

## LIST OF MODIFICATIONS

### UDP – Bradford South 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
<b>Mod/BS/UR/1</b>  <b>UDP -</b> SOM/BS/UR4/347  <b>SITE -</b> Broomfield, Queensbury, Bradford  <b>IR –</b> Bradford South / Pages 1-2	N/A	<p>A) The following text to be added to the Bradford south proposals report.</p> <p><b>BS/H1.43</b> <b>BROOMFIELD, QUEENSBURY</b> <b>1.80</b> <i>New Greenfield site in the urban area, identified following the Inspectors report into the Replacement Plan. The site adjoins another new site BS/H1.44 at its eastern side and access to both sites should be taken from Brighthouse Road via existing employment land at Black Dyke Mills BS/E1.9. The site adjoins Queensbury cemetery at its north western edge and development proposals at this end of the site should be sympathetic to and enhance the setting of the conservation area. Existing pedestrian links on the edge of the site should be retained.</i></p> <p>B) The following changes to be made to the Bradford South proposals map (see map Mod/BS/UR/1):</p> <ul style="list-style-type: none"> <li>• Allocate the land as a phase 1 housing site ref BS/H1.43</li> </ul>	For the reasons set out in the Inspectors report.
<b>Mod/BS/UR/2</b>  <b>UDP -</b> BS/UR5.2 (formerly H2.7) and SOM/BS/OS1/164, SOM/BS/OS7/164, SOM/BS/GB1/164 & SOM/BS/NE9/164  <b>Site-</b> Lower Woodlands Farm, Oakenshaw	BS/UR5.2 LOWER WOODLANDS FARM, OAKENSHAW 6.62  Large green field site on the edge of the urban area. The site falls within the inner ring of a hazardous installation safety zone and has infrastructure problems and for these reasons the site has been re allocated for longer term development from a phase 2 housing site. (Ref:BS/P2.3)	<p>A) The following text to be deleted from the Bradford South Proposals Report:</p> <p><del><b>BS/UR5.2 LOWER WOODLANDS FARM, OAKENSHAW 6.62</b></del></p> <p><del>Large green field site on the edge of the urban area. The site falls within the inner ring of a hazardous installation safety zone and has infrastructure problems and for</del></p>	For the reasons set out in the Inspector's report.

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IR – Bradford South / Pages 3, 54, 56 & 62		<p><del>these reasons the site has been re allocated for longer term development from a phase 2 housing site. (Ref:BS/P2.3)</del></p> <p>B) The following change be made to the Bradford South Proposals Map (see map Mod/BS/UR/2):</p> <ul style="list-style-type: none"> <li>Delete site BS/UR5.2 and leave the land unallocated.</li> </ul>	
<p><b>Mod/BS/UR/3</b></p> <p><b>UDP – BS/UR5.3</b> (Formerly allocated as BS/H1.27)</p> <p><b>SITE –</b> Wilson Road, Wyke, Bradford</p> <p><b>IR –</b> Bradford South / Pages 4-5</p>	<p>BS/UR5.3 WILSON ROAD, WYKE 3.33</p> <p>Brownfield, formerly used for quarry and waste disposal. The site falls within the inner ring of a hazardous installation safety zone and may have contamination, and for these reasons the site has been re allocated for longer term development from a phase1 housing site.(Ref BS/P2.1 &amp; BS/B2.2)</p>	<p>A) The following text to be deleted from the Bradford South Proposals Report:</p> <p><del><b>BS/UR5.3 — WILSON ROAD, WYKE 3.33</b> <b>Brownfield, formerly used for quarry and waste disposal. The site falls within the inner ring of a hazardous installation safety zone and may have contamination, and for these reasons the site has been re allocated for longer term development from a phase1 housing site.(Ref BS/P2.1 &amp; BS/B2.2)</b></del></p> <p>B) The following changes to be made to the Bradford South Proposals Map (see map Mod/BS/UR/3):</p> <ul style="list-style-type: none"> <li>Delete site BS/UR5.3 and leave the land unallocated.</li> </ul>	For the reasons set out in the Inspectors report
<p><b>Mod/BS/UR/4</b></p> <p><b>UDP –</b> BS/UR9.1</p> <p><b>Site –</b> Bierley Estate</p> <p><b>IR –</b> Policy Framework / Pages 32-33</p>		<p>A) The following change to be made to the Bradford South Proposals Map (see map Mod/BS/UR/4):</p> <ul style="list-style-type: none"> <li>Delete BS/UR9.1 Bierley Estate from the map.</li> </ul> <p>B) The following to be deleted from the Proposals</p>	To accord with the Inspector's recommendation for Policy UR9 in the Policy Framework.

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		Map Legend (see Map Legend Changes at the end of this document): <ul style="list-style-type: none"> <li><del>UR9 – Area Based Regeneration Strategies</del></li> </ul>	
<b>Mod/BS/UR/5</b>  <b>UDP – BS/UR/11.1</b>  <b>Site – Odsal Stadium Action Area</b>  <b>IR – Bradford South / Pages 6-7 (see also Page 33)</b>	<p>Action Areas</p> <p>An Action Area has been designated based on Odsal Stadium and adjoining land.</p> <p>Odsal Stadium Action Area</p> <p>Historically, Odsal stadium and the Richard Dunn complex has been the centre of activity for live sporting events for the people of Bradford. In particular, Odsal stadium has a great tradition associated with rugby league. It has always been a stadium of regional significance and brings economic benefits to the local economy. With its good highway network it is highly accessible both locally and regionally. The introduction of the new quality bus initiative along the Manchester Road corridor further improves the locational advantage.</p> <p>The sports facilities are now very much outdated. The new regulations which govern the operation of stadia means that Odsal is now substandard. The Council is therefore determined to secure the redevelopment and upgrading of this facility but the high costs involved demand an element of high value uses incorporated within the scheme as enabling development. Under these particular circumstances, the Council has provided for</p>	<p>A)</p> <p>Delete the following text from the Bradford South Proposals Report:</p> <p><b>Action Areas</b></p> <p><del>— An Action Area has been designated based on Odsal Stadium and adjoining land.</del></p> <p><del>— Odsal Stadium Action Area</del></p> <p><del>— Historically, Odsal stadium and the Richard Dunn complex has been the centre of activity for live sporting events for the people of Bradford. In particular, Odsal stadium has a great tradition associated with rugby league. It has always been a stadium of regional significance and brings economic benefits to the local economy. With its good highway network it is highly accessible both locally and regionally. The introduction of the new quality bus initiative along the Manchester Road corridor further improves the locational advantage.</del></p> <p><del>— The sports facilities are now very much outdated. The new regulations which govern the operation of stadia means that Odsal is now substandard. The Council is therefore determined to secure the</del></p>	<p>For the reasons set out in the Inspector’s report.</p> <p><i>See also: Mod/BS/H/2 (Northern View Hospital) in Chapter 6 Housing</i></p>

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	<p>development which would not otherwise be in accordance with the plan, where high value uses such as out of centre large scale retail or leisure uses would be allowed. However, it must be demonstrated that the exceptional uses and their scale are solely required to assist in cross subsidising the construction of the stadium. Development over and above this criteria will not be allowed, other than in accordance with ormal planning policy.</p> <p>As an established location for sport and recreation, the Council recognises the wider potential of the area and seeks to improve the choice of activities available. Based on the premise of developing a new regional stadium together with the expansion of leisure uses, the Council sees a regeneration opportunity which will provide an enviable gateway to Bradford, attracting inward investment, jobs and the benefit of economic multipliers. This will enhance the employment prospects for many of the disadvantaged community in the neighbouring areas which are suffering social deprivation. It will secure the redevelopment of brownfield land and provide a focus for a range of integrated activity.</p> <p>Because of the particular circumstances of the Odsal Stadium proposals a policy to guide development is required therefore:</p>	<p><del>redevelopment and upgrading of this facility but the high costs involved demand an element of high value uses incorporated within the scheme as enabling development. Under these particular circumstances, the Council has provided for development which would not otherwise be in accordance with the plan, where high value uses such as out of centre large scale retail or leisure uses would be allowed. However, it must be demonstrated that the exceptional uses and their scale are solely required to assist in cross subsidising the construction of the stadium. Development over and above this criteria will not be allowed, other than in accordance with ormal planning policy.</del></p> <p><del>As an established location for sport and recreation, the Council recognises the wider potential of the area and seeks to improve the choice of activities available. Based on the premise of developing a new regional stadium together with the expansion of leisure uses, the Council sees a regeneration opportunity which will provide an enviable gateway to Bradford, attracting inward investment, jobs and the benefit of economic multipliers. This will enhance the employment prospects for many of the disadvantaged community in the neighbouring areas which are suffering social deprivation. It will</del></p>	

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	<p>IN THE INTERESTS OF ENSURING THE PROVISION OF A NEW SPORTS STADIUM WITHIN THE AREA SHOWN ON THE PROPOSALS MAP DEVELOPMENT WHICH ASSISTS IN ENABLING THIS PROVISION WILL BE PERMITTED.</p> <p>IN ADDITION TO THE PROVISION OF A NEW SPORTS STADIUM, THE DEVELOPMENT WHICH WILL BE PERMITTED IS</p> <ul style="list-style-type: none"> <li>• A1 FOOD AND NON FOOD RETAILING</li> <li>• A3 FOOD AND DRINK</li> <li>• C1 HOTEL</li> <li>• D2 LEISURE</li> </ul> <p>PROVIDED THE DEVELOPMENT IS NECESSARY TO ENSURE THE DEVELOPMENT OF THE STADIUM. ADDITIONAL ANCILLARY FACILITIES WILL BE PERMITTED, SUBJECT TO OTHER RELEVANT POLICIES ELSEWHERE IN THE PLAN.</p> <p>SUCH DEVELOPMENT MUST ACCOMMODATE THE COUNCIL'S TRANSPORT POLICIES FOR THE AREA.</p> <p>THE PROPOSALS WILL BE GUIDED BY A DEVELOPMENT BRIEF AND WILL BE DELIVERED THROUGH A DEVELOPMENT AGREEMENT WITH THE COUNCIL AS LANDOWNER</p>	<p><del>secure the redevelopment of brownfield land and provide a focus for a range of integrated activity.</del></p> <p><del>Because of the particular circumstances of the Odsal Stadium proposals a policy to guide development is required therefore:</del></p> <p><del>IN THE INTERESTS OF ENSURING THE PROVISION OF A NEW SPORTS STADIUM WITHIN THE AREA SHOWN ON THE PROPOSALS MAP DEVELOPMENT WHICH ASSISTS IN ENABLING THIS PROVISION WILL BE PERMITTED.</del></p> <p><del>IN ADDITION TO THE PROVISION OF A NEW SPORTS STADIUM, THE DEVELOPMENT WHICH WILL BE PERMITTED IS</del></p> <ul style="list-style-type: none"> <li>• <del>A1 FOOD AND NON FOOD RETAILING</del></li> <li>• <del>A3 FOOD AND DRINK</del></li> <li>• <del>C1 HOTEL</del></li> <li>• <del>D2 LEISURE</del></li> </ul> <p><del>PROVIDED THE DEVELOPMENT IS NECESSARY TO ENSURE THE DEVELOPMENT OF THE STADIUM. ADDITIONAL ANCILLARY FACILITIES WILL BE PERMITTED, SUBJECT TO OTHER RELEVANT POLICIES ELSEWHERE IN THE PLAN.</del></p>	

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		<p><del>SUCH DEVELOPMENT MUST ACCOMMODATE THE COUNCIL'S TRANSPORT POLICIES FOR THE AREA.</del></p> <p><del>THE PROPOSALS WILL BE GUIDED BY A DEVELOPMENT BRIEF AND WILL BE DELIVERED THROUGH A DEVELOPMENT AGREEMENT WITH THE COUNCIL AS LANDOWNER</del></p> <p>B) The following change to be made to the Bradford South Proposals Map (see map Mod/BS/UR/5):</p> <ul style="list-style-type: none"> <li>• Delete the Odsal Stadium Action Area boundary.</li> </ul>	