

LIST OF MODIFICATIONS

UDP – Bradford South 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/BS/C/1</p> <p>UDP – BS Centres</p> <p>IR – Policy Framework Centres Chapter</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>GREAT HORTON</p> <p>MAYO AVENUE</p> <p>TONG STREET</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 large scale maps of all the local centres in the District.</p> <p>BANKFOOT (MANCHESTER ROAD), BUTTERSHAW, HOLMEWOOD (JUNCTION OF BROADSTONES WAY), LIDGET GREEN, MARSHFIELDS (MANCHESTER ROAD), QUEENSBURY, WIBSEY, WYKE.</p>	<p>A)</p> <p>The following text changes to be made to the Bradford South 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>GREAT HORTON</p> <p>MAYO AVENUE</p> <p>TONG STREET</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 large scale maps of all the local centres in the District.</p> <p>BANKFOOT (MANCHESTER ROAD), BUTTERSHAW, HOLMEWOOD (JUNCTION OF BROADSTONES WAY), LIDGET GREEN, MARSHFIELDS (MANCHESTER ROAD), QUEENSBURY, WIBSEY, WYKE.</p> <p>B)</p> <p>Amend the legend of the Bradford South Proposal Map to take account of the renumbering of the retail policies (see changes to the map legend at the end of this document):</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. There is a need also to correct a drafting error in the referencing of the leisure policies in the Proposal Map legend.</p>

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Mod/BS/C/2 UDP - BS/CR4.10 & SOM/BS/CR4/416 Site - Bankfoot (Manchester Road) Local Centre IR - Bradford South / Page 45		<p>The following change be made to the Bradford South Proposals Map (see map Mod/BS/C/2):</p> <ul style="list-style-type: none"> Amend the boundary of the Bankfoot (Manchester Road) Local Centre as defined on the Proposals Map (Local Centres Insert maps) to include the car park and service area to the west of the centre, and the car park and beer garden of the Red Lion public house. 	For the reasons set out in the Inspector's report.
Mod/BS/C/3 UDP - BS/CR4.15 Site - Queensbury Local Centre IR - Bradford South / pages 45-46		<p>The following change be made to the Bradford South Proposals Map (see map Mod/BS/C/3):</p> <ul style="list-style-type: none"> Amend the boundary of the Queensbury Local Centre as defined on the Proposals Map (Local Centres Insert maps) to include the Co-op car park. 	For the reasons set out in the Inspector's report.
Mod/BS/C/4 UDP - BS/CR4.16 Site - Wibsey Local Centre IR - Bradford South / page 46		<p>The following change be made to the Bradford South Proposals Map (see map Mod/BS/C/4):</p> <ul style="list-style-type: none"> Amend the boundary of the Wibsey Local Centre as defined on the Proposals Map (Local Centres Insert maps) to include the Co-op car park. 	For the reasons set out in the Inspector's report.
Mod/BS/C/5 UDP – BS/CR3 Site - Mayo Avenue District Centre		<p>The following change be made to the Bradford South Proposals Map (see map Mod/BS/C/5):</p> <ul style="list-style-type: none"> Amend the centre and retail area boundaries of the Mayo Avenue District Centre as defined on the 	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

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<p>IR - Policy Framework page 95 paragraph 7.23</p>		<p>Proposals Map to include the car parking and service areas of the Morrisons and Matalan stores.</p>	<p>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 boundaries of the Mayo Avenue 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>