

## LIST OF MODIFICATIONS

### UDP – Bradford West 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
<p><b>Mod - MOD/BW/UR/1</b></p> <p><b>UDP – BW/UR7.5</b></p> <p><b>Site – Thorn Lane</b></p>	<p>BW/UR7.5 Thorn Lane, Bradford</p> <p>Small scale A1 (retail) will be considered where it can be demonstrated as appropriate to support local needs. Consideration will be given to Listed Building Consent for refurbishment of the main building.</p>	<p>BW/UR7.5 Thorn Lane, Bradford</p> <p>Small scale A1 (retail) will be considered where it can be demonstrated as appropriate to support local needs <b>and is in accordance with relevant policies elsewhere in the Plan.</b> Consideration will be given to Listed Building Consent for refurbishment of the main building.</p>	<p>This change first appeared in the Council's Pre Inquiry Changes document published in January 2003. No objections were received to the change</p>
<p><b>Mod - MOD/BW/UR/2</b></p> <p><b>UDP – BW/UR7.7</b></p> <p><b>Site – Legrams lane, Bradford</b></p> <p><b>IR – Bradford West Proposals Pages 5-6</b></p>	<p>The area is overlooked by older terraced property to the west and playing fields lie to the south. To the east and north the land uses are predominantly industrial and employment based. The redevelopment of the area envisages a mix of uses existing side by side as they do at present, but with the implication of a degree of flexibility in the range of development opportunities now considered appropriate which can contribute toward local regeneration. Such uses may include;</p> <p>A1 Retail (subject to other policies in the Plan) B1 Business B2 General Industry C3 Dwelling Houses</p> <p>It is proposed that a development brief will be prepared for the area which will act as supplementary Planning Guidance to the UDP, and through which consideration of any conflicts of interest will be assessed.</p>	<p>The area is overlooked by older terraced property to the west and playing fields lie to the south. To the east and north the land uses are predominantly industrial and employment based. The redevelopment of the area envisages a mix of uses existing side by side as they do at present, but with the implication of a degree of flexibility in the range of development opportunities now considered appropriate which can contribute toward local regeneration. Such uses may include;</p> <p>A1 Retail (subject to other policies in the Plan) B1 Business B2 General Industry C3 Dwelling Houses</p> <p><b>A1 uses (Retail) may only be considered acceptable if they are on a scale appropriate to supporting the needs of the local community and in accordance with other relevant policies of the plan.</b></p> <p>It is proposed that a development brief will be prepared for the area which will act as supplementary Planning</p>	<p>For the reasons set out in the Inspector's report.</p>

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**UDP – Bradford West Chapter 4 Urban Renaissance**

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		Guidance to the UDP, and through which consideration of any conflicts of interest will be assessed.	
<b>Mod - MOD/BW/UR/3</b>  <b>UDP – Policy UR9</b>  <b>Site – BW/UR9.1</b>  <b>IR – Policy Framework pages 32-33</b>		A) The following change to be made to the Bradford West Proposals map: <ul style="list-style-type: none"> <li>• Delete proposal boundary from the map (MOD/BW/UR/3)</li> </ul> B) The following change to be made to the Bradford west proposals map legend: <ul style="list-style-type: none"> <li>• <del>UR9 – Area Based Regeneration Strategies</del></li> </ul>	Deletion in accordance with the Inspectors recommendation on Policy UR9
<b>Mod - MOD/BW/UR/4</b>  <b>UDP - SOM/BW/H1/291</b>  <b>Site - Haworth Road, Heaton, Bradford</b>  <b>IR – Bradford west/page 22-23</b>	None	A) The following text to be inserted under Policy H1 in the Bradford west proposals report:  <b>H1.19 HAWORTH ROAD, HEATON 2.14</b>  <i>New site in the urban area, identified following the receipt of the Inspector’s report into the Replacement Plan. The site is partly an active quarry (BW/NR1.3) awaiting restoration and is technically Greenfield as described by PPG3. A post restoration assessment to ensure the stability of the site together with a contaminated land investigation will need to be undertaken prior to any approval for housing development. Furthermore, given the proximity of the site to Chellow Heights Water Treatment Works, comprehensive consultation with the Health and Safety Executive will be required before permission will be given.</i>	For the reasons set out in the Inspector’s report

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		B) The following change to be made to the Bradford west proposals map MOD/BW/UR/4): <ul style="list-style-type: none"> <li>• Allocate site as a phase 1 housing site ref BW/H1.19</li> </ul>	