

LIST OF MODIFICATIONS

UDP – Bradford North Chapter 7 Centres

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/C/1</p> <p>UDP - BN/CR4.4, SOM/BN/CR3/62, SOM/BN/CL1/62, SOM/BN/CR4/62.01 & SOM/BN/UR4/62.02</p> <p>Site - Greengates Local Centre and land to the south of Greengates Local Centre</p> <p>IR - Bradford North, pages 1, 38, 39 & 40</p>	<p>7.0 CENTRES</p> <p>Policies CR3 and CL1 District Centres</p> <p>The following District Centres are defined on the Proposal Map:</p> <p>FIVE LANE ENDS THORNBURY</p> <p>Policy CR4 Local Centres</p> <p>The following local centres are defined on the Proposal Map by a symbol. Their detailed boundaries are shown in the separate document entitled 'Local Centres' which incorporates maps of all the local centres within the District.</p> <p>BARKEREND ROAD, BOLTON JUNCTION, ECCLESHILL, GREENGATES, IDLE, LAISTERDYKE, LEEDS ROAD, STICKER LANE, UNDERCLIFFE.</p> <p>Policy CR11 Other development – Valley Road Retail Area</p> <p>The Valley Road Retail Area referred to in Policy CR11 is defined on the Proposal Map.</p>	<p>A. The following amendments are to be made to the Bradford North Proposals Report.</p> <p>7.0 CENTRES</p> <p>Policies CR3 CR1a and CL1 District and Local Centres</p> <p>The following District Centres are defined on the Proposal Map:</p> <p>FIVE LANE ENDS GREENGATES THORNBURY</p> <p>Policy CR4 Local Centres</p> <p>The following local centres are defined on the Proposal Map by a symbol. Their detailed boundaries are shown in the separate document entitled 'Local Centres' which incorporates maps of all the local centres within the District.</p> <p>BARKEREND ROAD, BOLTON JUNCTION, ECCLESHILL, GREENGATES, IDLE, LAISTERDYKE, LEEDS ROAD, STICKER LANE, UNDERCLIFFE.</p> <p>Policy CR11 CR4a Other development – Valley Road Retail Area</p> <p>The Valley Road Retail Area referred to in Policy CR11 CR4a is defined on the Proposal Map.</p> <p>B. The following changes are to be made to the</p>	<p>To accord with the Inspector's recommendation regarding the designation of Greengates Centre. (There are consequential modifications to paragraphs 7.16, 7.53 and 7.95 of the Policy Framework as a result of the designation of Greengates as a District Centre.)</p> <p>To accord with the Inspector's recommendation regarding the spatial definition of Greengates Centre except in respect of unused land beyond the service area of the recently constructed Matalan building.</p> <p>There is a need to define the retail area of the new district centre for the purposes of policy CR1a. In Greengates retail activities are to be found throughout the centre and consequently the retail area is defined to be all the centre.</p> <p>Changes to the retail policy numbers in the Policy Framework mean that consequential changes are required to the text of the Proposal Report and the legend of the Proposal Map.</p>

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		<p>Bradford North Proposals Map.</p> <ul style="list-style-type: none"> • Amend the boundary of the centre (policy CL1) at Greengates to include the Matalan building and its car parking and servicing yard as shown on map (mod ref MOD/BN/C/1). • Define the boundary of the retail area of the Greengates centre (policy CR1a) to be contiguous to the centre boundary (policy CL1) as shown on map (mod ref MOD/BN/C/1). • Amend the legend to take account of the renumbering of the retail policies, see map legend changes at the back of the document. 	
<p>Mod – MOD/BN/C/2</p> <p>Site - Thornbury District Centre</p> <p>IR – Policy Framework, page 95 paragraph 7.23</p>		<p>A.</p> <p>The following change is to be made to the Bradford North Proposals Map:</p> <ul style="list-style-type: none"> • Amend the centre and retail area boundaries of the Thornbury District Centre as defined on the Proposals Map to include the car parking and service areas of the Morrisons and B&Q stores, the Woodhall Retail Centre and the car park areas to the north of the former Halfords store, as shown on map (mod ref MOD/BN/C/2). 	<p>Wm. Morrison Supermarkets Plc objected to the Plan. They said that defined boundaries of the district centres shown on the Proposals Map excluded the car parks associated with large foodstores and that these were integral to the shops and services available within the defined centres. They considered the car parking areas should be included within the boundaries of the centres. Their objection was recorded against paragraph 7.57 of the Policy Framework of the UDP. Later, by way of letter dated 7 August 2003 to the programme officer, they made it clear that their objection related only to the Mayo Avenue and Thornbury District Centres.</p> <p>The Inspector concluded (para 7.23 of his report on objections to the Policy Framework) that where a car park is integral part of a centre and required for its efficient operation then it should be included in the boundary. Elsewhere in his report where similar objections to the boundaries of certain local centres are considered, the Inspector stated that the service areas of such stores should also be included.</p> <p>Whilst the Inspector made no specific recommendation arising from this objection it is clear from his conclusion that he accepted the objector's argument. Consequently the boundary of the Thornbury District Centre, and the retail area within it defined for the purposes of policy CR1a is to be modified in line with the Inspector's conclusion.</p>