

## LIST OF MODIFICATIONS

### UDP – Bradford West Chapter 6 Housing

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/H/1</b></p> <p><b>UDP</b> - Paragraph 6.0</p> <p><b>IR</b> – Bradford west page 8</p>	<p>6.0 HOUSING</p> <p>Policy H1 Housing Sites</p> <p>The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1.</p>	<p>6.0 HOUSING</p> <p><b><i>Appendix F to the Policy Framework contains a matrix of housing sites in phase 1 of the Plan. Appendix G to the Policy Framework contains a matrix of housing sites in Phase 2 of the Plan. Both appendices show the status of sites in relation to the sequential approach of the Plan, including whether or not the land is previously developed.</i></b></p> <p>Policy H1 Housing Sites</p> <p>The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1.</p>	<p>In accordance with the Inspector's recommendation at paragraph 6.51c of the Policy Framework, the Council has accepted that information on Phase 1 and Phase 2 housing sites can be appended to the Policy Framework. The Council considers that the inclusion of this information in the Proposals Reports, in addition to the appendices is unnecessary and would unduly lengthen the Plan with duplicated material. Appendices F and G to the policy Framework provide the information that the Inspector recommended be included in the Plan. A tabulation of this information provides greater clarity for analysis of both phase 1 and phase 2 housing sites.</p>
<p><b>Mod - MOD/BW/H/2</b></p> <p><b>UDP-</b> BW/H1.12</p> <p><b>Site</b> – Dole Mill, Thornton Road, Thornton,</p> <p><b>IR</b> – Bradford west pages 16-18</p>	<p>BW/H1.12 DOLE MILL, THORNTON ROAD, THORNTON 0.47</p> <p>Existing site. Brownfield former mill site on the edge of Thornton village with good access to local facilities, adjoining the bus route, and on the edge of the conservation area. The site has been included in the phase 1 band of housing sites on the principal that any early development would need to be comprehensive and involve the adjacent listed building at risk. The southern site boundary is arbitrary and should be strengthened through new tree planting and the use of local materials to compliment the conservation area. Existing mature trees should be retained where possible.</p>	<p>A) BW/H1.12 DOLE MILL, THORNTON ROAD, THORNTON <del>0.47</del> <b>0.53</b></p> <p>Existing site. Brownfield former mill site on the edge of Thornton village with good access to local facilities, adjoining the bus route, and on the edge of the conservation area. The <b>site has been included in the phase 1 band of housing sites on the principal that any early development of the site should <del>would</del> need to-be</b> comprehensive and involve the adjacent listed building at risk <b>Prospect Mills</b>. The southern site boundary <b>has been amended to run parallel with the southern boundary wall of Ashfield House is arbitrary</b> and should be strengthened through new tree planting and the use of local materials to compliment the conservation area. Existing mature trees should be retained</p>	<p>This modification was generated as a result of an objection on adjacent land to the east of the site (Prospect Mills). The Inspector recommended redrawing the green belt boundary in alignment to the south western corner of Ashfield House in order that a clearly defined boundary could be created when the site is developed. Consequently H1.12 is slightly enlarged to the south. The site description has also been amended to acknowledge the change made.</p>

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		<p>where possible.</p> <p>B) The following changes to be made to the Bradford west proposals map as follows:</p> <ul style="list-style-type: none"> <li>• Amend Green belt boundary running south of Prospect Mills and site BW/H1.12, to run parallel with the southern boundary of Ashfield House. Extend BW/H1.12 southwards up to revised boundary.</li> </ul> <p>(MOD/BW/GB/6)</p> <p><i>See also SOM/BW/GB1/158</i></p>	
<p><b>Mod - MOD/BW/H/3</b></p> <p><b>UDP - BW/H2.6</b> (SOM/BW/GB1/163)</p> <p><b>Site - Allerton Lane,</b> School Green, Bradford</p> <p><b>IR – Bradford</b> West/pages 28-29</p>	<p>BW/H2.6 ALLERTON LANE, SCHOOL GREEN 0.89</p> <p>Greenfield site carried forward from the adopted Plan with good access to infrastructure and services. The development of the site has been held back pending the completion of improvements to Allerton Lane. A buffer will be required to the rear of listed buildings fronting Old Road and Allerton Lane together with retention of hedgerow, trees and dry stone walling, together with additional planting along the northern edge of the site, visible from the adjacent Pitty Beck valley.</p>	<p>A) <del>BW/H2.6 ——— ALLERTON LANE, SCHOOL GREEN ——— 0.89</del></p> <p><b>Greenfield site carried forward from the adopted Plan with good access to infrastructure and services. The development of the site has been held back pending the completion of improvements to Allerton Lane. A buffer will be required to the rear of listed buildings fronting Old Road and Allerton Lane together with retention of hedgerow, trees and dry stone walling, together with additional planting along the northern edge of the site, visible from the adjacent Pitty Beck valley.</b></p> <p>B) The following text to be inserted under Policy OS7 of the Bradford west proposals report:</p> <p><b>BW/OS7.3 ALLERTON LANE/OLD ROAD, SCHOOL GREEN</b></p>	<p>The Council accept that the site is not as suitable for housing as other sites in the Plan for the reasons set out in the Inspector’s report. The Council do not however accept that the site should be added to the green belt.</p> <p>Paragraph 2.7 of PPG2 advises that approved Green Belts should only be altered in exceptional circumstances where those circumstances “necessitate” a revision. The court case Copas V The Royal Borough of Windsor and Maidenhead ([2001] J.P.L 1169) led to a very specific test being applied when adding land to the Green Belt. The case provides that exceptional circumstances which necessitate an addition to the adopted Green Belt will not exist unless, “<i>some fundamental assumption which caused the land initially to be excluded from the Green Belt is clearly and permanently falsified by a later event</i>”. The Inspector does not consider the “Copas” test in his consideration of this site neither are their any exceptional circumstances which necessitate a revision of the Green Belt boundary in this location. The factors identified in paragraph 6.119 of the Inspectors report do not amount to exceptional circumstances as set out in PPG2 and the Copas case. It is agreed that the site, although close to public transport is less sustainable than other sites in the Plan, is Greenfield and in a location which falls lower down the settlement hierarchy. The site is also very prominent and in a sensitive location close to listed cottages at School Green.</p>

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		<p><b><i>New area of Village Greenspace formerly identified for housing and identified following consideration of the Inspectors report into the Replacement UDP. The land closely adjoins the rear elevations of listed cottages fronting Allerton Lane and Old Road and is an important area of local greenspace.</i></b></p> <p>C)The Following changes to be made to the Bradford west proposals map:</p> <ul style="list-style-type: none"> <li>• Delete site proposal BW/H2.6</li> <li>• Show the land as Village Greenspace under Policy OS7</li> </ul> <p>(MOD/BW/H/3)</p>	<p>Policy OS7 of the replacement UDP protects land, which has an “important local amenity value” to the settlement and where development would be “harmful to the character and setting of the village”. The Council consider therefore that it would be more appropriate to identify the site as Village Greenspace than as either a housing site or as Green Belt as suggested by the Inspector.</p>
<p><b>Mod - MOD/BW/H/4</b></p> <p><b>UDP - BW/H2.9</b> (SOM/BW/GB1/340)</p> <p><b>SITE - Cote Lane/Allerton Lane, Allerton, Bradford</b></p> <p><b>IR – Bradford West/page 29-33</b></p>	<p>BW/H2.9 COTE LANE/ALLERTON LANE, ALLERTON 14.80</p> <p>Existing site. Major greenfield site within the open countryside, on the edge of the Allerton estate. The development of the site will generate a significant increase of traffic along Allerton and at its junctions. The developer of this site will be required to submit and implement road improvements along Allerton Lane before any development can go ahead. Off site sewer may also be required. Open space around listed buildings and across the site to retain access to the open countryside, together with retention of dry stone wall/hedgrow and large areas of tree planting along the western boundary of the site. A planning brief is available, which sets out the site requirements in more detail.</p>	<p>A) <del><b>BW/H2.9</b></del> <del><b>COTE LANE/ALLERTON LANE, ALLERTON 14.80</b></del></p> <p><del><b>Existing site. Major greenfield site within the open countryside, on the edge of the Allerton estate. The development of the site will generate a significant increase of traffic along Allerton and at its junctions. The developer of this site will be required to submit and implement road improvements along Allerton Lane before any development can go ahead. Off site sewer may also be required. Open space around listed buildings and across the site to retain access to the open countryside, together with retention of dry stone wall/hedgrow and large areas of tree planting along the western boundary of the site. A planning brief is available, which sets out the site requirements in more detail.</b></del></p> <p>B)</p>	<p>The Council accept that the site does not perform as well as other urban extension sites identified both in the RDDP and by the Inspector given the particular constraints of the site and the degree of infrastructure necessary to deliver the site for housing development. The Council do not however accept that the site should be added to the green belt.</p> <p>Paragraph 2.7 of PPG2 advises that approved Green Belts should only be altered in exceptional circumstances where those circumstances “necessitate” a revision. The court case Copas V The Royal Borough of Windsor and Maidenhead ([2001] J.P.L 1169) led to a very specific test being applied when adding land to the Green Belt. The case provides that exceptional circumstances, which necessitate and addition to the adopted Green Belt will not exist unless, “some fundamental assumption which caused the land initially to be excluded from the Green Belt is clearly and permanently falsified by a later event”.</p> <p>The Inspector does not fully consider the “Copas” test in his deliberations of this site but suggests that the original reason for its designation is no longer a basis for its continued allocation today based on the advice in PPG3, 13 and RPG12. The Inspector also considers that the review of the Green Belt undertaken before first deposit of the Plan amounts to an exceptional circumstance to alter the extent of the green belt in this locality. The site has never been</p>

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		<p>The following entry to be inserted under Policy UR5 of the Bradford west proposals report:</p> <p><b><i>BW/UR5.6 COTE LANE/ALLERTON LANE, ALLERTON 14.80</i></b></p> <p><b><i>Site formerly identified for housing development and deleted following consideration of the Inspectors report into the replacement UDP. The site contains a number of important listed buildings and is a sensitive site located on the edge of the urban area. Parts of the site may be suitable for development in the future following a reassessment of other allocated sites in the Plan. Major infrastructure is required before the site can be brought forward for development</i></b></p> <p>C) Changes to the Bradford west proposals map as follows:</p> <ul style="list-style-type: none"> <li>• Delete housing site BW/H2.9 and identify as safeguarded land under Policy UR5, ref UR5.6. (MOD/BW/H/4)</li> </ul>	<p>part of the adopted green belt and the Council consider that there are no exceptional circumstances, which necessitate such a large addition to the green belt. Neither have any assumptions which initially excluded the site from the green belt been <i>permanently falsified</i>, as set out by the “Copas” test.</p> <p>The Council have considered the presence of existing constraints on development but given its location on the edge of the urban area, consider that there may be a time in the future when the site, despite its disadvantages, becomes required for development, particularly given its high place in the location strategy. The Council therefore proposes its allocation as safeguarded land under Policy UR5 to ensure a longer- term green belt boundary can be established beyond the Plan period.</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>”. 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> <p>The RDDP defines safeguarded land as “<i>land between the built up area and the Green Belt and other sites all of which are not appropriate for development in the plan period but would be reconsidered for development at plan review..... These sites are protected by a policy which will ensure that any uses of the land do not prejudice the potential for development in the longer term</i>”.</p> <p>Annex B of PPG2 gives further advice on safeguarded land stating “<i>safeguarded land comprises areas and sites which may be required to serve development needs in the longer term, ie well beyond the plan period</i>”. The site may be required for longer term development needs and is also capable of being developed when needed which is a requirement of paragraph B2 of Annex B to PPG2.</p>

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			<p>Paragraph B3 of PPG2 Annex B requires safeguarded land should be located where future development would be an efficient use of land, well integrated with existing development, and well related to other existing and planned infrastructure , so promoting sustainable development. The Council considers that the site which it proposes to allocate as safeguarded land would, if developed, provide an opportunity to improve infrastructure and local services at the same time as providing sustainable development.</p> <p>The site meets all of the requirements of PPG2 regarding safeguarded land and is high up the search sequence as a Greenfield urban extension. Therefore it is appropriate to follow the advice set out in PPG2 which justifies allocating the site as safeguarded land rather than adding the land to the Green Belt when there has been no explanation of exceptional circumstances which accords with the Copas case.</p>