

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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/TC/1</p> <p>UDP – Policy Framework, Page 80, Para 7.6</p> <p>IR – N/A</p>	<p>7.6 All new proposals requiring planning permission will be assessed against policies in this chapter, and other relevant policies in the Plan as required by policy UR1. PPG's, RPG's and ministerial statements are also material considerations in the determination of planning applications.</p>	<p>7.6 All new proposals requiring planning permission will be assessed against policies in this chapter, and other relevant policies in the Plan as required by policy UR1. PPG's, RPG's and ministerial statements are also material considerations in the determination of planning applications.</p>	<p>Consequential change as a result of modification to policy UR1.</p>
<p>Mod - Mod/PF/TC/2</p> <p>UDP - Policy Framework page 83 para 7.16</p> <p>IR – Policy Framework pages 90 - 91, para 7.4, and Bradford North Pages 38-40</p>	<p>The Centre Hierarchy</p> <p>7.16 The principal centres in the District are the City Centre and the four town centres of Bingley, Ilkley, Keighley and Shipley. The Plan designates a further six centres within the urban area of Bradford itself as district centres. These are at Five Lane Ends, Girdlington, Great Horton, Mayo Avenue, Thornbury and Tong Street. It also identifies 41 local centres (including village centres) across the District which are listed in the Proposal Reports and defined on the Proposal Map, and which the policies and supporting text of the retail and leisure sections refer to.</p>	<p>The Centre Hierarchy</p> <p>7.16 The principal centres in the District are the City Centre and the four town centres of Bingley, Ilkley, Keighley and Shipley. The Plan designates a further six seven centres within the urban area of Bradford itself as district centres. These are at Five Lane Ends, Girdlington, Great Horton Greengates, Mayo Avenue, Thornbury and Tong Street. It also identifies 41 40 local centres (including village centres) across the District which are listed in the Proposal Reports and defined on the Proposal Map, and which the policies and supporting text of the retail and leisure sections refer to.</p>	<p>To accord with the Inspector's recommendation. Also consequential changes to the text following the Inspector's recommendation regarding the designation of Greengates as a District Centre (see Bradford North Proposal Report modifications).</p>
<p>Mod - Mod/PF/TC/3</p> <p>UDP - Policy Framework – Centres Chapter.</p> <p>IR – Policy Framework page 95, para 7.23, Bradford North page 39 para 7.6 Bradford South pages 45,46 and 47.</p>	<p>-</p>	<p>Boundaries</p> <p>7.16a Centre boundaries are defined to facilitate the operation of the retail and leisure policies of the Plan. Car parking and servicing areas are included within centres where they are between groups of buildings forming the centre. Where car parking and service areas are outside but adjoin centre boundaries they shall be considered to be within the centre for the purposes of applying the Plan's policies, provided they are in use, are essential for the efficient functioning of the centre or uses</p>	<p>To ensure a consistent approach in applying the Plan's policies to proposals on the edge of centres having taken account of the Inspector's recommendations regarding objections to the boundaries of certain centres and the criteria he used to determine whether car parking and servicing areas should be regarded as being part of the centre, i.e. that they are in use, are essential for the efficient functioning of the centre or uses within the centre and their size is not out of scale with the facilities in the centre.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
		<i>within the centre and their size is not out of scale with the facilities in the centre.</i>	
<p>Mod - Mod/PF/TC/4</p> <p>UDP – Policy Framework, page 83 para 7.17</p> <p>IR – N/A</p>	<p>7.17 For the purposes of this Plan the spatial extent of the City and town centres is that area defined on the Proposal Map where policy CL1 applies (areas within which leisure and other key town centre uses are acceptable). Expansion areas have been defined beyond the boundaries of this area, primarily to cater for likely future retail development. Over time they may become part of the centre. Guidance on acceptable developments within the centres and in these expansion areas is included in the appropriate Proposal Report.</p>	<p>7.17 For the purposes of this Plan the spatial extent of the City and town centres is that area defined on the Proposal Map where policy CL1 applies (areas within which leisure and other key town centre uses are acceptable). <i>The centre boundaries need to be interpreted in the context of paragraph 7.16a.</i> Expansion areas have been defined beyond the boundaries of this area, primarily to cater for likely future retail development. Over time they may become part of the centre. Guidance on acceptable developments within the centres and in these expansion areas is included in the appropriate Proposal Report.</p>	<p>Consequential modification to the paragraph dealing with City and town centre boundaries in order to cross reference to paragraph 7.16a.</p>
<p>Mod - Mod/PF/TC/5</p> <p>UDP - Policy Framework page 91 para 7.53</p> <p>IR - Bradford North Pages 38-40</p>	<p>The District Centres</p> <p>7.53 Within the urban area of Bradford the previous Plan designated six centres as district centres. These were Dudley Hill, Five Lane Ends, Girlington, Great Horton, Mayo Avenue/Bankfoot, and Thornbury. These designations remain unchanged except for the Dudley Hill District Centre. The latter has ceased to function as such and is replaced by a new designation at Tong Street.</p>	<p>The District Centres</p> <p>7.53 Within the urban area of Bradford the previous Plan designated six centres as district centres. These were Dudley Hill, Five Lane Ends, Girlington, Great Horton, Mayo Avenue / Bankfoot, and Thornbury. These designations remain unchanged except for the Dudley Hill District Centre which – The latter has ceased to function as such and is replaced by a new designation at Tong Street, <i>and Greengates, which has been re-designated as a District Centre.</i></p>	<p>Consequential change following the Inspector's recommendation regarding the designation of Greengates as a District Centre (see Bradford North Proposal Report modifications).</p>
<p>Mod - Mod/PF/TC/6</p> <p>UDP - Policy Framework page 91,</p>	<p>7.57 The boundaries of these centres for the purposes of applying the retail and leisure policies are shown on the Proposal Map.</p>	<p>7.57 The boundaries of these centres for the purposes of applying the retail and leisure policies are shown on the Proposal Map <i>and need to be interpreted in the context of paragraph 7.16a.</i></p>	<p>Consequential modification to the paragraph dealing with district centre boundaries in order to cross reference to paragraph 7.16a.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
para 7.57 IR – N/A			
Mod -Mod/ PF/TC/7 UDP - Policy Framework page 92, para 7.59 IR – N/A	7.59 The centres are named in the appropriate Proposal Report and their boundaries are shown on the Proposal Map.	7.59 The centres are named in the appropriate Proposal Report and their boundaries are shown on the Proposal Map and need to be interpreted in the context of paragraph 7.16a.	Consequential modification to the paragraph dealing with local centre boundaries in order to cross reference to paragraph 7.16a.
Mod - Mod/PF/TC/8 UDP - Policy Framework page 92 para 7.61 IR - Policy Framework pages 91 and 93, paragraphs 7.5 and 7.14	7.61 New retail development is encouraged in the District provided the different shopping needs of all sections of the community continue to be met. Whilst retailing is an important part of the District's economy and provides employment, its ability to create additional jobs is limited. Consequently, the retail policies are distinct and separate from the Economy and Employment policies.	7.61 New retail development is encouraged in the District provided the different shopping needs of all sections of the community continue to be met. Whilst retailing is an important part of the District's economy and provides employment, its ability to create additional jobs is limited. Consequently, the retail policies are distinct and separate from the Economy and Employment policies.	To accord with the Inspector's recommendation.
Mod - Mod/PF/TC/9 UDP – Policy Framework, Page 92, Para 7.62 IR – N/A	7.62 Retail proposals will be assessed against policies in this Chapter and other relevant policies of the Plan as required by policy UR1.	7.62 Retail proposals will be assessed against policies in this Chapter and other relevant policies of the Plan as required by policy UR1.	Consequential change as a result of modification to policy UR1.
Mod - Mod/PF/TC/10 UDP - Policy	The Colliers, Erdman and Lewis Study 7.65 Shoppers can exercise their activities in a way	The Colliers, Erdman and Lewis Study 7.65 Shoppers can exercise their activities in a way	To accord with the Inspector's recommendation.

LIST OF MODIFICATIONS

UDP – Chapter 7 Town Centres, Retail & Leisure

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>Framework page 93 para's 7.65 to 7.67</p> <p>IR – Policy Framework Page 90 - 93, paragraphs 7.6-7.8 and 7.14</p>	<p>that does not respect administrative boundaries. As a result in 1998, the West Yorkshire District Councils jointly commissioned consultants Colliers, Erdman and Lewis (CEL) to examine the likely scope for new retail floorspace in each local authority area up to 2011, with more generalised forecasts for the county area up to 2016.</p> <p>7.66 The CEL Study was published in 1999, the findings of which for Bradford are based on October 1997 data. To ensure that Bradford's new UDP is based on the most accurate and up to date information available, the Council undertook an in-house survey of changes which have occurred between the CEL base date and June 2001 to update the capacity forecasts.</p> <p>7.67 The provision for growth and improvement in the City and town centres has been guided by the conclusions of the CEL Study. The Study indicates little quantitative justification for additional comparison and convenience goods retailing, but recognises the scope for additional developments which bring about qualitative improvements.</p>	<p>that does not respect administrative boundaries. As a result in 1998, the West Yorkshire District Councils jointly commissioned consultants Colliers, Erdman and Lewis (CEL) to examine the likely scope for new retail floorspace in each local authority area up to 2011, with more generalised forecasts for the county area up to 2016.</p> <p>7.66 The CEL Study was published in 1999, the findings of which for Bradford are based on October 1997 data. To ensure that Bradford's new UDP is based on the most accurate and up to date information available, the Council undertook an in-house surveys of changes which have occurred between the CEL base date and June 2001 to update the capacity forecasts.</p> <p>7.67 The provision for growth and improvement in the City and town centres has been guided by the conclusions of the CEL Study. The Study indicates little quantitative justification for additional comparison and convenience goods retailing, but recognises the scope for additional developments which bring about qualitative improvements. <i>The Centres Chapters of the Proposal Reports refer to the forecasts in more detail. The forecasts were based on an assumption that people's existing shopping patterns would continue, and the Council's consideration of them as indicators of need was tempered by a number of other factors.</i></p> <p>7.67a <i>The Council's retail floorspace survey of October 1997 identified the composition of centres (number, type and size of convenience and comparison shops, associated service facilities and vacant units). Analysis of this and detailed information from the survey's fieldwork enabled deficiencies in the composition of centres, both type of</i></p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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><i>facility and the quality and quantity of the shopping offer, to be identified.</i></p> <p>7.67b <i>Tables in the CEL study enabled flows of expenditure from residential areas to centres to be identified. This showed considerable leakage of expenditure from the catchment areas of some centres, such as the City Centre and Bingley Town Centre, to other locations and indicated they were not adequately performing their designated role.</i></p> <p>7.67c <i>Extensive pre-deposit public consultation took place in the autumn of 1999 via specially arranged conferences and workshops with community and business groups, the Council's Neighbourhood Forum network and Parish Councils (as referred to at paragraph 7.20). These discussions highlighted issues about the strengths and weakness of centres that were subsequently considered in preparing the Plan.</i></p> <p>7.67d <i>Account was taken of quantitative and qualitative need identified in the existing adopted UDP that had not been met, such as the need for a large new supermarket in Bingley Town Centre. The potential need for additional shopping development that may result from the Plan's disposition of the residential land allocations such as at Silsden, was also assessed.</i></p> <p>7.67e <i>As a result of considering all of these matters the Council recognised the need to provide for improvements to certain centres. In some cases this is in quantitative terms substantially more than indicated in the CEL capacity forecasts, such as the major redevelopment and expansion area</i></p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) (whichever is the latest approved by Council)	Proposed Modification	Reason for Modification
		<i>proposals in the City Centre and smaller scale redevelopment proposals in Bingley Town Centre. The Centre Chapters of the Proposal Reports explain the reasons for the proposals in each centre.</i>	
<p>Mod - Mod/PF/TC/11</p> <p>UDP – Policy Framework, Page 94, Para 7.72</p> <p>IR – N/A</p>	<p>7.72 The Government's objectives for Yorkshire and Humberside are set out in its Regional Planning Guidance (October 2001). The objectives of this guidance are stated in paragraphs 7.10 and 7.11.</p>	<p>7.72 The Government's objectives for Yorkshire and Humberside are set out in its Regional Planning Guidance (October 2001). The objectives of this guidance are stated in paragraphs 7.10 and 7.11 paragraph 7.10a.</p>	To correct a drafting error.
<p>Mod - Mod/PF/TC/12</p> <p>UDP - Policy Framework, Page 94, Para 7.74</p> <p>IR – Policy Framework, Page 93, Para 7.14</p>	<p>7.74 The objectives of the Plan's retail strategy are:</p> <ul style="list-style-type: none"> • To support Principle Policy UDP6, • To support the Government's aim, set out in PPG6, to safeguard and enhance the vitality and viability of existing centres, • To support retail development proposals for the sale of comparison goods in the City and town centres, • To support retail development proposals for the sale of convenience goods in the City, town, district and local centres, • To support the creation of new local centres in residential areas which are poorly served by existing centres, <p>provided that in all cases, retail development proposals are of a scale appropriate to the role of the centre and the size of the community it serves.</p>	<p>7.74 The objectives of the Plan's retail strategy are:</p> <ul style="list-style-type: none"> • To support Principle Policy UDP6, • To support the Government's aim, set out in PPG6, to safeguard sustain and enhance the vitality and viability of existing centres, • To support retail development proposals for the sale of comparison goods in the City and town centres, • To support retail development proposals for the sale of convenience goods in the City, town, district and local centres, • To support the creation of new local centres in residential areas which are poorly served by existing centres, <p>provided that in all cases, retail development proposals are of a scale appropriate to the role of the centre and the size of the community catchment the centre serves.</p>	<p>Replace the word "safeguard" with "sustain" for the reasons set out in the Inspector's Report.</p> <p>Consequential change as a result of Modification Number PF/TC/14 in relation to paragraph 7.77.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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/TC/13</p> <p>UDP - Policy Framework, Page 95, Para 7.75</p> <p>IR – Policy Framework, Page 93, Para 7.14</p>	<p>7.75 Major development proposals should be steered towards the City and town centres. These centres provide the widest range of shopping facilities to meet the needs of the District's population. They offer good access, particularly to those with no or limited access to a car, since these centres are at the hub of the public transport network as well as the highway network. They also allow for the opportunity to combine shopping trips and combine them with other activities. Encouraging the grouping of developments in centres therefore enables one journey to serve several purposes, thereby minimising polluting emissions. The Plan provides for possible exceptions to the strategy at Odsal and West Bowling Golf Course if other objectives of the Plan can be achieved.</p>	<p>7.75 Major development proposals should be steered towards the City and town centres. These centres provide the widest range of shopping facilities to meet the needs of the District's population. They offer good access, particularly to those with no or limited access to a car, since these centres are at the hub of the public transport network as well as the highway network. They also allow for the opportunity to combine shopping trips and combine them with other activities. Encouraging the grouping of developments in centres therefore enables one journey to serve several purposes, thereby minimising polluting emissions. The Plan provides for possible exceptions to the strategy at Odsal and West Bowling Golf Course if other objectives of the Plan can be achieved.</p>	<p>For the reasons set out in the Inspector's Report.</p>
<p>Mod - Mod/PF/TC/14</p> <p>UDP - Policy Framework, Page 95, Para 7.77</p> <p>IR – Policy Framework, Page 93, Para 7.14</p>	<p>7.77 The Plan's retail strategy requires that comparison goods retailing should be steered towards the City and town centres. Conversely, the strategy takes a more permissive stance towards additional convenience goods retailing. In accordance with PPG6 and subsequent Government policy statements, it recognises that people should be able to meet their daily needs for convenience goods, particularly food, close to where they live. The Plan therefore allows for the development of convenience goods outlets in district and local centres where they are of a scale appropriate to the role of the centre and the size of the community it is meant to serve. The Plan also allows for the creation of new local centres in residential areas which are poorly served by existing centres.</p>	<p>7.77 The Plan's retail strategy requires that comparison goods retailing should be steered towards the City and town centres. Conversely, the strategy takes a more permissive stance towards additional convenience goods retailing. In accordance with PPG6 and subsequent Government policy statements, it recognises that people should be able to meet their daily needs for convenience goods, particularly food, close to where they live. The Plan therefore allows for the development of convenience goods outlets in district and local centres where they are of a scale appropriate to the role of the centre and the size of the community it catchment the centre is meant to serve. The Plan also allows for the creation of new local centres in residential areas which are poorly served by existing centres.</p>	<p>For the reasons set out in the Inspector's Report, but to make it clear that references to "the size of the catchment" relate to the catchment of the centre, not the catchment of the development proposal.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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/TC/15</p> <p>UDP - Policy Framework, Pages 95-96, Para 7.80</p> <p>IR – N/A</p>	<p>7.80 To facilitate the sequential approach, the Plan has identified various levels of retail concentration on the Proposals Map. At the core of the City and town centres are the “Primary Shopping Areas”. These areas form the basis of policy CT5 and are comprised predominantly of “Class A1” uses. They are the areas from which the sequential approach required by policies CR7 and CR11 should be measured when the nearest centre is the City Centre or a town centre. Surrounding each “Primary Shopping Area” is the “Central Shopping Area”. These larger areas comprise a greater proportion of “Class A2 and A3” uses. As a whole, these uses are complementary and define “the shopping centre”, the vitality and viability of which, the Plan seeks to protect (see paragraph 7.85). Finally, surrounding each “Central Shopping Area” is the “City Centre” or “Town Centre” as appropriate. These comprise all uses appropriate to “the centre”, including leisure, public offices, bus/rail stations, etcetera.</p>	<p>7.80 To facilitate the sequential approach, the Plan has identified various levels of retail concentration on the Proposals Map. At the core of the City and town centres are the “Primary Shopping Areas”. These areas form the basis of policy CT5 and are comprised predominantly of “Class A1” uses. They are the areas from which the sequential approach required by policies CR7 and CR11 policy CR4A should be measured when the nearest centre is the City Centre or a town centre. Surrounding each “Primary Shopping Area” is the “Central Shopping Area”. These larger areas comprise a greater proportion of “Class A2 and A3” uses. As a whole, these uses are complementary and define “the shopping centre”, the vitality and viability of which, the Plan seeks to protect (see paragraph 7.85). Finally, surrounding each “Central Shopping Area” is the “City Centre” or “Town Centre” as appropriate. These comprise all uses appropriate to “the centre”, including leisure, public offices, bus/rail stations, etcetera.</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>
<p>Mod - Mod/PF/TC/16</p> <p>UDP - Policy Framework, Page 96, Para 7.81</p> <p>IR – N/A</p>	<p>7.81 The same basic approach is taken with regard to district and local centres. However, such centres are more simply defined. District centres, for example, have a “Retail Area” defined on the Proposals Map. This is the area from which the sequential approach required by policy CR7 should be measured when the nearest centre is a district centre and is therefore equivalent to the “Primary Shopping Areas” of the City and town centres. The defined “District Centre” as a whole includes leisure and other non-retail uses. Local centres, on the other hand, are defined on the Proposals Map as a single line: they are not sub-divided. Thus the whole of a local centre is used for the purposes of policy CR7 when the nearest centre</p>	<p>7.81 The same basic approach is taken with regard to district and local centres. However, such centres are more simply defined. District centres, for example, have a “Retail Area” defined on the Proposals Map. This is the area from which the sequential approach required by policy CR7 CR4A should be measured when the nearest centre is a district centre and is therefore equivalent to the “Primary Shopping Areas” of the City and town centres. The defined “District Centre” as a whole includes leisure and other non-retail uses. Local centres, on the other hand, are defined on the Proposals Map as a single line: they are not sub-divided. Thus the whole of a local centre is used for the purposes of policy CR7 CR4A when the nearest centre is a local</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
	is a local centre.	centre.	modifications to the Centres Chapter.
<p>Mod - Mod/PF/TC/17</p> <p>UDP – Policy Framework, Page 96, Para 7.81</p> <p>IR – N/A</p>	<p>7.85 The following policies refer to effects on the vitality and viability of the City Centre, town centres, district centres and/or local centres: CR2, 3, 4, 5, 6, 7, 9, 10 and 11. For clarity, these refer to the Central Shopping Area of the City Centre (not the whole of the City Centre), the Central Shopping Areas of the town centres (not the whole of the town centres), the Retail Areas of the district centres (not the whole of the district centres) and to the whole of the local centres.</p>	<p>7.85 The following retail policies refer to effects on the vitality and viability of the City Centre, town centres, district centres and/or local centres: CR2, 3, 4, 5, 6, 7, 9, 10 and 11. For clarity, these refer to the Central Shopping Area of the City Centre (not the whole of the City Centre), the Central Shopping Areas of the town centres (not the whole of the town centres), the Retail Areas of the district centres (not the whole of the district centres) and to the whole of the local centres.</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter. As the text applies to all the retail policies, the modified wording is less cumbersome and more accurately reflects the strategy.</p>
<p>Mod -Mod/ PF/TC/18</p> <p>UDP – Policy Framework, Pages 97-100, Paras 7.86-7.97, Policies CR1, CR2, CR3, CR4 and Pages 104-105, Paras 7.114-7.117, Policies CR 8, CR9</p> <p>IR – Policy Framework, Pages 96-97, Para 7.26</p>	<p>Convenience Goods:</p> <p>City Centre</p> <p>7.86 The Plan's retail strategy aims to concentrate the largest development proposals in, or failing that, on the edge of the City Centre in order to serve the greatest number of people, whatever their mode of travel. There is therefore no limit in principle to the acceptable scale of development as long as the proposal accords with the Government's Regional Planning Guidance.</p> <p>7.87 The amount of convenience floorspace has declined in recent years. In October 1997 only 4% of the retail and related service floorspace was so used. The Council is, through the Plan, seeking to promote improvements to the quality and quantity of the existing provision to reinforce the role of the City Centre as the District's premier shopping centre and to cater for the increasing number of people who choose the live in or close to the centre. Accordingly:-</p>	<p>Convenience Goods:</p> <p>City Centre <i>and town centres</i></p> <p>7.86 The Plan's retail strategy aims to concentrate the largest development proposals in, or failing that, on the edge of the City Centre in order to serve the greatest number of people, whatever their mode of travel. There is therefore no limit in principle to the acceptable scale of development <i>in the City Centre</i> as long as the proposal accords with the Government's Regional Planning Guidance.</p> <p>7.87 The amount of convenience floorspace has declined in recent years. In October 1997 only 4% of the retail and related service floorspace was so used. The Council is, through the Plan, seeking to promote improvements to the quality and quantity of the existing provision to reinforce the role of the City Centre as the District's premier shopping centre and to cater for the increasing number of people who choose the live in or close to the centre.</p>	<p>For the reasons set out in the Inspector's Report, but with the following exceptions (set out below alongside the appropriate paragraph).</p> <p>To make it clear that this statement only relates to the City Centre and not the town centres.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>Policy CR1</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREA OF THE CITY CENTRE. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREA, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARY OF THE CITY CENTRE OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORT.</p> <p>7.88 In order to allow for expansion of the City Centre to meet future needs for convenience retail floorspace, the Plan has identified various “Expansion Areas” as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Area. This ensures a sequential approach to development is adopted in accordance with PPG6.</p> <p>Town Centres</p> <p>7.89 After the City Centre, the town centres of Keighley, Ilkley, Bingley and Shipley serve the greatest catchment population and are well located for access by public or private transport. The Plan’s retail strategy aims to concentrate development proposals in, or failing that, on the edge of these town centres so long as the scale and format of development does not adversely affect the vitality and viability of the City Centre or any of the other town centres and lead to changes in the hierarchy of the centres. Accordingly:-</p>	<p style="text-align: center;">Accordingly:-</p> <p>Policy CR1</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREA OF THE CITY CENTRE. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREA, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARY OF THE CITY CENTRE OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORT.</p> <p>Town Centres</p> <p>7.89 After the City Centre, the town centres of Keighley, Ilkley, Bingley and Shipley serve the greatest catchment population and are well located for access by public or private transport. The Plan’s retail strategy aims to concentrate development proposals in, or failing that, on the edge of these town centres so as as long as the scale and format of development does not adversely affect the vitality and viability of the City Centre or of any of the other town centres centre and lead to changes in the hierarchy of the centres. Accordingly:-</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>Policy CR2</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREAS OF THE TOWN CENTRES. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREAS, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARIES OF THE TOWN CENTRES OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORTS. IN ALL AREAS, HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS OF A SCALE WHICH, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.90 In order to allow for expansion of the town centres to meet future needs for convenience retail floorspace, the Plan has identified various “Expansion Areas” as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Areas. This ensures a sequential approach to development is adopted in accordance with PPG6.</p> <p>District Centres</p> <p>7.91 The Plan designates six District Centres. All lie within the city of Bradford. Their location and role is described in paragraphs 7.53 to 7.57.</p>	<p>Policy CR2</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREAS OF THE TOWN CENTRES. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREAS, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARIES OF THE TOWN CENTRES OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORTS. IN ALL AREAS, HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS OF A SCALE WHICH, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.90 In order to allow for expansion of the town centres to meet future needs for convenience retail floorspace, the Plan has identified various “Expansion Areas” as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Areas. This ensures a sequential approach to development is adopted in accordance with PPG6.</p> <p>District <i>and Local</i> Centres</p> <p>7.91 The Plan designates six seven District Centres <i>and 40 Local Centres</i>. All lie within the city of Bradford. Their location and role is described in paragraphs 7.53 to 7.57 7.59.</p>	<p>Consequential change following acceptance of the Inspector’s recommendation to designate Greengates as a District Centre.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>7.92 The Council recognises that people should be able to buy convenience goods, particularly food, without having to travel far from home. The Plan's retail strategy therefore aims to concentrate development proposals for convenience goods in these district centres so long as the scale and format of development does not adversely affect the vitality and viability of the City Centre, town centres or any of the other district centres. The scale of development should also be appropriate to the role of the centre and the size of population it is intended to serve (as stated in PPG6 and re-iterated by Planning Minister, Beverley Hughes in her address to delegates at the Third Annual Local Food Retailing Conference, July 2000). It is not desirable or acceptable that a district centre should become so large as to attract custom from outside its catchment area. This would lead to unnecessary travel and undermine the vitality and viability of other centres. Accordingly:-</p> <p>Policy CR3</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE RETAIL AREAS OF THE DISTRICT CENTRES DEFINED ON THE PROPOSALS MAP. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY IT SERVES, OR, TOGETHER WITH RECENT AND</p>	<p>7.92 The Council recognises that people should be able to buy convenience goods, particularly food, without having to travel far from home. The Plan's retail strategy therefore aims to concentrate development proposals for convenience goods in these the district and local centres so long as the scale and format of development does not adversely affect the vitality and viability of the City Centre, town centres or any of the other district centres any equivalent or higher order centre. The scale of development should also be appropriate to the role of the centre and the size of population that it is intended to serve (as stated in PPG6 and re-iterated by Planning Minister, Beverley Hughes in her address to delegates at the Third Annual Local Food Retailing Conference, July 2000), and by Tony McNulty MP in a Ministerial Statement on 10 April 2003. Development proposals for comparison goods will only be acceptable where they are to serve the day to day needs of the catchment population of the centre. It is not desirable or acceptable that a district or local centre should become so large as to attract custom from outside its catchment area. This would lead to unnecessary travel and undermine the vitality and viability of other centres. Accordingly:-</p> <p>Policy CR3</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE RETAIL AREAS OF THE DISTRICT CENTRES DEFINED ON THE PROPOSALS MAP. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY IT SERVES, OR, TOGETHER WITH RECENT AND</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN OR DISTRICT CENTRE.</p> <p>7.93 Expansion Areas have not been identified for the district centres as the Plan's retail strategy only promotes the expansion of the City and town centres in accordance with the aims of PPG6.</p> <p>7.94 It is the Plan's strategy to support district centres as outlets for the sale of convenience goods only. Proposals for the sale of comparison goods within the defined Retail Areas (other than for "small comparison goods shops" permitted by policy CR10) will be treated as out of centre and tested against policy CR11. This includes the conversion of existing convenience stores to those selling comparison goods.</p> <p>Local Centres</p> <p>7.95 In July 2000, Planning Minister, Beverley Hughes stated that the Government wanted planners to address the problems of social exclusion, including access to local food shopping. The Council has responded to this request by identifying small centres which serve an important role in helping meet the day-to-day needs of local communities. The Plan designates 41 local centres across the District: some in villages, others within the urban area. Their location and role is described in paragraphs 7.58 to 7.60 and their boundaries are shown on the Proposals Map.</p>	<p>POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN OR DISTRICT CENTRE.</p> <p>7.93 Expansion Areas have not been identified for the district centres as the Plan's retail strategy only promotes the expansion of the City and town centres in accordance with the aims of PPG6.</p> <p>7.94 It is the Plan's strategy to support district centres as outlets for the sale of convenience goods only. Proposals for the sale of comparison goods within the defined Retail Areas (other than for "small comparison goods shops" permitted by policy CR10) will be treated as out of centre and tested against policy CR11. This includes the conversion of existing convenience stores to those selling comparison goods.</p> <p>Local Centres</p> <p>7.95 In July 2000, Planning Minister, Beverley Hughes stated that the Government wanted planners to address the problems of social exclusion, including access to local food shopping. The Council has responded to this request by identifying small centres which serve an important role in helping meet the day-to-day needs of local communities. The Plan designates 41 local centres across the District: some in villages, others within the urban area. Their location and role is described in paragraphs 7.58 to 7.60 and their boundaries are shown on the Proposals Map.</p>	

LIST OF MODIFICATIONS

UDP – Chapter 7 Town Centres, Retail & Leisure

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>7.96 In the same vein as the approach taken with regard to district centres (see paragraph 7.92) the Plan's retail strategy aims to safeguard local centres from out of centre developments and supports proposals in local centres so long as the scale of the development is appropriate to the size of the community the centre is intended to serve. Accordingly:-</p> <p>Policy CR4</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE LOCAL CENTRES DEFINED ON THE PROPOSALS MAP. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY IT SERVES, OR, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE.</p> <p>7.97 It is the Plan's strategy to support local centres as outlets for the sale of convenience goods only. Proposals for the sale of comparison goods within the defined areas (other than for "small comparison goods shops" permitted by policy CR10) will be treated as out of centre and tested against policy CR11. This includes the conversion of existing convenience stores to those selling comparison goods.</p> <p>Comparison Goods:</p> <p>City Centre</p>	<p>7.96 In the same vein as the approach taken with regard to district centres (see paragraph 7.92) the Plan's retail strategy aims to safeguard local centres from out of centre developments and supports proposals in local centres so long as the scale of the development is appropriate to the size of the community the centre is intended to serve. Accordingly:-</p> <p>Policy CR4</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE LOCAL CENTRES DEFINED ON THE PROPOSALS MAP. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY IT SERVES, OR, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE.</p> <p>7.97 It is the Plan's strategy to support local centres as outlets for the sale of convenience goods only. Proposals for the sale of comparison goods within the defined areas (other than for "small comparison goods shops" permitted by policy CR10) will be treated as out of centre and tested against policy CR11. This includes the conversion of existing convenience stores to those selling comparison goods.</p> <p>Comparison Goods:</p> <p>City Centre</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>7.114 The Plan's retail strategy aims to concentrate the largest development proposals in, or failing that, on the edge of the City Centre in order to serve the greatest number of people, whatever their mode of travel. There is therefore no limit in principle to the acceptable scale of development as long as the proposal accords with the Government's Regional Planning Guidance. Accordingly:-</p> <p>Policy CR8</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREA OF THE CITY CENTRE. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREA, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARY OF THE CITY CENTRE OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORT.</p> <p>7.115 In order to allow for expansion of the City Centre to meet future needs for comparison retail floorspace, the Plan has identified various "Expansion Areas" as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Area. This ensures a sequential approach to development is adopted in accordance with PPG6.</p> <p>Town Centres</p> <p>7.116 After the City Centre, the town centres of Keighley, Ilkley, Bingley and Shipley serve the greatest catchment population and are well located for access by public or private transport.</p>	<p>7.114 The Plan's retail strategy aims to concentrate the largest development proposals in, or failing that, on the edge of the City Centre in order to serve the greatest number of people, whatever their mode of travel. There is therefore no limit in principle to the acceptable scale of development as long as the proposal accords with the Government's Regional Planning Guidance. Accordingly:-</p> <p>Policy CR8</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREA OF THE CITY CENTRE. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREA, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARY OF THE CITY CENTRE OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORT.</p> <p>7.115 In order to allow for expansion of the City Centre to meet future needs for comparison retail floorspace, the Plan has identified various "Expansion Areas" as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Area. This ensures a sequential approach to development is adopted in accordance with PPG6.</p> <p>Town Centres</p> <p>7.116 After the City Centre, the town centres of Keighley, Ilkley, Bingley and Shipley serve the greatest catchment population and are well located for access by public or private</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>The Plan's retail strategy aims to concentrate development proposals in, or failing that, on the edge of these town centres so long as the scale and format of development does not adversely affect the vitality and viability of the City Centre or any of the other town centres. Accordingly:-</p> <p>Policy CR9</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREAS OF THE TOWN CENTRES. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREAS, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARIES OF THE TOWN CENTRES OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORTS. IN ALL AREAS, HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS OF A SCALE WHICH, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.117 In order to allow for expansion of the City Centre to meet future needs for comparison retail floorspace, the Plan has identified various "Expansion Areas" as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Areas. This ensures a sequential approach to development is adopted in accordance with PPG6.</p>	<p>transport. The Plan's retail strategy aims to concentrate development proposals in, or failing that, on the edge of these town centres so long as the scale and format of development does not adversely affect the vitality and viability of the City Centre or any of the other town centres. Accordingly:-</p> <p>Policy CR9</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN THE CENTRAL SHOPPING AREAS OF THE TOWN CENTRES. WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREAS, AFTER HAVING TAKEN FLEXIBILITY AND SCALE INTO ACCOUNT, DEVELOPMENT WILL BE PERMITTED WITHIN THE DEFINED BOUNDARIES OF THE TOWN CENTRES OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORTS. IN ALL AREAS, HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS OF A SCALE WHICH, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.117 In order to allow for expansion of the City Centre to meet future needs for comparison retail floorspace, the Plan has identified various "Expansion Areas" as defined on the Proposals Map. Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Areas. This ensures a sequential approach to development is adopted in accordance with PPG6.</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>POLICY CR1A</p> <p>RETAIL DEVELOPMENT WILL BE PERMITTED IN THE FOLLOWING LOCATIONS:</p> <p>(1) WITHIN THE CENTRAL SHOPPING AREAS OF THE CITY CENTRE AND TOWN CENTRES OR, WHERE SITES CANNOT BE FOUND WITHIN THE CENTRAL SHOPPING AREAS, A FLEXIBLE APPROACH HAVING BEEN TAKEN, WITHIN THE DEFINED BOUNDARY OF THE CITY OR TOWN CENTRES OR IN THE EXPANSION AREAS WHERE IT ACCORDS WITH THE PROPOSALS REPORTS;</p> <p>(2) WITHIN THE RETAIL AREAS OF DISTRICT CENTRES, AND WITHIN LOCAL CENTRES, AS DEFINED ON THE PROPOSALS MAP;</p> <p>PROVIDED IT IS OF A SCALE WHICH IS COMPATIBLE WITH THE ROLE OF THE CENTRE AND THE CATCHMENT IT SERVES, AND, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY AND VIABILITY OF ANY EQUIVALENT OR HIGHER ORDER CENTRE.</p> <p>7.887.92a In order to allow for expansion of the City Centre and town centres to meet future needs for convenience retail floorspace, the Plan has identified various “Expansion Areas” as defined on the Proposals Map.</p>	<p>Number the policy “CR1A”. Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>The Inspector recommends a caveat following Criterion 2 of Policy CR1A, which starts as follows: “provided it is of a scale which is compatible with the role of the centre or the catchment it serves...”. The Council proposes to accept the caveat but with the word “or” replaced by “and”. The Council believes that developers should have to satisfy both criteria, not just one. The Council’s proposed amendment is consistent with RDDP paragraph 7.108 and the April 2003 McNulty Statement (section on Sequential Approach, final paragraph).</p> <p>Paragraph renumbered as a consequential change.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>Their designation allows for retail developments to take place when they cannot be accommodated within the Central Shopping Area Areas. This ensures a sequential approach to development is adopted in accordance with PPG6. <i>Expansion Areas have not been identified at District Centres since only Tong Street and Great Horton lack a large modern foodstore, and no such sites could be identified at these centres that were appropriate to designate as Expansion Areas.</i></p>	
<p>Mod -Mod/PF/TC/19</p> <p>UDP - Policy Framework, Pages 100-101, Paras 7.98-7.102, Policy CR5</p> <p>IR – Policy Framework, Page 98, Para 7.32</p>	<p>Areas of Deficiency</p> <p>7.98 Paragraph 7.95 describes the Government’s concern to ensure that, wherever possible, local communities are served by local shops which meet their daily needs, particularly for food. The Minister suggested that residential areas lying beyond a 500 metre catchment area of local facilities should be described as “food deserts” and that planners should seek to rectify this situation. An objective of the Plan’s retail strategy is that all communities should be served by a local centre and that where they are not, the formation of new local centres should be encouraged. Accordingly:-</p> <p>Policy CR5</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN RESIDENTIAL AREAS LYING BEYOND 500 METRES FROM ANY OF THE</p>	<p>Areas of Deficiency</p> <p>7.98 Paragraph 7.95 describes the Government’s concern <i>In July 2000, Planning Minister, Beverley Hughes stated that the Government wanted planners to address the problems of social exclusion, including action</i> to ensure that, wherever possible, local communities are served by local shops which meet their daily needs, particularly for food. The Minister suggested that residential areas lying beyond a 500 metre catchment area of local facilities should be described as “food deserts” and that planners should seek to rectify this situation. An objective of the Plan’s retail strategy is that all communities should be served by a local centre and that where they are not, the formation of new local centres should be encouraged. Accordingly:-</p> <p>Policy CR5 CR2A</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN RESIDENTIAL AREAS LYING BEYOND 500 METRES FROM ANY OF THE</p>	<p>Consequential change as a result of deleting paragraph 7.95. The preamble to the sentence is still relevant.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>SHOPPING AREAS DEFINED IN POLICIES CR1-CR4. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE SIZE OF THE RESIDENTIAL AREA, OR, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE. IN ORDER TO FOSTER THE CREATION OF NEW LOCAL CENTRES IN AREAS OF DEFICIENCY, DEVELOPERS SHOULD LOCATE NEW SHOPS IN CLOSE PROXIMITY TO EACH OTHER AND IN LOCATIONS WHICH ARE CONVENIENT TO CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR.</p> <p>7.99 This policy gives flexibility to developers who wish to provide shops of a size greater than that permitted by policy CR6 in areas which are not well served by existing centres without having to satisfy the requirements of policy CR7. This will allow the providers of convenience goods to meet local needs more efficiently and effectively while continuing to restrict the development of stores selling comparison goods outside the City and town centres.</p> <p>7.100 Some residential areas and villages contain all or most of the elements which make up a local centre, but the components are not grouped together and so cannot be defined as a centre. In such cases, policy CR5 will be used to</p>	<p>SHOPPING AREAS DEFINED IN POLICIES CR1-CR4 POLICY CR1A. HOWEVER, DEVELOPMENT WILL NOT BE PERMITTED IF IT IS NOT APPROPRIATE IN SCALE TO THE SIZE OF THE RESIDENTIAL AREA, OR, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, IT WOULD BE LIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE. IN ORDER TO FOSTER THE CREATION OF NEW LOCAL CENTRES IN AREAS OF DEFICIENCY, DEVELOPERS SHOULD LOCATE NEW SHOPS IN CLOSE PROXIMITY TO EACH OTHER AND IN LOCATIONS WHICH ARE CONVENIENT TO CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR.</p> <p>7.99 This policy gives flexibility to developers who wish to provide shops of a size greater than that permitted by policy CR6 CR3A in areas which are not well served by existing centres without having to satisfy the requirements of policy CR7 CR4A. This will allow the providers of convenience goods to meet local needs more efficiently and effectively while continuing to restrict the development of stores selling comparison goods outside the City and town centres. Proposals which do not meet the requirements of policy CR2A will be considered against policy CR4A.</p> <p>7.100 Some residential areas and villages contain all or most of the elements which make up a local centre, but the components are not grouped together and so cannot be defined as a centre. In such cases, policy CR5 CR2A will be used to</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>As a result of the Council's acceptance of the Inspector's recommendation that all centres should accommodate both convenience and comparison goods, the Council considers that the final sentence of paragraph 7.99 could be misleading and should therefore be deleted. The Council considers it necessary to add a statement to make it clear that only those proposals which do not meet the requirements of policy CR2A need to be considered against policy CR4A, not all out-of-centre proposals.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>encourage the grouping of additional facilities to create new local centres where this is physically possible, subject to the caveats provided by the policy. The contribution being made by existing local shops (and potential development arising from unimplemented planning permissions) towards meeting local needs will be taken into consideration when applications for additional facilities are determined.</p> <p>7.101 As with existing local centres, the scale or format of development should be limited to that which is appropriate to the size of the community it is intended to serve and which will not undermine the vitality and viability of any centre. Therefore, any proposal which is greater in scale than would be permitted under policy CR6, will be refused if it is considered to be larger than is needed for the size of the community which lies within a 500 metres catchment area of the proposal.</p> <p>7.102 Development proposals must accord with other policies of the Plan. For example, development will not be permitted on sites allocated for housing or employment or in the Green Belt.</p>	<p>encourage the grouping of additional facilities to create new local centres where this is physically possible, subject to the caveats provided by the policy. The contribution being made by existing local shops (and potential development arising from unimplemented planning permissions) towards meeting local needs will be taken into consideration when applications for additional facilities are determined.</p> <p>7.101 As with existing local centres, the scale or format of development should be limited to that which is appropriate to the size of the community – it catchment the centre is intended to serve and which will not undermine the vitality and viability of any centre. Therefore, any proposal which is greater in scale than would be permitted under policy CR6 CR3A, will be refused if it is considered to be larger than is needed for the size of the community which lies within a 500 metres catchment area of the proposal.</p> <p>7.102 Development proposals must accord with other policies of the Plan. For example, development will not be permitted on sites allocated for housing or employment or in the Green Belt.</p>	<p>Consequential change as a result of Modification Number PF/TC/14 in relation to paragraph 7.77.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>
<p>Mod -Mod/PF/TC/20</p> <p>UDP - Policy Framework, Pages 101-102, Paras 7.103-7.106, Policy CR6 and Page 106, Paras 7.118-7.121, Policy CR 10</p> <p>IR – Policy Framework, Pages 98- 99, Para</p>	<p>Small Convenience Goods Shops</p> <p>7.103 There continues to be a demand for the local service provided by small shops. The traditional corner shop can offer a convenient service to local communities without necessitating the need to travel by bus or car to the nearest centre. They are particularly valuable in rural areas where they can help to maintain rural services and help to keep the rural economy healthy. Proposals for small shops of say 150 square metres are unlikely to prejudice the</p>	<p>Small Convenience Goods Shops</p> <p>7.103 There continues to be a demand for the local service provided by small shops. The traditional corner shop can offer a convenient service to local communities without necessitating the need to travel by bus or car to the nearest centre. They are particularly valuable in rural areas where they can help to maintain rural services and help to keep the rural economy healthy. Policy CF5 in the Community Facilities Chapter seeks to help to retain such facilities</p>	<p>For the reasons set out in the Inspector’s Report, but with the following exceptions (set out below alongside the appropriate paragraph).</p> <p>To provide a cross reference to the new policy to resist the loss of important community facilities, to</p>

LIST OF MODIFICATIONS

UDP – Chapter 7 Town Centres, Retail & Leisure

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
7.32	<p>overall pattern of shopping provision, or the support the Council wishes to give to the City, town, district and local shopping centres. Accordingly:-</p> <p>Policy CR6</p> <p>SMALL CONVENIENCE GOODS SHOPS WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT WOULD NOT LEAD TO THE CREATION OF A SHOP OR GROUP OF SHOPS WHICH COLLECTIVELY WOULD HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE.</p> <p>7.104 Proposals for small shops will still need to accord with other relevant policies of the Plan and other planning considerations. These include the amenity of residents of nearby properties, road safety and design, as well as policies that protect land that is required for employment, housing or Green Belt.</p> <p>7.105 Policy UR1 requires that developments acceptable under policy CR6 need also to be acceptable under CR7. Where there is doubt as to whether a proposal is “small” and is not in a location that accords with policies CR1-5, then the appropriate policy to test it against is policy CR7.</p> <p>7.106 Proposals will also be tested against policy CR7 if the proposal (for one or more units) would be likely to create a group of shops which collectively could attract custom into the area and away from identified centres, thereby adversely affecting their vitality and viability.</p>	<p><i>in these areas.</i> Proposals for small shops of say 150 square metres are unlikely to prejudice the overall pattern of shopping provision, or the support the Council wishes to give to the City, town, district and local shopping centres. Accordingly:-</p> <p>Policy CR6 CR3A</p> <p>SMALL CONVENIENCE GOODS SHOPS WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT WOULD NOT LEAD TO THE CREATION OF A SHOP OR GROUP OF SHOPS WHICH COLLECTIVELY WOULD HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE.</p> <p>7.104 Proposals for small shops will still need to accord with other relevant policies of the Plan and other planning considerations. These include the amenity of residents of nearby properties, road safety and design, as well as policies that protect land that is required for employment, housing or Green Belt.</p> <p>7.105 Policy UR1 <i>The Plan</i> requires that developments acceptable under policy CR6 CR3A need also to be acceptable under CR7 CR4A. Where there is doubt as to whether a proposal is “small” and is not in a location that accords with policies CR1-5 CR1A or CR2A, then the appropriate policy to test it against is policy CR7 CR4A.</p> <p>7.106 Proposals <i>A proposal for one or more retail units</i> will also be tested against policy CR7 CR4A if the proposal (for one or more units) <i>it</i> would be likely to create a group of shops which collectively could attract custom into the area and away from identified centres, thereby</p>	<p>be included in the Community Facilities Chapter as recommended by the Inspector.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Consequential change as a result of the modification to policy UR1. Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Alter wording to make the application of the policy grammatically clearer. Also, consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>Small Comparison Goods Shops</p> <p>7.118 The Plan's retail strategy is to concentrate outlets for the sale of comparison goods in the City and town centres. However, it is recognised that proposals for small shops of say 150 square metres are unlikely to prejudice the overall pattern of shopping provision, or the support the Council wishes to give to the City and town centres. Accordingly:-</p> <p>Policy CR10</p> <p>SMALL COMPARISON GOODS SHOPS WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT WOULD NOT LEAD TO THE CREATION OF A SHOP OR GROUP OF SHOPS WHICH COLLECTIVELY WOULD HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.119 Proposals for small shops will still need to accord with other relevant policies of the Plan and other planning considerations. These include the amenity of residents of nearby properties, road safety and design, as well as policies that protect land that is required for employment, housing or Green Belt.</p> <p>7.120 Policy UR1 requires that developments acceptable under policy CR10 need also to be acceptable under CR11. Where there is doubt as to whether a proposal is "small" and is not in a location that accords with policies CR8 and CR9 and is not permitted by CR12, then the appropriate policy to test it against is policy CR11.</p>	<p>adversely affecting their vitality and viability.</p> <p>Small Comparison Goods Shops</p> <p>7.118 The Plan's retail strategy is to concentrate outlets for the sale of comparison goods in the City and town centres. However, it is recognised that proposals for small shops of say 150 square metres are unlikely to prejudice the overall pattern of shopping provision, or the support the Council wishes to give to the City and town centres. Accordingly:-</p> <p>Policy CR10</p> <p>SMALL COMPARISON GOODS SHOPS WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT WOULD NOT LEAD TO THE CREATION OF A SHOP OR GROUP OF SHOPS WHICH COLLECTIVELY WOULD HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE.</p> <p>7.119 Proposals for small shops will still need to accord with other relevant policies of the Plan and other planning considerations. These include the amenity of residents of nearby properties, road safety and design, as well as policies that protect land that is required for employment, housing or Green Belt.</p> <p>7.120 Policy UR1 requires that developments acceptable under policy CR10 need also to be acceptable under CR11. Where there is doubt as to whether a proposal is "small" and is not in a location that accords with policies CR8 and CR9 and is not permitted by CR12, then the appropriate policy to test it against is policy CR11.</p>	

LIST OF MODIFICATIONS

UDP – Chapter 7 Town Centres, Retail & Leisure

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
	7.121 Proposals will also be tested against policy CR11 if the proposal (for one or more units) would be likely to create a group of shops which collectively could attract custom into the area and away from identified centres, thereby adversely affecting their vitality and viability.	7.121 Proposals will also be tested against policy CR11 if the proposal (for one or more units) would be likely to create a group of shops which collectively could attract custom into the area and away from identified centres, thereby adversely affecting their vitality and viability.	
<p>Mod - Mod/PF/TC/21</p> <p>UDP - Policy Framework, Pages 102-104, Paras 7.107-7.113, Policy CR7 and Pages 106-109, Paras 7.122-7.130, Policy CR 11</p> <p>IR – Policy Framework, Pages 103-105, Para 7.54</p>	<p>Other Development</p> <p>7.107 The Plan's retail strategy is to safeguard and enhance the centres. Policies CR1-5 allow development in a manner consistent with the strategy and the Small Shops policy (CR6) allows development elsewhere. But larger scale development outside centres may also be permitted where it accords with the criteria in Policy CR7 below and other policies in the Plan. Accordingly:-</p> <p>Policy CR7</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL ONLY BE PERMITTED OUTSIDE ANY OF THE SHOPPING AREAS DEFINED IN POLICIES CR1-CR4 AND OUTSIDE THE RESIDENTIAL AREAS DEFINED IN POLICY CR5 IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:</p> <p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE A NEED FOR THE ADDITIONAL CONVENIENCE RETAIL FLOORSPACE;</p> <p>(2) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE</p>	<p>Other Development</p> <p>7.107 The Plan's retail strategy is to safeguard sustain and enhance the centres. Policies CR1-5 allow Policy CR1A allows for development in a manner consistent with the strategy and the Small Shops policy (CR6) (CR3A) allows development outside centres may also be permitted where it accords with the criteria in Policy CR7 CR4A below and other policies in the Plan. Accordingly:-</p> <p>Policy CR7 CR4A</p> <p>CONVENIENCE GOODS RETAIL DEVELOPMENT WILL ONLY BE PERMITTED OUTSIDE ANY OF THE SHOPPING AREAS DEFINED IN POLICIES CR1-CR4 AND OUTSIDE THE RESIDENTIAL AREAS DEFINED IN POLICY CR5 POLICY CR1A IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:</p> <p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE A NEED FOR THE ADDITIONAL CONVENIENCE RETAIL FLOORSPACE;</p> <p>(2) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE</p>	<p>For the reasons set out in the Inspector's Report, but with the following exceptions (set out below alongside the appropriate paragraph). Replace the word "safeguard" with "sustain" for the reasons set out in the Inspector's Report.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p> <p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>PRACTICAL TO DEVELOP IN THE DEFINED SHOPPING AREAS OF APPROPRIATE CENTRES, OR FAILING THAT, ADJACENT TO THOSE SHOPPING AREAS, AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING;</p>	<p>PRACTICAL TO DEVELOP SUITABLE, VIABLE FOR THE PROPOSED USE, AND LIKELY TO BECOME AVAILABLE WITHIN A REASONABLE PERIOD OF TIME, IN THE DEFINED SHOPPING AREAS OF APPROPRIATE RELEVANT CENTRES, OR FAILING THAT, ADJACENT TO THOSE SHOPPING AREAS, AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING A FLEXIBLE APPROACH HAVING BEEN TAKEN;</p>	
	<p>(3) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES;</p>	<p>(3) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES WHERE THE RELEVANT SHOPPING AREA IS THE CITY CENTRE, OR A TOWN CENTRE, THERE ARE NO ALTERNATIVE SITES ON THE EDGE OF THAT CENTRE;</p>	
	<p>(4) THE DEVELOPMENT, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE;</p>	<p>(4) THE DEVELOPMENT, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR AND VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN, DISTRICT OR LOCAL CENTRE;</p>	
	<p>(5) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR;</p>	<p>(5) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR;</p>	
	<p>(6) THE DEVELOPMENT WOULD NOT LEAD</p>	<p>(6) THE DEVELOPMENT WOULD NOT LEAD TO</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH THE DEVELOPMENT OF OTHER SITES; AND</p> <p>(7) THE DEVELOPMENT WOULD NOT UNDERMINE THE RETAIL STRATEGY OF THE PLAN.</p> <p>7.108 In applying the sequential approach, the relevant centres in which to search for alternative sites and buildings, referred to as “appropriate centres” in criterion (2), will depend on the nature and scale of the proposed development and the catchment that the development seeks to serve. Also, the scale of such proposals should be compatible with the role of the appropriate City, town, district or local centre. So, for example, the appropriate shopping area for a very large development with a District wide catchment area would be the City Centre, even though there may be other local, district and town centres between the proposed site and the City Centre. Detailed guidance on the application of the leisure strategy in relation to Policies CL1, CL2 and CL3 is included in Paragraphs 7.148 – 7.150. A similar approach should be applied in relation to Policy CR7. Refer also to Paragraph 7.134.</p>	<p>AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH THE DEVELOPMENT OF OTHER SITES; AND</p> <p>(7) THE DEVELOPMENT WOULD NOT UNDERMINE THE RETAIL STRATEGY OF THE PLAN.</p> <p>7.108 In applying the sequential approach, sites on the edge of the City and town centres will be preferred to out-of-centre locations, and the relevant centres in which to search for alternative sites and buildings, referred to as “appropriate centres” in criterion (2), will depend on the nature and scale of the proposed development and the catchment that the development seeks to serve. Also, the scale of such proposals should be compatible with the role of the appropriate City, town, district or local centre. Policy CR4A should be applied in a similar way to the leisure policies. Detailed guidance on the latter is included in paragraphs 7.148 – 7.150. So, for example, the appropriate shopping area relevant centre for a very large development with a District wide catchment area would be the City Centre, even though there may be other local, district and or town centres between the proposed site and the City Centre. However, developers would also have to consider the availability of sites in town, district and local centres, if there were no suitable sites within or adjacent to the City Centre. Where the relevant centre is the City Centre, developers will be expected to consider the availability of sites within the Valley Road Retail Area before the local</p>	<p>Reposition RDDP statement within the paragraph and alter wording to make the application of the policy clearer. Also, consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>7.109 Where the City Centre or one of the four town centres is the appropriate centre, developers will be required to consider the availability of sites as close as possible to that centre's defined Primary Shopping Area. Where a district centre is the appropriate centre, measurement will be taken from the boundary of that centre's defined Retail Area. Where a local centre is the appropriate centre, measurement will be taken from the boundary of that local centre.</p> <p>7.110 It is possible that development may be proposed on sites on the edge of the City or town centres that are as close or closer to the Primary Shopping Areas than the Expansion Areas defined in policies CR1 and CR2. In such cases, proposals will be tested against policy CR7 and other relevant policies of the Plan, taking into account the merits of the proposal in accordance with PPG6. PPG6 Annex A defines "edge of centre" as "a location within easy walking distance (ie 200-300 metres) of the Primary Shopping Area".</p>	<p><i>planning authority is likely to consider out-of-centre locations. This is because the area abuts the centre and is predominantly in retail use, providing opportunities for linked trips. Detailed guidance on the application of the leisure strategy in relation to Policies CL1, CL2 and CL3 is included in Paragraphs 7.148 – 7.150. A similar approach should be applied in relation to Policy CR7. Refer also to Paragraph 7.134.</i></p> <p>7.108a In assessing whether a site is "edge of centre", measurements will be taken from the defined Primary Shopping Area of the City or Town Centre.</p> <p>7.109 Where the City Centre or one of the four town centres is the appropriate centre, developers will be required to consider the availability of sites as close as possible to that centre's defined Primary Shopping Area. Where a district centre is the appropriate centre, measurement will be taken from the boundary of that centre's defined Retail Area. Where a local centre is the appropriate centre, measurement will be taken from the boundary of that local centre.</p> <p>7.110 It is possible that development may be proposed on sites on the edge of the City or town centres that are as close or closer to the Primary Shopping Areas than the Expansion Areas defined in policies CR1 and CR2. In such cases, proposals will be tested against policy CR7 and other relevant policies of the Plan, taking into account the merits of the proposal in accordance with PPG6. PPG6 Annex A defines "edge of centre" as "a location within easy walking distance (i.e. 200-300 metres) of the Primary</p>	<p>Change to numbering as a consequence of accepting Inspector's recommendation to add a new paragraph.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
		<i>Shopping Area</i>	
	7.111 Criterion (2) refers to “the defined shopping areas of appropriate centres”. These are defined in policies CR1-CR4 and are all of the areas within which retail development is permitted, including Expansion Areas. Development is permitted within these areas, subject to the conditions of those policies, without the developer being required to demonstrate need. Policy CR7 therefore applies to sites outside these areas, including adjacent land.	7.111 Criterion (2) refers to “the defined shopping areas of appropriate centres”. These are defined in policies CR1-CR4 and are all of the areas within which retail development is permitted, including Expansion Areas. Development is permitted within these areas, subject to the conditions of those policies, without the developer being required to demonstrate need. Policy CR7 therefore applies to sites outside these areas, including adjacent land.	
	7.112 Where development is unable to be accommodated within a centre or edge of centre location, then those sites which are nearest to the appropriate centre and which have the highest accessibility by public transport will be favoured over those which are more remote, in accordance with Government guidance.	7.112 Where development is unable to be accommodated within a centre or edge of centre location, then those sites which are nearest to the appropriate centre and which have the highest accessibility by public transport will be favoured over those which are more remote, in accordance with Government guidance.	
	7.113 The phrase “sites which are practical to develop” stated in criterion (2) is defined as sites which are “suitable, viable for the proposed use and likely to become available within a reasonable period of time” as advised in PPG6. However, “suitable” is not to be interpreted as meaning suitable for the size of store and format which retailers wish to develop. To do so could mean that developers would seek to develop sizes and forms of store that could only be met by out of centre sites. In its response to the Second Report of the Environment, Transport and Regional Affairs Committee, May 2000, the Government makes clear that developers should be flexible about format and scale of development and that decisions should not be	7.113 The phrase “sites which are practical to develop” stated in criterion (2) is defined as sites which are “suitable, viable for the proposed use and likely to become available within a reasonable period of time” as advised in PPG6. However, “suitable” is not to be interpreted as meaning suitable for the size of store and format which retailers wish to develop. To do so could mean that developers would seek to develop sizes and forms of store that could only be met by out of centre sites. In its response to the Second Report of the Environment, Transport and Regional Affairs Committee, May 2000, the Government makes clear that developers should be flexible about format and scale of development and that decisions	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>made on the basis of whether a developer has a preferred format that might not fit into a centre, but on whether there is any reason why such goods cannot be sold from alternative sites in the centre. Planning Minister, Beverley Hughes, in July 2000, emphasised this point by stating that the "one-size-fits-all" approach advocated by some retailers is inappropriate and that greater flexibility by developers is required.</p> <p>Other Development</p> <p>7.122 The Plan's retail strategy is to safeguard and enhance the centres. Policies CR8 and CR9 allow development in a manner consistent with the strategy and the Small Shops policy (CR10) allows development elsewhere. But larger scale development outside centres may also be permitted where it accords with the criteria in Policy CR11 below and other policies in the Plan. Accordingly:-</p> <p>Policy CR11</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL ONLY BE PERMITTED OUTSIDE ANY OF THE SHOPPING AREAS DEFINED IN POLICIES CR8 AND CR9 IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:</p> <p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE A NEED FOR THE ADDITIONAL CONVENIENCE RETAIL FLOORSPACE;</p> <p>(2) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE DEFINED</p>	<p>should not be made on the basis of whether a developer has a preferred format that might not fit into a centre, but on whether there is any reason why such goods cannot be sold from alternative sites in the centre. Planning Minister, Beverley Hughes, in July 2000, emphasised this point by stating that the "one-size-fits-all" approach advocated by some retailers is inappropriate and that greater flexibility by developers is required.</p> <p>Other Development</p> <p>7.122 The Plan's retail strategy is to safeguard and enhance the centres. Policies CR8 and CR9 allow development in a manner consistent with the strategy and the Small Shops policy (CR10) allows development elsewhere. But larger scale development outside centres may also be permitted where it accords with the criteria in Policy CR11 below and other policies in the Plan. Accordingly:-</p> <p>Policy CR11</p> <p>COMPARISON GOODS RETAIL DEVELOPMENT WILL ONLY BE PERMITTED OUTSIDE ANY OF THE SHOPPING AREAS DEFINED IN POLICIES CR8 AND CR9 IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:</p> <p>(1) THE DEVELOPER IS ABLE TO DEMONSTRATE A NEED FOR THE ADDITIONAL CONVENIENCE RETAIL FLOORSPACE;</p> <p>(2) THE DEVELOPER IS ABLE TO DEMONSTRATE THAT THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE DEFINED</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>SHOPPING AREAS OF APPROPRIATE CENTRES, OR FAILING THAT, ADJACENT TO THOSE SHOPPING AREAS, AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING;</p> <p>(3) WHERE THE APPROPRIATE SHOPPING AREA IS THE CITY CENTRE, THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE VALLEY ROAD RETAIL AREA DEFINED ON THE PROPOSALS MAP;</p> <p>(4) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES;</p> <p>(5) THE DEVELOPMENT, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE;</p> <p>(6) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR;</p> <p>(7) THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH</p>	<p>SHOPPING AREAS OF APPROPRIATE CENTRES, OR FAILING THAT, ADJACENT TO THOSE SHOPPING AREAS, AFTER HAVING BEEN FLEXIBLE WITH REGARD TO FORMAT, SCALE, DESIGN AND CAR PARKING;</p> <p>(3) WHERE THE APPROPRIATE SHOPPING AREA IS THE CITY CENTRE, THERE ARE NO ALTERNATIVE SITES WHICH ARE PRACTICAL TO DEVELOP IN THE VALLEY ROAD RETAIL AREA DEFINED ON THE PROPOSALS MAP;</p> <p>(4) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES;</p> <p>(5) THE DEVELOPMENT, TOGETHER WITH RECENT AND POTENTIAL DEVELOPMENT ARISING FROM OTHER UNIMPLEMENTED CURRENT PLANNING PERMISSIONS, WOULD BE UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF THE CITY CENTRE OR ANY NAMED TOWN CENTRE;</p> <p>(6) THERE WOULD BE CONVENIENT ACCESS TO THE PROPOSED DEVELOPMENT FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE PRIVATE CAR;</p> <p>(7) THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH THE</p>	

LIST OF MODIFICATIONS

UDP – Chapter 7 Town Centres, Retail & Leisure

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>THE DEVELOPMENT OF OTHER SITES; AND</p> <p>(8) THE DEVELOPMENT WOULD NOT UNDERMINE THE RETAIL STRATEGY OF THE PLAN.</p> <p>7.123 In applying the sequential approach, the relevant centres in which to search for alternative sites and buildings, referred to as “appropriate centres” in criterion (2), will depend on the nature and scale of the proposed development and the catchment that the development seeks to serve. Also, the scale of such proposals should be compatible with the role of the appropriate City or town centre. So, for example, the appropriate shopping area for a very large development with a District wide catchment area would be the City Centre, even though there may be town centres between the proposed site and the City Centre. Detailed guidance on the application of the leisure strategy in relation to Policies CL1, CL2 and CL3 is included in Paragraphs 7.148 – 7.150. A similar approach should be applied in relation to Policy CR7. Refer also to Paragraph 7.134.</p> <p>7.124 Developers will be required to consider the availability of sites as close as possible to the Primary Shopping Areas of the City and town centres.</p> <p>7.125 Where the appropriate shopping centre is the City Centre, developers will also be expected to consider the availability of sites within the Valley Road Retail Area before the Local Planning Authority is likely to consider favourably an out</p>	<p>DEVELOPMENT OF OTHER SITES; AND</p> <p>(8) THE DEVELOPMENT WOULD NOT UNDERMINE THE RETAIL STRATEGY OF THE PLAN.</p> <p>7.123 In applying the sequential approach, the relevant centres in which to search for alternative sites and buildings, referred to as “appropriate centres” in criterion (2), will depend on the nature and scale of the proposed development and the catchment that the development seeks to serve. Also, the scale of such proposals should be compatible with the role of the appropriate City or town centre. So, for example, the appropriate shopping area for a very large development with a District wide catchment area would be the City Centre, even though there may be town centres between the proposed site and the City Centre. Detailed guidance on the application of the leisure strategy in relation to Policies CL1, CL2 and CL3 is included in Paragraphs 7.148 – 7.150. A similar approach should be applied in relation to Policy CR7. Refer also to Paragraph 7.134.</p> <p>7.124 Developers will be required to consider the availability of sites as close as possible to the Primary Shopping Areas of the City and town centres.</p> <p>7.125 Where the appropriate shopping centre is the City Centre, developers will also be expected to consider the availability of sites within the Valley Road Retail Area before the Local Planning Authority is likely to</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>of centre location. This is because although the area is also out of centre, it abuts the centre and it is predominantly in retail use. It is therefore considered preferable that further development should take place within this area, where there are opportunities for linked trips, than in an entirely new location which would undermine the Plan's retail strategy.</p> <p>7.126 Although policy CR11 allows the sale of comparison goods from this location, policy CR7 does not allow the sale of convenience goods from there (other than "small convenience goods shops" permitted by policy CR6). This is because the Plan's retail strategy supports the sale of convenience goods from district centres. The sale of convenience goods from the Valley Road Retail Area could undermine the vitality and viability of the district centres whereas the sale of comparison goods would not.</p> <p>7.127 It is possible that development may be proposed on sites on the edge of the City or town centres that are as close or closer to the Primary Shopping Areas than the Expansion Areas defined in policies CR8 and CR9. In such cases, proposals will be tested against policy CR11 and other relevant policies of the Plan, taking into account the merits of the proposal in accordance with PPG6. PPG6 Annex A defines "edge of centre" as "a location within easy walking distance (ie 200-300 metres) of the Primary Shopping Area".</p> <p>7.128 Criterion (2) refers to "the defined shopping</p>	<p>consider favourably an out of centre location. This is because although the area is also out of centre, it abuts the centre and it is predominantly in retail use. It is therefore considered preferable that further development should take place within this area, where there are opportunities for linked trips, than in an entirely new location which would undermine the Plan's retail strategy.</p> <p>7.126 Although policy CR11 allows the sale of comparison goods from this location, policy CR7 does not allow the sale of convenience goods from there (other than "small convenience goods shops" permitted by policy CR6). This is because the Plan's retail strategy supports the sale of convenience goods from district centres. The sale of convenience goods from the Valley Road Retail Area could undermine the vitality and viability of the district centres whereas the sale of comparison goods would not.</p> <p>7.127 It is possible that development may be proposed on sites on the edge of the City or town centres that are as close or closer to the Primary Shopping Areas than the Expansion Areas defined in policies CR8 and CR9. In such cases, proposals will be tested against policy CR11 and other relevant policies of the Plan, taking into account the merits of the proposal in accordance with PPG6. PPG6 Annex A defines "edge of centre" as "a location within easy walking distance (i.e. 200-300 metres) of the Primary Shopping Area".</p> <p>7.128 <i>In</i> Criterion (2), refers to "the "defined</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>areas of appropriate centres". These are defined in policies CR8 and CR9 and are all of the areas within which retail development is permitted, including Expansion Areas. Development is permitted within these areas, subject to the conditions of those policies, without the developer being required to demonstrate need. Policy CR11 therefore applies to sites outside these areas, including adjacent land.</p> <p>7.129 Where development is unable to be accommodated within a centre or edge of centre location, then those sites which are nearest to the appropriate centre and which have the highest accessibility by public transport will be favoured over those which are more remote, in accordance with Government guidance.</p> <p>7.130 The phrase "sites which are practical to develop" stated in criteria (2) and (3) is defined as sites which are "suitable, viable for the proposed use and likely to become available within a reasonable period of time" as advised in PPG6. However, "suitable" is not to be interpreted as meaning suitable for the size of store and format which retailers wish to develop. To do so could mean that developers would seek to develop sizes and forms of store that could only be met by out of centre sites. In its response to the Second Report of the Environment, Transport and Regional Affairs Committee, May 2000, the Government makes clear that developers should be flexible about format and scale of development and that decisions should not be made on the basis of whether a developer has a preferred format that might not fit into a centre, but on whether there</p>	<p>shopping areas" of appropriate centres". These are defined in policies CR8 and CR9 and are refers to all of the areas within which where retail development is permitted <i>in accordance with Policy CR1A</i>, including Expansion Areas. Development is permitted within these areas, subject to the conditions of those policies, without the developer being required to demonstrate need. Policy CR11 therefore applies to sites outside these areas, including adjacent land.</p> <p>7.129 Where development is unable to be accommodated within a centre or edge of centre location, then those sites which are nearest to the appropriate relevant centre and which have the highest accessibility by public transport will be favoured over those which are more remote, in accordance with Government guidance.</p> <p>7.130 The phrase "sites which are practical to develop" stated in criteria (2) and (3) is defined as sites which are "suitable, viable for the proposed use and likely to become available within a reasonable period of time" as advised in PPG6. However, "suitable" "Suitable" is not to be interpreted as meaning suitable for the size of store and format which retailers wish to develop. To do so could mean that developers would seek to develop sizes and forms of store that could only be met by accommodated only on out of centre sites. In its response to the Second Report of the Environment, Transport and Regional Affairs Committee, May 2000, the Government makes clear that developers should be flexible about format and scale of development and that decisions should not be made on the basis of whether a developer has a preferred format that</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>is any reason why such goods cannot be sold from alternative sites in the centre.</p>	<p>might not fit into a centre, but on whether there is any reason why such goods cannot be sold from alternative sites in the centre. <i>Planning Minister, Beverley Hughes, in July 2000, emphasised this point by stating that the “one-size-fits-all” approach advocated by some retailers is inappropriate and that greater flexibility by developers is required, and Tony McNulty MP, in April 2003, restated that a retailing format that can only be provided at an out of town location is not regarded as meeting the requirements of the Government’s policy.</i></p> <p><i>7.130a Developers may also be required to carry out a retail assessment. Refer to paragraph 7.134.</i></p>	<p>Reposition RDDP statement within a new paragraph and alter wording to make the application of the policy clearer.</p>
<p>Mod - Mod/PF/TC/22</p> <p>UDP - Policy Framework, Pages 109-110, Paras 7.131-7.133, Policy CR12</p> <p>IR – Policy Framework, Page 106, Para 7.58</p>	<p>Specialist Retailing</p> <p>7.131 Some forms of retail development may be inappropriate in shopping centres. Raw building materials like timber, sand and cement sold mainly to the trade by builders merchants are not normal forms of comparison shopping. The large display areas needed for car sales and garden centres mean these uses have not traditionally located in shopping centres. Car accessories are not normally purchased by people who do not own a motor vehicle. Therefore the establishment of these uses in other locations is not likely to adversely affect the Plan’s retail strategy. Accordingly:-</p> <p>Policy CR12</p> <p>PROPOSALS FOR ESTABLISHMENTS FROM WHICH THE SALES WOULD BE STRICTLY LIMITED TO</p>	<p>Specialist Retailing</p> <p>7.131 Some forms of retail development may be inappropriate in shopping centres. Raw building materials like timber, sand and cement sold mainly to the trade by builders merchants are not normal forms of comparison shopping. The large display areas needed for car sales and garden centres mean these uses have not traditionally located in shopping centres. Car accessories are not normally purchased by people who do not own a motor vehicle. Therefore the establishment of these uses in other locations is not likely to adversely affect the Plan’s retail strategy. Accordingly:-</p> <p>Policy CR12 CR5A</p> <p>PROPOSALS FOR ESTABLISHMENTS FROM WHICH THE SALES WOULD BE STRICTLY LIMITED TO</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>HEAVY RAW MATERIALS, MOTOR VEHICLES AND PARTS AND GARDENING SUPPLIES WILL BE PERMITTED OUTSIDE EXISTING SHOPPING CENTRES.</p> <p>7.132 The policy allows, subject to other planning considerations, proposals for the sale of raw building materials where the range of goods is often heavy and bulky and requires commercial transport to remove them. However, the type of retail operation pursued by most national DIY chains involves the sale of a wide range of goods, the majority of which are not heavy raw materials or gardening supplies and which would not accord with Policy CR12. Such developments will be tested against policies CR8, CR9 and CR11.</p> <p>7.133 Planning permission for proposals that are acceptable under this policy will be conditioned to these uses only, where the scale or location of the proposal is such that a general retail permission would not have been granted. For example, proposals for garden centres out of centre will have a condition imposed limiting the range of goods to be sold to those used in connection with the maintenance, upkeep and improvement of domestic gardens and plants including greenhouses, garden stores and conservatories. However garden centre proposals in Green Belt locations will also be subject to Green Belt policies. Since the latter seek to keep the land open in character, only those garden centre proposals which retain the open character of the land, and where the prime purpose of any necessary buildings is for growing plants rather than for the sale or display of goods, sheds, greenhouses and conservatories, etcetera, are likely to be</p>	<p>HEAVY RAW MATERIALS, MOTOR VEHICLES AND PARTS AND GARDENING SUPPLIES WILL BE PERMITTED OUTSIDE EXISTING SHOPPING CENTRES.</p> <p>7.132 The policy allows, subject to other planning considerations, proposals for the sale of raw building materials where the range of goods is often heavy and bulky and requires commercial transport to remove them. However, the type of retail operation pursued by most national DIY chains involves the sale of a wide range of goods, the majority of which are not heavy raw materials or gardening supplies and which would not accord with Policy CR12. Such developments will be tested against policies CR8, CR9 and CR11.</p> <p>7.133 Planning permission for proposals that are acceptable under this policy will be conditioned to these uses only, where the scale or location of the proposal is such that a general retail permission would not have been granted. For example, proposals for garden centres out of centre will have a condition imposed limiting the range of goods to be sold to those used in connection with the maintenance, upkeep and improvement of domestic gardens and plants including greenhouses, garden stores and conservatories. However garden centre proposals in Green Belt locations will also be subject to Green Belt policies. Since the latter seek to keep the land open in character, only those garden centre proposals which retain the open character of the land, and where the prime purpose of any necessary buildings is for growing plants rather than for the sale or display of goods, sheds, greenhouses and conservatories, etcetera, are likely to be</p>	<p>For the reasons set out in the Inspector's Report.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
	permitted. Development proposals acceptable under this policy are also subject to other policies in the Plan, such as, for example, policies ensuring that employment land is not used for other purposes.	permitted. Development proposals acceptable under this policy are also subject to other policies in the Plan, such as, for example, policies ensuring that employment land is not used for other purposes.	
<p>Mod - Mod/PF/TC/23</p> <p>UDP - Policy Framework, Page 110, Para 7.137</p> <p>IR – N/A</p>	<p>7.137 Employment and residential sites have been allocated to cater for future demands for land for these uses. The state of the economy will influence the timing of development. That a site remains undeveloped therefore does not imply it is not needed and if a site is lost from its allocated use, it will eventually require a replacement, possibly from the Green Belt. Consequently, other policies ensure that retail development will not normally be permitted on sites allocated for other uses, except under the circumstances indicated in those policies. However, criterion (2) of policies CR7 and CR11 allows for retail development on sites adjacent to shopping areas. Where such sites are allocated for other uses in the Plan, the relative merits of the conflicting proposals will be assessed against the Plan's objectives and the characteristics of the sites in question.</p>	<p>7.137 Employment and residential sites have been allocated to cater for future demands for land for these uses. The state of the economy will influence the timing of development. That a site remains undeveloped therefore does not imply it is not needed and if a site is lost from its allocated use, it will eventually require a replacement, possibly from the Green Belt. Consequently, other policies ensure that retail development will not normally be permitted on sites allocated for other uses, except under the circumstances indicated in those policies. However, criterion (2) (3) of policies CR7 and CR11 policy CR4A allows for retail development on sites adjacent to the shopping areas of the City and town centres. Where such sites are allocated for other uses in the Plan, the relative merits of the conflicting proposals will be assessed against the Plan's objectives and the characteristics of the sites in question.</p>	<p>Consequential change. Policy numbers have been changed as a result of extensive modifications to the Centres Chapter. To make it clear that the Criterion only applies to sites adjacent to the shopping areas of the City and town centres, not to all centres.</p>
<p>Mod - Mod/PF/TC/24</p> <p>UDP - Policy Framework page 111, para 7.138</p> <p>IR - Policy Framework – page 25, para 4.4</p>	<p>7.138 This section is concerned with proposals for leisure and entertainment development where the activities involved mainly take place within buildings. Such proposals will be assessed against the policies in this Chapter. Other proposals for leisure and recreational activities which principally involve the use of land, such as golf or riding schools, and which therefore would be inappropriate in town, district and local centres will be assessed against appropriate policies in the Open Land in Settlements and</p>	<p>7.138 This section is concerned with proposals for leisure and entertainment development where the activities involved mainly take place within buildings. Such proposals will be assessed against the policies in this Chapter. Other proposals for leisure and recreational activities which principally involve the use of land, such as golf or riding schools, and which therefore would be inappropriate in town, district and local centres will be assessed against appropriate policies in the Open Land in Settlements and</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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
	Natural Environment and Countryside Chapters. All proposals in any event will be assessed against all other relevant policies of the Plan as required by policy UR1.	Natural Environment and Countryside Chapters. All proposals in any event will be assessed against all other relevant policies of the Plan as required by policy UR1.	Consequential change as a result of the modification to policy UR1.
<p>Mod - Mod/PF/TC/25</p> <p>UDP - Policy Framework page 112, para 7.142a</p> <p>IR - Policy Framework – pages 92 – 93, para's 7.13 and 7.14</p>	<p>7.142a The objectives of the Plan's leisure strategy are:</p> <ul style="list-style-type: none"> • To support Principal Policy UDP6; • To support the Government's aim, set out in PPG6, to safeguard and enhance the vitality and viability of existing centres; • To support and promote leisure development proposals in the City, town and district centres which attract a lot of people from a wide area provided that such proposals are of a scale compatible with to the role of the centre and the size of the community they would serve. 	<p>7.142a The objectives of the Plan's leisure strategy are:</p> <ul style="list-style-type: none"> • To support Principal Policy UDP6; • To support the Government's aim, set out in PPG6, to safeguard and enhance the vitality and viability of existing centres; • To support and promote leisure development proposals in the City, town and district centres which attract a lot of people from a wide area provided that such proposals are of a scale compatible with to the role of the centre and the size of the community they would catchment the centre serves. 	<p>To correct a drafting error in the inclusion of the word 'with'.</p> <p>Consequential change. To accord with the Inspector's recommendation in relation to the use of the word 'catchment' instead of 'community' in paragraph 7.77 of the Policy Framework, to ensure consistency between the retail and leisure sections of the Plan, and to make clear that reference to 'the size of the catchment' relates to the centre's catchment, in accordance with policies CL1 and CL3.</p>
<p>Mod - Mod/PF/TC/26</p> <p>UDP - Policy Framework page 112, para 7.143</p> <p>IR –Policy Framework – pages 92 – 93, para's 7.13 and 7.14</p>	<p>7.143 The Council wishes to encourage new investment to improve existing and provide for new leisure and entertainment facilities in the District in a manner that furthers the Government's objectives. Thus proposals within centres that are appropriate in scale to the role of that centre and the size of the community that they would serve will be permitted. Accordingly:</p>	<p>7.143 The Council wishes to encourage new investment to improve existing and provide for new leisure and entertainment facilities in the District in a manner that furthers the Government's objectives. Thus proposals within centres that are appropriate in scale to the role of that centre and the size of the community that they would catchment the centre serves will be permitted. Accordingly:</p>	<p>Consequential change. To accord with the Inspector's recommendation in relation to the use of the word 'catchment' instead of 'community' in paragraph 7.77 of the Policy Framework, to ensure consistency between the retail and leisure sections of the Plan, and to make clear that reference to 'the size of the catchment' relates to the centre's catchment, in accordance with policies CL1 and CL3.</p>
<p>Mod - Mod/PF/TC/27</p> <p>UDP - Policy</p>	<p>Policy CL1</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT</p>	<p>Policy CL1</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) (whichever is the latest approved by Council)	Proposed Modification	Reason for Modification
<p>Framework page 112, Policy CL1</p> <p>IR - Policy Framework – pages 92 – 93, para's 7.13 and 7.14</p>	<p>DEVELOPMENT WITHIN THE CITY, TOWN OR DISTRICT CENTRES AS DEFINED ON THE PROPOSAL MAP WILL BE PERMITTED PROVIDED THE PROPOSAL IS APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES.</p>	<p>DEVELOPMENT WITHIN THE CITY, TOWN OR DISTRICT CENTRES AS DEFINED ON THE PROPOSAL MAP WILL BE PERMITTED PROVIDED THE PROPOSAL IS APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE SIZE OF THE COMMUNITY CATCHMENT THAT THE CENTRE SERVES.</p>	<p>Consequential change. To accord with the Inspector's recommendation in relation to the use of the word 'catchment' instead of 'community' in paragraph 7.77 of the Policy Framework and ensure consistency between the retail and leisure sections of the Plan.</p>
<p>Mod - Mod/PF/TC/28</p> <p>UDP - Policy Framework page 113 para 7.145</p> <p>IR - Policy Framework – pages 92 - 93 para's 7.13 and 7.14</p>	<p>7.145 The defined city and town centre expansion areas normally fall outside the boundaries of the centres. Their designation provides the ability for leisure and entertainment developments to take place when they cannot be accommodated within the centre. Thus proposals for leisure and entertainment developments will be permitted in these expansion areas where there are no alternative sites in the relevant centres and the scale of the proposed development is appropriate to the role of the centre and the community it serves. Accordingly:</p>	<p>7.145 The defined city and town centre expansion areas normally fall outside the boundaries of the centres. Their designation provides the ability for leisure and entertainment developments to take place when they cannot be accommodated within the centre. Thus proposals for leisure and entertainment developments will be permitted in these expansion areas where there are no alternative sites in the relevant centres and the scale of the proposed development is appropriate to the role of the centre and the community it catchment the centre serves. Accordingly:</p>	<p>Consequential change. To accord with the Inspector's recommendation in relation to the use of the word 'catchment' instead of 'community' in paragraph 7.77 of the Policy Framework and ensure consistency between the retail and leisure sections of the Plan.</p> <p>To make clear that reference to 'the size of the catchment' relates to the centre's catchment, in accordance with policies CL1 and CL3.</p>
<p>Mod - Mod/PF/TC/29</p> <p>UDP - Policy Framework page 113, policy CL2</p> <p>IR - Policy Framework – pages 92 – 93, para's 7.13 and 7.14</p>	<p>Policy CL2</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT DEVELOPMENT THAT WOULD ATTRACT A LOT OF PEOPLE FROM A WIDE AREA WILL ONLY BE PERMITTED IN THE EXPANSION AREAS OUTSIDE THE CITY AND TOWN CENTRES DEFINED ON THE PROPOSAL MAP IF:</p> <p>(1) THERE ARE NO ALTERNATIVE SITES IN THE CENTRE; AND</p> <p>(2) THE PROPOSAL IS APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE COMMUNITY IT SERVES.</p>	<p>Policy CL2</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT DEVELOPMENT THAT WOULD ATTRACT A LOT OF PEOPLE FROM A WIDE AREA WILL ONLY BE PERMITTED IN THE EXPANSION AREAS OUTSIDE THE CITY AND TOWN CENTRES DEFINED ON THE PROPOSAL MAP IF:</p> <p>(1) THERE ARE NO ALTERNATIVE SITES IN THE CENTRE; AND</p> <p>(2) THE PROPOSAL IS APPROPRIATE IN SCALE TO THE ROLE OF THE CENTRE AND THE COMMUNITY CATCHMENT IF THE CENTRE SERVES.</p>	<p>Consequential change. To accord with the Inspector's recommendation in relation to the use of the word 'catchment' instead of 'community' in paragraph 7.77 of the Policy Framework, to ensure consistency between the retail and leisure sections of the Plan and to make clear that reference to 'the size of the catchment' relates to the centre's catchment, in accordance with policies CL1 and CL3.</p>

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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/TC/30</p> <p>UDP - Policy Framework page 113, policy CL2</p> <p>IR - Policy Framework – pages 92 – 93, para's 7.13 and 7.14</p>	<p>Policy CL3</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT DEVELOPMENT THAT WOULD ATTRACT A LOT OF PEOPLE FROM A WIDE AREA WILL ONLY BE PERMITTED ON SITES OUTSIDE THE CITY, TOWN AND DISTRICT CENTRES IF:</p> <p>(1) NEED FOR THE ADDITIONAL LEISURE OR ENTERTAINMENT FLOORSPACE CAN BE DEMONSTRATED BY THE DEVELOPER AND;</p> <p>(2) THERE ARE NO ALTERNATIVE SITES IN THE APPROPRIATE CENTRE, OR FAILING THAT IN ONE OF THE EXPANSION AREAS TO THE CENTRE DEFINED ON THE PROPOSAL MAP, OR FAILING THAT OTHER EDGE OF CENTRE SITES, OR FAILING THAT OTHER SITES CLOSER TO THE CENTRE; AND</p> <p>(3) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CITY, TOWN OR DISTRICT CENTRE AND THE SIZE OF THE COMMUNITY THAT THE CENTRE SERVES; AND</p> <p>(4) THE DEVELOPMENT TOGETHER WITH OTHER RECENTLY COMPLETED DEVELOPMENTS AND UNIMPLEMENTED EXTANT PLANNING PERMISSIONS IS UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF ANY OF THE CITY, TOWN AND DISTRICT CENTRES; AND</p>	<p>Policy CL3</p> <p>PROPOSALS FOR LEISURE AND ENTERTAINMENT DEVELOPMENT THAT WOULD ATTRACT A LOT OF PEOPLE FROM A WIDE AREA WILL ONLY BE PERMITTED ON SITES OUTSIDE THE CITY, TOWN AND DISTRICT CENTRES IF:</p> <p>(1) NEED FOR THE ADDITIONAL LEISURE OR ENTERTAINMENT FLOORSPACE CAN BE DEMONSTRATED BY THE DEVELOPER AND;</p> <p>(2) THERE ARE NO ALTERNATIVE SITES IN THE APPROPRIATE CENTRE, OR FAILING THAT IN ONE OF THE EXPANSION AREAS TO THE CENTRE DEFINED ON THE PROPOSAL MAP, OR FAILING THAT OTHER EDGE OF CENTRE SITES, OR FAILING THAT OTHER SITES CLOSER TO THE CENTRE; AND</p> <p>(3) THE SCALE OF THE PROPOSAL IS COMPATIBLE WITH THE ROLE OF THE APPROPRIATE CITY, TOWN OR DISTRICT CENTRE AND THE SIZE OF THE COMMUNITY CATCHMENT THAT THE CENTRE SERVES; AND</p> <p>(4) THE DEVELOPMENT TOGETHER WITH OTHER RECENTLY COMPLETED DEVELOPMENTS AND UNIMPLEMENTED EXTANT PLANNING PERMISSIONS IS UNLIKELY TO HAVE AN ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF ANY OF THE CITY, TOWN AND DISTRICT CENTRES; AND</p>	

LIST OF MODIFICATIONS
UDP – Chapter 7 Town Centres, Retail & Leisure

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>(5) THE SITE IS OR WILL AS PART OF THE DEVELOPMENT BE MADE HIGHLY ACCESSIBLE FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE MOTOR CAR; AND</p> <p>(6) THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR, AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH THE DEVELOPMENT OF OTHER SITES; AND</p> <p>(7) THE DEVELOPMENT WOULD NOT UNDERMINE THE LEISURE STRATEGY OF THE PLAN.</p>	<p>(5) THE SITE IS OR WILL AS PART OF THE DEVELOPMENT BE MADE HIGHLY ACCESSIBLE FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE MOTOR CAR; AND</p> <p>(6) THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR, AND WOULD HELP TO FACILITATE MULTI-PURPOSE TRIPS COMPARED WITH THE DEVELOPMENT OF OTHER SITES; AND</p> <p>(7) THE DEVELOPMENT WOULD NOT UNDERMINE THE LEISURE STRATEGY OF THE PLAN.</p>	