

LIST OF MODIFICATIONS

UDP – Bradford South Chapter 5 The Economy, Employment and 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/BS/E/1 UDP – Bradford South Proposals Report, Chapter 5 Economy and Employment	5.0 ECONOMY AND EMPLOYMENT	The following text change to be made to the Contents Page and Chapter 5 of the Bradford South Proposals Report, and to the Proposals Map Legend: 5.0 THE ECONOMY, AND EMPLOYMENT AND TOURISM	Consequential change, following the title change in the Revised Deposit Policy Framework.
Mod/BS/E/2 UDP – BS/E1.1 Site – Ingleby Road, Girlington IR – Bradford South / Pages 8 - 9	BS/E1.1 INGLEBY ROAD, GIRLINGTON 3.25 A large level site above the Bradford Beck. The site has been used for waste disposal in the past and therefore a contamination report will be required as part of any planning application. Land should be set aside from the bank of the watercourse to allow landscaping and/or the creation of access for pedestrians and cyclists. Policy E2 applies. Core employment uses only.	The following text change to be made to the Bradford South Proposals Report: BS/E1.1 INGLEBY ROAD, GIRLINGTON 3.25 A large level site above the Bradford Beck. The site has been used for waste disposal in the past and therefore a contamination report will be required as part of any planning application. Land should be set aside from the bank of the watercourse to allow landscaping and/or the creation of access for pedestrians and cyclists. Policy E2 applies. Core employment uses only.	For the reasons set out in the Inspector's Report
Mod/BS/E/3 UDP – BS/E1.7 Site – Staithgate Lane North, Odsal IR – Bradford South / Pages 9 (see also Pages 19-20 and 54	BS/E1.7 STAITHGATE LANE NORTH, ODSAL 5.80 - New site. Greenfield on the edge of the urban area with good access to the motorway. Landscaped buffer required across the southern section of the site and soft landscaping to the western boundary where the site abuts urban greenspace area. Core employment uses only.	A) The following text changes to be made to the Bradford South Proposals Report: BS/E1.7 STAITHGATE LANE NORTH, ODSAL 5.80 12.18 - Extended new site. Greenfield on the edge of the urban area with good access to the motorway. Landscaped buffer required across the southern section of the site and Soft landscaping required to the western boundary where the site abuts urban greenspace area. Core employment uses	As a consequence of the Inspector's Recommendation for SOM/BS/E1/346 (part of BS/OS1.4). The Recommendation relates to part of the Urban Greenspace allocation BS/OS1.4 (South Bradford Golf Course). The Inspector recommended that the land between the two employment sites, BS/E1.7 and BS/E1.22, be deleted from the Urban Greenspace and be allocated for employment use. The Inspector suggested that the two employment sites be combined with the deleted greenspace land to form one large employment site. The Council has considered this and proposes that the land be combined with just the BS/E1.7 allocation.

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		<p>only.</p> <p>B) The following changes to be made to the Bradford South Proposals Map (see map Mod/BS/OS/1)</p> <ul style="list-style-type: none"> • Allocate the deleted area of Urban Greenspace as an extension to employment site BS/E1.7 	<p>This is because site BS/E1.22 has been allocated with a specific use in mind (freight transfer) and should therefore remain a separate site.</p> <p><i>See also: Mod/BS/OS/1 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements; Mod/BS/E/9 (Euroway Estate).</i></p>
<p>Mod/BS/E/4</p> <p>UDP – SOM/BS/H1/149 (part of site BS/E1.9)</p> <p>Site – Black Dyke Mills, Queensbury</p> <p>IR – Bradford South / Pages 35-36</p>	<p>BS/E1.9 BLACK DYKE MILLS, BRIGHOUSE ROAD, QUEENSBURY 4.22</p> <p>Revised site extended towards the east across vacant land. Site is greenfield and slopes toward the mill buildings. Access to be agreed.</p>	<p>A) The following text changes to be made to the Bradford South Proposals Report:</p> <p>BS/E1.9 BLACK DYKE MILLS, BRIGHOUSE ROAD, QUEENSBURY 4.22 2.39</p> <p>Revised site extended towards the east across vacant land. Existing site reduced in size following the Inspectors report into the Replacement Plan. The site is greenfield and slopes toward the mill buildings. Access to be agreed. should be taken from a new junction with Brighouse Road which should be sufficient to serve new housing land designations on adjacent land to the west. (See BS/H1.43 and BS/H1.44)</p> <p>B) The following text to be added to the Bradford South proposals report:</p> <p>BS/H1.44 LAND SOUTH WEST OF BLACK DYKE MILLS, QUEENSBURY 1.83</p> <p><i>New Greenfield site identified following the</i></p>	<p>For the reasons set out in the Inspector report</p>

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		<p><i>Inspectors report into the Replacement Plan. The site adjoins another new site allocation BS/H1.43 at its west side. Access to both sites should be taken from the east through adjoining employment land BS/E1.9 and a new junction made with Brighthouse Road. Pedestrian access will be required to link the site with existing well used footpath networks into the centre of Queensbury and tree planting will be required to the southern site boundary to define the urban edge.</i></p> <p>C) The following changes be made to the Bradford South proposals map (see map Mod/BS/E/4):</p> <ul style="list-style-type: none"> • Reduce extent of BS/E1.9 designation to western edge and identify land as new housing site ref BS/H1.44 	
<p>Mod/BS/E/5</p> <p>UDP – SOM/BS/H1/295 & SOM/BS/GB1/295 (Part formerly BS/E1.10)</p> <p>SITE - Albert Road, Queensbury, Bradford</p> <p>IR – Bradford South / Pages 39-40</p>	<p>N/A</p> <p><i>The revised deposit version of the Replacement Plan deletes the part of the site formerly designated as BS/E1.10 and leaves it unallocated.</i></p>	<p>A) The following text to be added to the Bradford South proposals report:</p> <p>BS/H1.42 ALBERT ROAD, QUEENSBURY 0.95 <i>New previously developed site on the edge of the urban area identified from the Inspectors report into the Replacement Plan. Landscaping required along the north-eastern boundary of the site.</i></p> <p>B) The following change to be made to the Bradford South proposals map (see map Mod/BS/E/5):</p> <ul style="list-style-type: none"> • Allocate the former site BS/E1.10 as 	<p>For the reasons set out in the Inspectors report</p> <p><i>The Proposed Modification relates only to the part of the site formerly designated as Employment Site BS/E1.10. It does not relate to the part of the objection site identified as SOM/BS/GB1/295 which remains in the green belt</i></p>

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<p>Mod/BS/E/6</p> <p>UDP - BS/E1.11, POL/BS/BH15 and SOM/BS/GB1/6</p> <p>Site – Cross Lane, Westgate Hill, Bradford.</p> <p>IR – Bradford South / Pages 9-14 and 53</p>	<p>BS/E1.11 CROSS LANE, WESTGATE HILL 11.82</p> <p>Employment site carried forward from the adopted UDP. Within the Westgate Hill Street Employment Zone. The northern part of the site is currently being developed. The site includes a Registered Historic Battlefields Site; therefore any development must accord with Policy BS/BH15.</p>	<p style="text-align: center;">a phase 1 housing site ref BS/H1.42</p> <p>A) The following text changes to be made to the Bradford South Proposals Report:</p> <p>BS/E1.11 CROSS LANE, WESTGATE HILL 11.82 4.91</p> <p>Employment site carried forward from the adopted UDP. Within the Westgate Hill Street Employment Zone. The northern part of the site is currently being developed. The site includes a Registered Historic Battlefields Site; therefore any development must accord with Policy BS/BH15.</p> <p>Partly developed site within the Westgate Hill Street Employment Zone.</p> <p>B) The following changes be made to the Bradford South Proposals Map (see maps Mod/BS/E/6 and Mod/BS/BH/1):</p> <ul style="list-style-type: none"> • Delete the eastern and central parts of allocation BS/E1.11 • Delineate the area to be subject to Policy BH15 • Redraw the Green Belt boundary to follow the hedge and ditch running south-west from the balancing pond adjacent to the new A650 	<p>For the reasons set out in the inspector's report.</p> <p><i>See also: Mod/BS/BH/1 Adwalton Moor Historic Battlefield in Chapter 10 Built Heritage and the Historic Environment</i></p>
<p>Mod/BS/E/7</p> <p>UDP - BS/E1.22 & SOM/BS/OS1/169</p>	<p>BS/E1.22 STAITHGATE LANE SOUTH, LOW MOOR 2.87</p> <p>New site. Former landfill, now reclaimed and</p>	<p>A) The following text change to be made to the Bradford South Proposals Report:</p> <p>BS/E1.22</p>	<p>As a consequence of the Inspector's recommendation for SOM/BS/E1/346 to delete land from the adjacent Urban Greenspace and allocate for employment use.</p>

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<p>Site – Staithgate Lane South, Low Moor</p> <p>IR – Bradford South / Pages 19-20</p>	<p>greened adjacent to a larger brownfield site and urban greenspace. The site has good access to the motorway and railway and may be particularly appropriate for freight transfer (Local Policy TM21). A contamination report will be required as part of any planning application for development on this site. A landscaped buffer will be required to the northern boundary of the site and further landscaping will also be appropriate to protect the visual amenity of properties west of the site.</p>	<p>STAITHGATE LANE SOUTH, LOW MOOR 2.87</p> <p>New site. Former landfill, now reclaimed and greened adjacent to a larger brownfield site and urban greenspace. The site has good access to the motorway and railway and may be particularly appropriate for freight transfer (Local Policy TM21). A contamination report will be required as part of any planning application for development on this site. A landscaped buffer will be required to the northern boundary of the site and further Landscaping will also be appropriate to protect the visual amenity of properties west of the site.</p>	<p><i>See also:</i> <i>Mod/BS/E/3 (Staithgate Lane North);</i> <i>Mod/BS/OS/1 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements</i></p>
<p>Mod/BS/E/8</p> <p>UDP – BS/E1.23, BS/TM5.1 and SOM/BS/H1/368</p> <p>Site – Tramways, Cleckheaton Road, Low Moor</p> <p>IR – Bradford South / Pages 17-18 and 40-41</p>	<p>BS/E1.23 TRAMWAYS, CLECKHEATON ROAD, LOW MOOR 7.33</p> <p>Revised site. Former Transperience Land with planning approval for redevelopment. Site adjoins 2 areas of urban greenspace and disused railway line at the southern end of the site is protected for cycle use.</p>	<p>A) The following text changes to be made to the Bradford South Proposals Report under Policy E1 Employment Sites:</p> <p>BS/E1.23 (<i>North and South</i>) TRAMWAYS, CLECKHEATON ROAD, LOW MOOR 7.33 5.53 (North) & 2.34 (South)</p> <p>Revised site. Former Transperience Land with planning approval for redevelopment. Site adjoins 2 areas of urban greenspace and disused railway line at the southern end of the site is protected for cycle use. The site has been split into two parts, north and south, due to the allocation of new housing site BS/H1.45</p> <p>B) The following text to be inserted in the Bradford South Proposals Report under Policy H1 Housing Sites:</p>	<p>For the reasons set out in the Inspector’s Report</p> <p>The site has been split into two parts, north and south, as a consequence of the Inspector’s recommendation to allocate part of the site for housing.</p> <p><i>See also:</i> <i>Mod/BS/E/9 (Euroway Estate);</i> <i>Mod/BS/E10 (Low Moor)</i></p>

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		<p>BS/H1.45 CLECKHEATON ROAD, LOW MOOR 0.51</p> <p><i>New phase 1 housing site formerly part of the adjacent Tramways employment allocation immediately to the north of Cleckheaton Road.</i></p> <p>C) The following changes to be made to the Bradford South Proposals Map (See Map Mod/BS/E/8)</p> <ul style="list-style-type: none"> • Allocate part of the site immediately to the north of Cleckheaton Road as a Phase 1 Housing Site (reference number BS/H1.45) • Extend the employment site allocation to the south of Cleckheaton Road 	
<p>Mod/BS/E/9</p> <p>UDP - BS/E6.2</p> <p>Site – Euroway Estate</p> <p>IR – Bradford South / Page 21</p>	<p>BS/E6.2 EUROWAY ESTATE</p> <p>Carried forward from the adopted UDP, with an amendment in the north east corner to exclude the proposed housing site BS/H1.12 and further alterations in the west and south west to include the new employment sites BS/E1.7 and BS/E1.22.</p>	<p>A) The following text changes to be made to the Bradford South Proposals Report:</p> <p>BS/E6.2 EUROWAY ESTATE</p> <p>Carried forward from the adopted UDP, with an amendments in the north east corner to exclude the proposed housing sites BS/H1.12 and BS/H1.45, and further alterations in the west and south west to include the new employment sites BS/E1.7 and BS/E1.22.</p> <p>The following changes to be made to the Bradford South Proposals Map (see map Mod/BS/E/9):</p> <ul style="list-style-type: none"> • Remove the new housing site BS/H1.45 from the Euroway Estate 	<p>For the reasons set out in the Inspector's Report and as a consequence of the Inspector's recommendation for South Bradford Golf Course.</p> <p><i>See also: Mod/BS/E/3 (Staithegate Lane North); Mod/BS/E/8 (Tramways, Cleckheaton Road); Mod/BS/OS/1 (South Bradford Golf Course) in Chapter 12 Open Land in Settlements.</i></p>

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		<p>Employment Zone.</p> <ul style="list-style-type: none"> • Include the new extension to site BS/E1.7 within the Euroway Estate Employment Zone 	
<p>Mod/BS/E/10</p> <p>UDP - BS/E6.3</p> <p>Site – Low Moor</p> <p>IR – Bradford South / Page 21</p>	<p>BS/E6.3 LOW MOOR</p> <p>Employment zone carried forward from the adopted UDP, largely unchanged expect to provide clarity between boundaries of other allocations shown on the Plan.</p>	<p>The following change be made to the Bradford South Proposals Report Map (see map Mod/BS/E/10):</p> <ul style="list-style-type: none"> • Include the new extension to site BS/E1.23 (south) within the Low Moor Employment Zone. 	<p>For the reasons set out in the Inspector’s Report.</p> <p><i>See also: Mod/BS/E/8 (Tramways, Cleckheaton Road).</i></p>
<p>Mod/BS/E/11</p> <p>UDP – BS/E11</p> <p>Site – West Bowling Golf Club</p> <p>IR – Bradford South Proposals Page 22</p>	<p>West Bowling Golf Course</p> <p>West Bowling Golf Course has been identified as a strategic site of regional significance for inward investment. Although currently in use as an operational golf course, it is affected by past mining and landfill activity, by three geological faults and has significant topographical constraints which will influence the pattern of development. In addition there are significant costs in providing an appropriate means of access together with associated off-site highway improvement works. Owing to these particular circumstances, the Council has provided for development which would not otherwise be in accordance with the plan, where an element of high value uses, specifically, out of centre retail (non food) heavy raw materials would be permitted in order to secure the development of the land. However, it must be demonstrated that the use and its scale is solely required to assist in cross subsidising the development of the site for employment purposes. Development over and above this criteria will not be permitted other than in</p>	<p>A)</p> <p>Delete the following text in the Proposals Report:</p> <p>West Bowling Golf Course</p> <p>West Bowling Golf Course has been identified as a strategic site of regional significance for inward investment. Although currently in use as an operational golf course, it is affected by past mining and landfill activity, by three geological faults and has significant topographical constraints which will influence the pattern of development. In addition there are significant costs in providing an appropriate means of access together with associated off-site highway improvement works. Owing to these particular circumstances, the Council has provided for development which would not otherwise be in accordance with the plan, where an element of high value uses, specifically, out of centre retail (non food) heavy raw materials would be permitted in order to secure the development of the</p>	<p>For the reasons set out in the Inspector’s report.</p>

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	<p>accordance with normal planning policy. Proposals for the site will be guided by a development brief and will require a planning agreement with the Council which would include phasing, access, highways, public transport provision, off site works and other relevant implementation aspects. Accordingly, the following policy applies:</p> <p>Policy BS/E11 West Bowling Golf Course</p> <p>IN THE INTERESTS OF SECURING DEVELOPMENT FOR EMPLOYMENT PURPOSES WITHIN THE AREA SHOWN ON THE PROPOSALS MAP (WEST BOWLING GOLF COURSE BS/E1.16), DEVELOPMENT WHICH ASSISTS IN ENABLING THIS PROVISION WILL BE PERMITTED. IN ADDITION TO THE PROVISION OF SITES AND BUILDINGS FOR BUSINESS AND INDUSTRY, THE DEVELOPMENT WHICH WILL BE PERMITTED IS:</p> <ul style="list-style-type: none"> • (A1) NON FOOD RETAIL (HEAVY RAW MATERIALS), • (C1)HOTEL, <p>WHERE IT CAN BE DEMONSTRATED THAT SUCH USES ARE NECESSARY TO SECURE THE IMPLEMENTATION OF THE OVERALL DEVELOPMENT.</p> <p>THE DEVELOPMENT WILL INCLUDE THE ALLOCATION OF NOT LESS THAN TWO SITES OF 5 HECTARES OR MORE FOR SINGLE USER BUSINESS OR INDUSTRIAL REQUIREMENTS TO MEET THE NEEDS OF LOCAL COMPANIES AND INWARD</p>	<p>land. However, it must be demonstrated that the use and its scale is solely required to assist in cross subsidising the development of the site for employment purposes. Development over and above this criteria will not be permitted other than in accordance with normal planning policy. Proposals for the site will be guided by a development brief and will require a planning agreement with the Council which would include phasing, access, highways, public transport provision, off site works and other relevant implementation aspects. Accordingly, the following policy applies:</p> <p>Policy BS/E11 West Bowling Golf Course</p> <p>IN THE INTERESTS OF SECURING DEVELOPMENT FOR EMPLOYMENT PURPOSES WITHIN THE AREA SHOWN ON THE PROPOSALS MAP (WEST BOWLING GOLF COURSE BS/E1.16), DEVELOPMENT WHICH ASSISTS IN ENABLING THIS PROVISION WILL BE PERMITTED. IN ADDITION TO THE PROVISION OF SITES AND BUILDINGS FOR BUSINESS AND INDUSTRY, THE DEVELOPMENT WHICH WILL BE PERMITTED IS:</p> <ul style="list-style-type: none"> • (A1) NON FOOD RETAIL (HEAVY RAW MATERIALS), • (C1)HOTEL, <p>WHERE IT CAN BE DEMONSTRATED THAT SUCH USES ARE NECESSARY TO SECURE THE IMPLEMENTATION OF THE OVERALL DEVELOPMENT.</p>	

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	<p>INVESTMENT FOR LARGE EMPLOYMENT SITES IN THE DISTRICT (EXCEPT FOR DISTRIBUTION AND LOGISTICS COMPANIES SUBJECT TO POLICY E7).</p> <p>THE DEVELOPMENT MUST ACCOMMODATE THE COUNCIL'S TRANSPORT PROPOSALS FOR THE AREA.</p> <p>As there are a limited number of larger, more strategically located sites in the district it is important that these are protected for inward investment opportunities or to accommodate the relocation of fast growing local companies. In these cases, Policy E2 applies. However, in the case of West Bowling Golf Course, because of its size and strategic location, the requirements of Policy E2 have been extended to require the development of not less than two sites of 5 hectares for single use development.</p>	<p>THE DEVELOPMENT WILL INCLUDE THE ALLOCATION OF NOT LESS THAN TWO SITES OF 5 HECTARES OR MORE FOR SINGLE USER BUSINESS OR INDUSTRIAL REQUIREMENTS TO MEET THE NEEDS OF LOCAL COMPANIES AND INWARD INVESTMENT FOR LARGE EMPLOYMENT SITES IN THE DISTRICT (EXCEPT FOR DISTRIBUTION AND LOGISTICS COMPANIES SUBJECT TO POLICY E7).</p> <p>THE DEVELOPMENT MUST ACCOMMODATE THE COUNCIL'S TRANSPORT PROPOSALS FOR THE AREA.</p> <p>As there are a limited number of larger, more strategically located sites in the district it is important that these are protected for inward investment opportunities or to accommodate the relocation of fast growing local companies. In these cases, Policy E2 applies. However, in the case of West Bowling Golf Course, because of its size and strategic location, the requirements of Policy E2 have been extended to require the development of not less than two sites of 5 hectares for single use development.</p> <p>B) Insert the following text in the Bradford South Proposals Report:</p> <p><i>West Bowling Golf Course</i></p> <p><i>West Bowling Golf Course has been identified as a strategic site of regional significance for inward investment. It is currently in use as an operational golf</i></p>	

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		<p><i>course and is affected by past mining and landfill activity, geological faults and significant topographical constraints that will influence the pattern of development, as will the presence of a grade II* listed building on the northern boundary of the site. Appropriate means of access and off-site highway improvement works will be required, taking account of the Council's transport proposals for the area.</i></p> <p><i>Nevertheless, the site comprises some 35 hectares of very attractive landscape in a highly strategic location alongside the M606 and the Bradford Ring Road, with frequent public transport services. It is also located between two existing important employment areas at the Euroway Estate and the Eurocam Business Park, and opposite the Yorkshire Building Society Headquarters building. It is close to extensive residential areas that provide a ready source of potential employees.</i></p> <p><i>Proposals for the site will be guided by a development brief and the Council will seek a planning agreement including, amongst other things, phasing, access, highways, public transport provision and off-site works. Policy BS/E11 applies in addition to E1 and E6. The site will not be restricted to core employment activities and ancillary uses will be permitted, subject to compliance with other policies of the plan. As larger, strategically located sites are few in the district, Policy E2 applies. On this site not less than 2 sites of at least 5 hectares each will be allocated for single-user developments.</i></p>	

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		<p><i>POLICY BS/E11 WEST BOWLING GOLF COURSE</i></p> <p><i>DEVELOPMENT WILL MAKE PROVISION FOR THE ALLOCATION OF NOT LESS THAN 2 SITES OF AT LEAST 5 HECTARES EACH FOR SINGLE-USER BUSINESS OR INDUSTRIAL REQUIREMENTS TO MEET THE NEEDS OF LOCAL COMPANIES AND INWARD INVESTMENT FOR LARGE SITES IN THE DISTRICT (EXCEPT FOR DISTRIBUTION AND LOGISTICS COMPANIES SUBJECT TO POLICY E7).</i></p>	