

LIST OF MODIFICATIONS

UDP – Bradford North Chapter 4 Urban Renaissance

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) (<i>whichever is the latest approved by Council</i>)	Proposed Modification	Reason for Modification
<p>Mod - MOD/BN/UR/1</p> <p>UDP - BN/UR5.1, SOM/BN/OS2/13 & SOM/BN/OS4/13</p> <p>Site - Bradford Moor</p> <p>IR – Bradford North, pages 1 and 2</p>	<p>BN/UR5.1 BRADFORD MOOR GOLF COURSE</p> <p>Although this area has an important open space function it is recognised that the indefinite existence of the area in its present use is likely to inhibit the proper long term planning of the area. Accordingly, the area is proposed as safeguarded land, where redevelopment for a range of uses, including open space appropriate to the surrounding community, is proposed in the longer term.</p>	<p>A. BN/UR5.1 BRADFORD MOOR GOLF COURSE</p> <p>Although this area has an important open space function it is recognised that the indefinite existence of the area in its present use is likely to inhibit the proper long term planning of the area. Accordingly, the area is proposed as safeguarded land, where redevelopment for a range of uses, including open space appropriate to the surrounding community, is proposed in the longer term.</p> <p>B. OS1.5 BRADFORD MOOR</p> <p>Much reduced area carried forward from the adopted UDP. Bradford Moor Golf Course has been deleted from the area as it is now allocated as Safeguarded Land. The existing and proposed school buildings fronting onto Barkerend Road have also been deleted from the area as they create a built up frontage, but the former housing site off Tewitt Hall Road is now included in the area.</p> <p><i>Open Space dominated by Bradford Moor Golf Course and Myra Shay recreation area, separating densely populated parts of the city. Important site in redressing the deficiency in open space available to the local population.</i></p> <p>C. The following changes be made to the Bradford North Proposals Map (see maps with Modification reference MOD/BN/UR/1):</p>	<p>A. For the reasons set out in the Inspector’s Report.</p> <p>B. For the reasons set out in the Inspector’s Report.</p> <p>C. For the reasons set out in the Inspector’s Report and a consequential amendment to revise the urban greenspace boundary to include adjacent recreation open space.</p>

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		<ul style="list-style-type: none"> • Delete the UR5.1 notation from the site. • Re-allocate the site as part of Bradford Moor urban green space (as adjacent site) referenced BN/OS5.1. • Re-allocate the adjacent recreation open space as part of Bradford Moor urban greenspace referenced BN/OS5.1. This allocation is in addition to the recreation open space allocation OS2. 	
<p>Mod - MOD/BN/UR/2</p> <p>UDP – BN/UR5.2 (formerly BN/H2.2), SOM/BN/H1/14 SOM/BN/OS1/14</p> <p>Site - Westfield Lane, Idle</p> <p>IR – Bradford North, pages 2, 3, 49 and 50</p>	<p>BN/UR5.2 WESTFIELD LANE, IDLE</p> <p>Constrained housing site in the adopted UDP, allocated as a Phase 2 site in the First Deposit. Greenfield site in the built up area. Vehicular access is only to be taken from Westfield Lane. Development of the site cannot take place unless substantial improvements to Westfield Lane and its junction with Town Lane are undertaken.</p>	<p>A. BN/UR5.2 WESTFIELD LANE, IDLE Constrained housing site in the adopted UDP, allocated as a Phase 2 site in the First Deposit. Greenfield site in the built up area. Vehicular access is only to be taken from Westfield Lane. Development of the site cannot take place unless substantial improvements to Westfield Lane and its junction with Town Lane are undertaken.</p> <p>B. BN/H2.2 WESTFIELD LANE, IDLE 1.31 <i>Greenfield site within the main urban area. Vehicular access is only to be taken from Westfield Lane. Development of the site cannot take place unless substantial improvements to Westfield Lane and its junction with Town Lane are undertaken.</i></p> <p>C. The following changes be made to the Bradford North Proposals Map (see map, modification reference MOD/BN/UR/2):</p>	<p>For the reasons set out in the Inspector's Report.</p>

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		<ul style="list-style-type: none"> • Delete the UR5.2 notation from the site. • Re-allocate the site as a phase 2 housing site referenced BN/H2.2 	
<p>Mod - MOD/BN/UR/3</p> <p>UDP - BN/UR5.3 (formerly BN/H2.1)</p> <p>Site - Westfield Lane/ All Alone Road, Idle, Bradford</p> <p>IR – Bradford North, pages 3 and 4</p>	<p>BN/UR5.3 WESTFIELD LANE / ALL ALONE ROAD, IDLE</p> <p>Amalgamation of two amended housing sites carried forward from the adopted UDP, and allocated as a Phase 2 site in the First Deposit. Part brownfield part greenfield site in the built up area. The area is outside the public transport corridor and access to schools, local facilities and open space is poor, and parts of the site are currently in employment use. There are also major access constraints to the site requiring third party land.</p>	<p>A. BN/UR5.3 WESTFIELD LANE / ALL ALONE ROAD, IDLE</p> <p>Amalgamation of two amended housing sites carried forward from the adopted UDP, and allocated as a Phase 2 site in the First Deposit. Part brownfield part greenfield site in the built up area. The area is outside the public transport corridor and access to schools, local facilities and open space is poor, and parts of the site are currently in employment use. There are also major access constraints to the site requiring third party land.</p> <p>B. BN/H2.1 WESTFIELD LANE / ALL ALONE ROAD, IDLE 3.14</p> <p><i>The majority of the site is previously developed land, with parts still in use for employment. The site is located within the main urban area. Third party land is required to provide a safe access, hence a phase 2 allocation.</i></p> <p>C. The following changes be made to the Bradford North Proposals Map (see map, modification reference MOD/BN/UR/3):</p> <ul style="list-style-type: none"> • Delete the UR5.3 notation from the site. • Re-allocate the site as a phase 2 housing site referenced BN/H2.1 	<p>For the reasons set out in the Inspector's Report.</p>

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Mod - MOD/BN/UR/4 UDP – BN/UR7.1 Site – Cutler Heights	<p>The range of uses appropriate for the area include:</p> <p>B1 Business</p> <p>B2 General Industry</p> <p>C3 Dwellings</p> <p>Small scale A1 and A3 uses where it can be demonstrated to support local needs.</p>	<p>The range of uses appropriate for the area include:</p> <p>B1 Business</p> <p>B2 General Industry</p> <p>C3 Dwellings</p> <p>Small scale A1 and A3 uses where it can be demonstrated to support local needs and in accordance with the relevant policies elsewhere in the Plan.</p>	<p>This change first appeared in the Council's Pre Inquiry Changes document published in January 2003. No objections were received to the change.</p>
Mod - MOD/BN/UR/5 UDP – BN/UR7.2 & SOM/BN/OS4/278 Site - Fagley IR – Bradford North, pages 5, 6, 7 & 52	<p>BN/UR7.2 Fagley</p> <p>The Fagley Regeneration Area identifies an area of land as suitable for new employment, residential, and recreation uses together with the provision of additional visitor facilities required by the Industrial Museum. In addition this development will support a system of footpaths, cycle and bridleway links giving access through the urban area to the open countryside. Development of the area is constrained by poor highway access, inadequate drainage facilities, a derelict quarry and by an extant planning permission for mining operations, valid until the year 2042. The comprehensive redevelopment of the area, which is in mixed ownership, can only be achieved if the needs of the area and its constraints are addressed as part of an overall co-ordinated strategy, sustainable and appropriate for the local neighbourhood. It is important to resist an incremental piecemeal approach to development as this may prejudice the wider objectives for the area.</p>	<p>BN/UR7.2 Fagley</p> <p>The Fagley Regeneration Mixed Use Area identifies an area of land as suitable for new employment, residential, and recreation uses together with the provision of additional visitor facilities required by the Industrial Museum. In addition this development will support a system of footpaths, cycle and bridleway links giving access through the urban area to the open countryside. Development of the area is constrained by poor highway access, inadequate drainage facilities, a derelict quarry and by an extant planning permission for mining operations, valid until the year 2042. The comprehensive redevelopment of the area, which is in mixed ownership, can only be achieved if the needs of the area and its constraints are addressed as part of an overall co-ordinated strategy, sustainable and appropriate for the local neighbourhood. It is important to resist an incremental piecemeal approach to development as this may prejudice the wider objectives for the area.</p>	<p>For the reasons set out in the Inspector's Report.</p>
Mod - MOD/BN/UR/6	<p>B1 Business</p>	<p>B1 Business</p>	<p>This change first appeared in the Council's Pre Inquiry Changes document published in January 2003. No objections were received to</p>

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<p>UDP – BN/UR7.3</p> <p>Site – Dudley Hill</p>	<p>B2 General Industry</p> <p>C3 Dwelling Houses</p> <p>A1 uses (retail), A3 uses (food and drink) and D2 uses (leisure and recreation) may be acceptable if they are of a scale appropriate to supporting the needs of the local community.</p>	<p>B2 General Industry</p> <p>C3 Dwelling Houses</p> <p>A1 uses (retail), A3 uses (food and drink) and D2 uses (leisure and recreation) may be acceptable if they are of a scale appropriate to supporting the needs of the local community and in accordance with the relevant policies elsewhere in the Plan.</p>	<p>the change.</p>
<p>Mod - MOD/BN/UR/7</p> <p>UDP – BN/UR7.4</p> <p>Site - Little Germany, Cathedral Quarter, Barkerend, Canal Road/Valley Road</p> <p>IR – Bradford North, pages 7 & 8</p>	<p>The Little Germany Area contains a number of landmark buildings and sites whose reuse, refurbishment or redevelopment will have the most positive effect on regeneration within the area. The Millennium Gate site at the Leeds Road and Airedale Ring Road intersection is a particular example. The buildings have little heritage value and are unsuited to modern requirements. As such, the site could accommodate a range of commercial and small scale leisure activities, attracting evening patronage. On a wider scale, the Leeds Road Gateway is suitable for mixed office and commercial developments whilst the Vicar Lane sub quarter can accommodate large scale office developments.</p>	<p>The Little Germany Area contains a number of landmark buildings and sites whose reuse, refurbishment or redevelopment will have the most positive effect on regeneration within the area. The Millennium Gate site at the Leeds Road and Airedale Ring Road intersection is a particular example. The buildings have little heritage value and are unsuited to modern requirements. As such, the site could accommodate a prestige residential, office or hotel development range of commercial and small scale leisure activities, attracting evening patronage. On a wider scale, the Leeds Road Gateway is suitable for mixed office and commercial developments whilst the Vicar Lane sub quarter can accommodate large scale office developments.</p>	<p>For the reasons set out un the Inspector’s Report.</p>
<p>Mod - MOD/BN/UR/8</p> <p>UDP – Policy UR9</p> <p>Site – BN/UR9.1, Newlands SRB3 & BN/UR9.2, Bradford Moor – Regen 2000.</p> <p>IR – Policy</p>		<p>A. The following change be made to the Bradford North Proposals Map:</p> <ul style="list-style-type: none"> • Delete proposal boundary from the Map (see map mod ref MOD/BN/UR/8). <p>B. The following change be made to the Bradford North proposals map legend:</p> <ul style="list-style-type: none"> • UR9 Area Based Regeneration 	<p>Deletion in accordance with the Inspector’s recommendation on Policy UR9.</p>

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Framework, pages 32 & 33		Strategies	
Mod - MOD/BN/UR/9 UDP – POM/BN/UR/28 Site - Leeds/Bradford Strategic Regeneration Corridor IR – Bradford North, pages 10 & 11	Area Based Regeneration Strategies Area strategies are under way at:-	Area Based Regeneration Strategies <i>The Council recognises the importance of developing economic linkages with Leeds as part of the strategy of economic regeneration. The area astride Leeds Road provides the closest physical link between the main urban areas of Bradford and Leeds and includes important public transport routes. Proposals in the Plan include the enhancement of these routes together with policies and allocations relating to the Single Regeneration Budget, employment zone, mixed use area, district centre, housing and recreation. Together with the 2020 Vision, the Council's Economic Strategy and the Transport Plan, these will form the basis of an Area Based Regeneration Strategy to be produced at an early stage.</i> Area strategies are under way at:-	For the reasons set out in the Inspector's Report.