

LIST OF MODIFICATIONS
UDP – Bradford West Chapter 13 Green Belt

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/BW/GB/1</p> <p>UDP – Green Belt</p>	<p>The Green Belt largely follows that in the adopted UDP. Proposed amendments reflect the need for the clarification of previous anomalies and errors, and to provide a clearly identifiable boundary on site.</p> <p>Major Deletions from the Green Belt (0.40 hectares and above)</p> <p>None</p> <p>Major Additions to the Green Belt (0.40 hectares and above)</p> <p>BW/GB1.1 PITY BECK VALLEY, ALLERTON</p> <p>Addition to the adopted Green Belt south of employment site BW/E1.8. This land has been added following the creation of a clearly identifiable boundary on the ground and tree planting undertaken as part of the Pitty Beck valley improvement programme.</p> <p>Site plans for amendments under 0.4 hectares can be found in a separate document entitled 'Minor Green Belt Changes'.</p>	<p>The Green Belt largely follows that in the adopted UDP. Proposed amendments reflect the need for the clarification of previous anomalies and errors, and to provide a clearly identifiable boundary on site.</p> <p>Major Deletions from the Green Belt (0.40 hectares and above)</p> <p>None</p> <p>Major Additions to the Green Belt (0.40 hectares and above)</p> <p>BW/GB1.1 PITY BECK VALLEY, ALLERTON</p> <p>Addition to the adopted Green Belt south of employment site BW/E1.8. This land has been added following the creation of a clearly identifiable boundary on the ground and tree planting undertaken as part of the Pitty Beck valley improvement programme.</p> <p>Site plans for amendments under 0.4 hectares can be found in a separate document entitled 'Minor Green Belt Changes'.</p>	<p>The document entitled "District Wide Minor Green Belt Changes", and the text in the Proposals Report referring to major additions and deletions to the Green Belt, is not required in the Adopted version of the Plan. It would be inappropriate to show how the Green Belt has changed from the 1998 Adopted Plan, in the finalised version of this Plan.</p> <p>Deletion of this text, and the additional document will help to avoid making the Plan unduly lengthy and assist in keeping the Plan succinct.</p>

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<p>Mod - MOD/BW/GB/2</p> <p>UDP – BW/GB1.4</p> <p>Site – Garden area at Park Drive, Heaton</p> <p>IR – Bradford West / Page 53</p>	N/A	<p>The following change be made to the Bradford West Proposals Map (MOD/BW/GB/2):</p> <ul style="list-style-type: none"> • Reinstate the site as Green Belt. 	For the reasons set out in the Inspector's Report.
<p>Mod - MOD/BW/GB/3</p> <p>UDP – SOM/BW/GB1/154 SOM/BW/H1/154</p> <p>Site - Land at Lynfield Drive, Heaton, Bradford</p> <p>IR - Bradford west Pages 12-13</p>	None	<p>A) The following entry to be inserted under Policy H2 in the Bradford west proposals report:</p> <p>BW/H2.12 LYNFIELD DRIVE, DAISY HILL, HEATON 1.41</p> <p><i>New Greenfield site on the edge of the urban area identified following receipt of the Inspectors report into the Replacement Plan. Access to the adjacent cricket club playing field to be created through the housing development to allow improvements to this facility to be developed.</i></p> <p>B) The following changes to be made to the Bradford West proposals map (MOD/BW/GB/3):</p> <ul style="list-style-type: none"> • Delete Green belt notation and allocate the eastern section as a phase 2 housing site, BW/H2.12. Retain the Playing Fields notation across the cricket pitch as existing 	<p>The Inspector states that the land is unused and that PPG3 emphasises that “<i>vacant land in the urban areas, should be used for housing</i>”, however, PPG2 states that green belt boundaries should not be altered because land is derelict. Paragraph 2.7 of PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan was a strong enough reason to alter the extent of the green belt.</p> <p>The following is an example of the Inspector's proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector's report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt for housing development.</p> <p>The Inspector also considers that the site lies in a sustainable location as a small extension to the main urban area and that the track to the south of the site provides a “<i>distinct and defensible Green Belt boundary</i>”</p> <p>The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations. The Green Belt boundary proposed by the Inspector for this and adjacent site SOM/BW/GB1/344 is more clearly defined than that identified at present.</p>

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<p>Mod - MOD/BW/GB/4</p> <p>UDP – SOM/BW/GB1/155, SOM/BW/H1/155 & SOM/BW/H2/155</p> <p>Site – Land at Westminster Drive, Clayton, Bradford</p> <p>IR - Bradford west pages 12-13</p>	None	<p>A) The following entry to be inserted under Policy UR5 of the Bradford West proposals report:</p> <p><i>BW/UR5.7 LAND AT WESTMINSTER DRIVE, CLAYTON, BRADFORD 4.07</i></p> <p><i>Land identified following receipt of the Inspectors report into the replacement UDP. Development of the site to be reconsidered following improvements to infrastructure in the village and need for the land before the life of the Plan..</i></p> <p>B) The following changes to be made to the Bradford west proposals map (MOD/BW/GB/4)</p> <ul style="list-style-type: none"> • Delete the site from the green belt and allocate as safeguarded land BW/UR5.7 	<p>PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not fully set out what are the exceptional circumstances which justify the deletion of this site from the Green Belt. The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 (Inspector’s report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.</p> <p>PPG2 states in paragraph 2.12 that “<i>In order to ensure protection of Green Belts within this longer timescale, this will in some cases mean safeguarding land between the urban area and the Green Belt which may be required to meet longer term development needs</i>”. This site is on the edge of the urban area and the Council accept that this site may be appropriate for development in the future as Safeguarded Land. The Council consider that the site meets the requirements stated in PPG2 paragraph 2.12 which states “<i>When providing safeguarded land local authorities should consider the broad location of anticipated development beyond the plan period, its affects on urban areas contained by the Green Belt and on areas beyond it, and its implications for sustainable development</i>”.</p>

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<p>Mod - MOD/BWGB/5</p> <p>UDP – SOM/BW/GB1/157 & SOM/BW/H1/157</p> <p>Site – Land at Chellow Lane, Daisy Hill, Bradford</p> <p>IR – Bradford West / Pages 15-16</p>	<p>N/A</p>	<p>A) The following entry to be made under Policy H2 of the Bradford west proposals report:</p> <p><i>BW/H2.14 CHELLOW LANE, DAISY HILL 0.43</i></p> <p><i>Greenfield site on the edge of the urban area. Development will need to provide a clear boundary between the site and the adjacent Green Belt</i></p> <p>B) The following changes be made to the Bradford West Proposals Map (MOD/BW/GB/5)</p> <ul style="list-style-type: none"> • Delete the site from the Green Belt. Allocate the site as a Phase 2 Housing Site BW/H2.14 	<p>PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not set out what are the exceptional circumstances which justify the deletion of this site from the Green Belt. The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 (Inspector’s report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.</p> <p>The site is on the edge of the urban area and the Inspector concludes that the contribution of the site to the purposes of the Green Belt is not significant. The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>For these reasons the Council accept that there are exceptional circumstances to justify removing this land from the Green Belt and allocating it for housing under Policy H2.</p>
<p>Mod - MOD/BW/GB/6</p> <p>UDP - SOM/BW/GB1/158 SOM/BW/H1/158 (BW/H1.12)</p> <p>Site - Land at Prospect Mills, Thornton Road, Bradford</p> <p>IR – Bradford West/page 16-18</p>	<p>N/A</p>	<p>Changes to the Bradford west proposals map as follows:</p> <ul style="list-style-type: none"> • Amend Green belt boundary running south of Prospect Mills and site BW/H1.12, to run parallel with the southern boundary of Ashfield House. <p>(MOD/BW/GB/6) See also BW/H1.12 (MOD/BW/H2)</p>	<p>The Inspector suggests a revised green belt boundary which will allow the more comprehensive redevelopment of Prospect Mills with the adjoining site BW/H1.12.</p>

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<p>Mod - MOD/BW/GB/7</p> <p>UDP – SOM/BW/GB1/288 SOM/BW/H1/288 SOM/BW/GB1/288</p> <p>SITE - Ashwell Farm, Heaton, Bradford</p> <p>IR – Bradford West/page 21-22</p>	<p>None</p>	<p>A) The following entry to be made under policy H2 of the Bradford west proposals report:</p> <p><i>BW/H2.11 LAND AT ASHWELL FARM, HEATON 0.86</i></p> <p><i>New Greenfield site on the edge of the urban area, identified following the receipt of the Inspectors report into the Replacement Plan. Structural landscaping to be planted along the northern boundary to allow the development site to be integrated into neighbouring woodland.</i></p> <p>B) The following changes to be made to the Bradford west proposals (MOD/BW/GB/7):</p> <ul style="list-style-type: none"> • Delete green belt notation from the site • Identify the site as a phase 2 housing site with the reference H2.11 • Correct anomaly created in the revised Green Belt boundary by the deletion of an additional small area of land adjacent to the proposal 	<p>PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not set out what are the exceptional circumstances which justify the deletion of this site from the Green Belt. The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 (Inspector’s report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.</p> <p>The site is on the edge of the urban area and the Inspector concludes that the contribution of the site to the purposes of the Green Belt is not significant. The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>For these reasons the Council accept that there are exceptional circumstances to justify removing this land from the Green Belt and allocating it for housing under Policy H2.</p>

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<p>Mod - MOD/BW/GB/8</p> <p>UDP – SOM/BW/GB1/337, SOM/BW/H2/337, SOM/BW/UR5/337,</p> <p>Site – East of Ivy lane, Allerton</p> <p>IR – Bradford West Proposals Page 35-36</p>	<p>None</p>	<p>A) The following entry to be inserted under Policy UR5 of the Bradford West proposals report:</p> <p><i>BW/UR5.5 EAST OF IVY LANE, ALLERTON 2.71</i></p> <p><i>Land formerly identified as Green Belt on the edge of the urban area, removed following the receipt of the Inspectors report into the Replacement Plan. Future development could be related to the adjacent housing site BW/H2.10, subject to access and implications on the local highway network.</i></p> <p>B) Changes to the Bradford west proposals map as follows:</p> <ul style="list-style-type: none"> • Deletion of the objection site from the Green belt and allocation under Policy UR5 as Safeguarded Land, ref BW/UR5.5 	<p>PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan is a strong enough reason to alter the extent of the green belt.</p> <p>The following however, is an example of the Inspector's proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector's report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt.</p> <p>PPG2 states in paragraph 2.12 that <i>"In order to ensure protection of Green Belts within this longer timescale, this will in some cases mean safeguarding land between the urban area and the Green Belt which may be required to meet longer term development needs"</i>. This site is on the edge of the urban area and the Council accept that this site may be appropriate for development in the future as Safeguarded Land. The Council consider that the site meets the requirements stated in PPG2 paragraph 2.12 which states <i>"When providing safeguarded land local authorities should consider the broad location of anticipated development beyond the plan period, its affects on urban areas contained by the Green Belt and on areas beyond it, and its implications for sustainable development"</i>.</p>

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<p>Mod - MOD/BW/GB/9</p> <p>UDP – SOM/BW/GB1/344 SOM/BW/H2/344</p> <p>Site - Galsworthy Avenue, Daisy Hill</p> <p>IR - Bradford west/page 36-38</p>	<p>None</p>	<p>A) The Following entry to be inserted under Policy H2 of the Bradford West Proposals report:</p> <p><i>BW/H2. 13 GALSWORTHY AVENUE, DAISY HILL, HEATON 1.25</i></p> <p><i>New greenfield site on the edge of the urban area, identified following receipt of the Inspector's report into the Replacement Plan.</i></p> <p>B) The following changes to be made to the Bradford west proposals map:</p> <ul style="list-style-type: none"> • Deletion of green belt notation across the site and allocation a phase2 housing site BW/H2.13 (MOD/BW/GB/9) 	<p>PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan was a strong enough reason to alter the extent of the green belt.</p> <p>The following however, is an example of the Inspector's proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector's report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt for housing development.</p> <p>The site is well located on the edge of the urban area with good access to local amenities and facilities. The proposed green belt boundary suggested by the Inspector is more clearly defined than the existing boundary and the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations</p>