENT USE BECAUSE OF THE ADVERSE EFFECT ON THE SURROUNDING LAND USES;OR</p> <p>(4) THE BUILDING HAS BECOME FUNCTIONALLY REDUNDANT FOR EMPLOYMENT USE.</p>	For the reasons set out in the Inspector's Report

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<p>Mod - Mod/PF/E/7</p> <p>UDP – Policy E5A Adaptation of Agricultural and Rural Buildings and supporting text in paragraph 5.39</p> <p>IR – Policy Framework paragraphs 5.43-5.52, Pages 46-48</p>	<p>5.39 Agricultural employment is declining and this trend is likely to continue, and diversification both at farm level and within the wider rural economy is important to help maintain rural employment and also maintain the viability of existing farm businesses and thus avoid disruption to farm structure. Planning Policy guidance Note 7 (February 1997) emphasizes this important role that the adaptation of existing rural buildings has in meeting the needs of rural areas for commercial and industrial development. Therefore:</p> <p>Policy E5A</p> <p>FOR PROPOSALS INVOLVING THE ADAPTATION OF AGRICULTURAL AND RURAL BUILDINGS, BUSINESS USE IS PREFERRED. IF THE PROPOSAL IS FOR A NON-BUSINESS USE THE APPLICANT WILL BE REQUIRED TO DEMONSTRATE THE UNVIABILITY OF A BUSINESS USE.</p>	<p>5.39 Agricultural employment is declining and this trend is likely to continue, and diversification both at farm level and within the wider rural economy is important to help maintain rural employment and also maintain the viability of existing farm businesses and thus avoid disruption to farm structure. Planning Policy guidance Note 7 (February 1997) emphasizes this important role that the adaptation of existing rural buildings has in meeting the needs of rural areas for commercial and industrial development. <i>Buildings for conversion should be of permanent and substantial construction and capable of conversion without major or complete reconstruction.</i> Therefore:</p> <p>Policy E5A</p> <p>FOR PROPOSALS INVOLVING THE ADAPTATION OF AGRICULTURAL AND RURAL BUILDINGS, BUSINESS USE IS PREFERRED. IF THE PROPOSAL IS FOR A NON-BUSINESS USE THE APPLICANT WILL BE REQUIRED TO DEMONSTRATE THE UNVIABILITY OF A BUSINESS USE. <i>THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SECURE BUSINESS USE.</i></p>	<p>For the reasons set out in the Inspector's Report</p>

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<p>Mod - Mod/PF/E/8</p> <p>UDP – Policy E6 Employment Zones and its related supporting text in paragraphs 5.43 and 5.45</p> <p>IR – Policy Framework paragraphs 5.56-5.65, Pages 49 - 51</p>	<p style="text-align: center;">Employment Zones</p> <p>5.43 In the main urban areas of the district there are a number of locations where existing business and industrial uses predominate. In these areas traditional employment activities will continue to play an important role in providing jobs for local communities and are defined on the Proposals Maps as Employment Zones.</p> <p>5.44 The boundaries of the Employment Zones have been recently reviewed to reflect the changes that have taken place in these areas since the adopted plan was formulated. Some Zones have now been extended in area , some reduced and parts of others now designated as Mixed Use Areas.</p> <p>5.45 Within the Employment Zones it will remain important to maintain and encourage new industrial and commercial investment by resisting proposals for alternative uses which would interfere with the efficient operation of industry in these areas. It would be inappropriate for example to allow other uses such as housing which would cause conflict with the operational requirements of general industry for night time working or activities which generate high noise levels. Therefore;</p>	<p style="text-align: center;">Employment Zones</p> <p>5.43 In the main urban areas of the district there are a number of locations where existing business and industrial uses predominate. In these areas traditional employment activities will continue to play an important role in providing jobs for local communities and are defined on the Proposals Maps as Employment Zones.</p> <p>5.44 The boundaries of the Employment Zones have been recently reviewed to reflect the changes that have taken place in these areas since the adopted plan was formulated. Some Zones have now been extended in area , some reduced and parts of others now designated as Mixed Use Areas. <i>The Proposals Reports include specific policies applicable to individual employment areas.</i></p> <p>5.45 Within the Employment Zones it will remain <i>is</i> important to maintain and encourage new industrial and commercial investment. by resisting proposals for alternative uses which would interfere with the efficient operation of industry in these areas. It would be inappropriate for example to allow other uses such as housing which would cause conflict with the operational requirements of general industry for night time working or activities which generate high noise levels. Any other development that is permitted must</p>	<p>For the reasons set out in the Inspector's Report</p>

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	<p>Policy E6</p> <p>WITHIN THE DEFINED EMPLOYMENT ZONES ON THE PROPOSALS MAPS NEW EMPLOYMENT USES WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT ACCORDS WITH POLICY E7 OTHER USES WILL NOT NORMALLY BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSAL:</p> <p>(1) RELATES TO A USE WHICH SUPPORTS THE FUNCTION OF THE EMPLOYMENT ZONE AS A PREDOMINANTLY INDUSTRIAL AND COMMERCIAL AREA AND THE DEVELOPMENT WOULD BRING POSITIVE ENVIRONMENTAL IMPROVEMENTS; OR</p> <p>(2) CONTRIBUTES POSITIVELY TO THE REUSE OF A LISTED BUILDING OR OTHER HISTORIC BUILDING IN A CONSERVATION AREA; OR</p> <p>(3) CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR</p>	<p><i>support the predominantly industrial and commercial function of the Zone.</i> Therefore;</p> <p>Policy E6</p> <p>WITHIN THE DEFINED EMPLOYMENT ZONES ON THE PROPOSALS MAPS NEW EMPLOYMENT USES WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT ACCORDS WITH POLICY E7 OTHER USES WILL NOT NORMALLY BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSAL:</p> <p>(1) RELATES TO A USE WHICH SUPPORTS THE FUNCTION OF THE EMPLOYMENT ZONE AS A PREDOMINANTLY INDUSTRIAL AND COMMERCIAL AREA AND THE DEVELOPMENT WOULD BRING POSITIVE ENVIRONMENTAL IMPROVEMENTS; OR</p> <p>(2) CONTRIBUTES POSITIVELY TO THE REUSE OF A LISTED BUILDING OR OTHER HISTORIC BUILDING IN A CONSERVATION AREA; OR</p> <p>(3) CONTRIBUTES POSITIVELY TO PRESERVING OR ENHANCING THE CHARACTER OF A CONSERVATION AREA; OR</p>	

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	(4) ACCORDS WITH THE PLAN'S RETAIL POLICIES AND PROPOSALS REPORTS WHICH PERMIT THE EXPANSION OF ADJOINING RETAIL CENTRES.	(4) ACCORDS WITH THE PLAN'S RETAIL POLICIES AND PROPOSALS REPORTS WHICH PERMIT THE EXPANSION OF ADJOINING RETAIL CENTRES.	
Mod - Mod/PF/E/9 UDP – Policy E7 Storage and Distribution Warehouse Development IR – Policy Framework paragraphs 5.66-5.74, Page 51 - 53	Policy E7 LARGE STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT (USE CLASS ORDER B8) WILL NOT BE PERMITTED UNLESS: (1) IT IS ESSENTIAL AND ANCILLARY TO LOCAL MANUFACTURING AND DISTRIBUTION PROCESSES OR (2) THE EXPECTED EMPLOYMENT DENSITY WILL BE COMPARABLE TO OR GREATER THAN THAT OF A NEW MANUFACTURING USE	Policy E7 LARGE STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT (USE CLASS ORDER B8) WILL NOT BE PERMITTED UNLESS <i>IT IS DIRECTLY RELATED AND/OR ANCILLARY TO LOCAL MANUFACTURING AND DISTRIBUTION PROCESSES.</i> (1) IT IS ESSENTIAL AND ANCILLARY TO LOCAL MANUFACTURING AND DISTRIBUTION PROCESSES, OR (2) THE EXPECTED DENSITY WILL BE COMPARABLE TO OR GREATER THAN THAT OF A NEW MANUFACTURING USE	For the reasons set out in the Inspector's Report
Mod - Mod/PF/E/10 UDP – Chapter 5 – The Economy , Employment and Tourism Pages 61 to 68 IR – Not Applicable		The following paragraph numbers in the Policy Framework chapter have been changed. Old Now Becomes 5.31 5.30a 5.32 5.30b	The listed paragraph numbers have been changed as the sequence was affected by the incorrect numbering of Policy additions at the 2 nd Deposit Amendment Stage of the Plan. The affected paragraph numbers are from Policy E3A onwards in the Employment Chapter.

LIST OF MODIFICATIONS

UDP – Policy Framework Chapter 5 – The Economy, Employment and Tourism

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
		5.33 5.30c	
		5.34 5.30d	
		5.35 5.30e	
		5.36 5.30f	
		5.37 5.31	
		5.38 5.32	
		5.39 5.33	
		5.40 5.33a	
		5.41 5.34	
		5.42 5.35	
		5.43 5.36	
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		5.45 5.38	
		5.46 5.39	
		5.47 5.40	
		5.48 5.41	
		5.49 5.42	
		5.50 5.43	
		5.51 5.44	
		5.52 5.45	

LIST OF MODIFICATIONS

UDP – Policy Framework Chapter 5 – The Economy, Employment and Tourism

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
		5.53 5.46	
		5.54 5.47	
		5.55 5.48	
		5.56 5.49	
		5.57 5.50	
		5.58 5.51	
		5.59 5.52	
		5.60 5.53	
		5.61 5.54	
		5.62 5.55	