

LIST OF MODIFICATIONS

UDP – Bradford North Chapter 5 The Economy, Employment & Tourism

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) (<i>whichever is the latest approved by Council</i>)	Proposed Modification	Reason for Modification
Mod - MOD/BN/E/1 UDP – Bradford North, Employment	5.0 ECONOMY AND EMPLOYMENT	5.0 THE ECONOMY, AND EMPLOYMENT AND TOURISM	Consequential change, following the title change in the Revised Deposit Policy Framework. Change also to be made to Contents page.
Mod - MOD/BN/E/2 UDP – BN/E1.12 Site – Land at Gain Lane, Thornbury IR – Bradford North, pages 14 to 16	BN/E1.12 GAIN LANE, THORNBURY 7.06 Employment site carried forward from the adopted UDP. Within Newlands SRB area. Large site to be developed in accordance with Policy E2. A prime site only suitable for B1 and B2 uses. Extensive landscaping is required around the periphery of the site to provide an amenity and visual buffer between the development and the open countryside. Footpath and cycling routes must be incorporated in any development to allow access to existing routes in the surrounding area.	BN/E1.12 GAIN LANE, THORNBURY 7.06 Employment site carried forward from the adopted UDP. Within Newlands SRB area. Large site to be developed in accordance with Policy E2. A prime site only suitable for B1 and B2 uses. Extensive landscaping is required around the periphery of the site to provide an amenity and visual buffer between the development and the open countryside. Footpath and cycling routes must be incorporated in any development to allow access to existing routes in the surrounding area.	This is a consequential change following the allocation of site E1.17 Woodhall Road as an employment site.
Mod - MOD/BN/E/3 UDP - BN/E1.14 SOM/BN/OS4/16 SOM/BN/OS7/16 SOM/BN/GB1/16 SOM/BN/E1/5.01 SOM/BN/GB1/5.01 Site - Harrogate Road, Greengates, and Land at Carr Bottom Road, Greengates IR – Bradford North,	BN/E1.14 HARROGATE ROAD, GREENGATES 2.55 Employment site carried forward from the adopted UDP. It is located in an area of high unemployment with few employment site opportunities, and on major transport routes close to Leeds/Bradford Airport in the Aire Valley. Although the site is located in Airedale, the site cannot be considered as a prime site, due to its topographical conditions, therefore non-core employment uses including hotels (C1) and health related employment uses including residential institutions (C2) will also be acceptable on this site. Extensive landscaping is required on the periphery of the site to provide an important amenity and visual buffer between the development and	A. BN/E1.14 HARROGATE ROAD, GREENGATES 2.55 3.26 Employment site carried forward from the adopted UDP. It is located in an area of high unemployment with few employment site opportunities, and on major transport routes close to Leeds/Bradford Airport in the Aire Valley. Although the site is located in Airedale, the site cannot be considered as a prime site, due to its topographical conditions, therefore non-core employment uses including hotels (C1) and health related employment uses including residential institutions (C2) will also be acceptable on this site. Extensive landscaping is required on the periphery of the site to provide an important amenity and visual buffer between the	The Inspector gives detailed consideration to this site in his report. In paragraph 5.10, the Inspector considers that there are exceptional circumstances to release the extension land from the Green Belt, and include it in the Harrogate Road employment site. The Council accepts that the extension land should be removed from the Green Belt, and designated as employment land, but does not agree in full with all the reasoning contained in paragraph 5.10. The Council accepts that exceptional circumstances need to be demonstrated for land to be removed from the Green Belt, however, a review of the Green Belt in itself cannot be considered as an exceptional circumstance. The Council does, however accept that decisions elsewhere in the plan which have led to the loss of employment land and the need to provide for replacement employment land in a strategic and accessible location are exceptional circumstances, which can justify such Green Belt deletions. The Council therefore accepts the Inspector's recommendation to delete the extension land from the Green Belt and extend the employment site to the south-east.

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pages 12 to 14	the open countryside.	development and the open countryside. B. The following change be made to the Bradford North Proposals Map (see map, mod ref MOD/BN/E/3): <ul style="list-style-type: none"> • Delete Green Belt allocation and extend employment site BN/E1.14 to the south east. 	