

LIST OF MODIFICATIONS

UDP – Bradford west Chapter 7 Town Centres, Retail and Leisure

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/C/1</p> <p>UDP – BW/CT1.20</p> <p>Site – Nelson Street Area, Bradford (6.4)</p> <p>IR – Bradford West page 41</p>	<ul style="list-style-type: none"> • (6.4) Nelson Street area <p>There is a need to improve the food offer of the centre and the Valley Road area policy statement above permits a large new food superstore at that location if sites within the centre are not available. However development of the Valley Road area may be frustrated because land assembly and infrastructure problems may not be easily resolved. In such circumstances the relatively flat Nelson Street area may be considered an alternative location for a food superstore, as part of a larger multi storey development.</p> <p>Any foodstore proposal would need to be sited immediately alongside Croft Street to ensure the store is as close to the Transport Interchange as possible, and for it to function as part of the centre in terms of linked trips to other City Centre activities. The related car parking should be managed to benefit the centre as a whole.</p> <p>This complex of old buildings and vacant land, close to the Transport Interchange, needs to be used to provide the maximum number of jobs possible to take advantage of the high accessibility to public transport. Croft Street functions as part of the City Ring Road alongside which several new office developments have taken place between Leeds Road and Little Horton Lane, most notably the Abbey National Building. Any development for a food superstore should therefore include accommodation for B1 uses above the superstore as part of a multi storey development.</p>	<p>A)</p> <ul style="list-style-type: none"> • (6.4) Nelson Street area <p>There is a need to improve the food offer of the centre and the Valley Road area policy statement above permits a large new food superstore at that location if sites within the centre are not available. However development of the Valley Road area may be frustrated because land assembly and infrastructure problems may not be easily resolved. In such circumstances the relatively flat Nelson Street area may be considered an alternative location for a food superstore, as part of a larger multi storey development.</p> <p>Any foodstore proposal would need to be sited immediately alongside Croft Street to ensure the store is as close to the Transport Interchange as possible, and for it to function as part of the centre in terms of linked trips to other City Centre activities. The related car parking should be managed to benefit the centre as a whole.</p> <p>This complex of old buildings and vacant land, close to the Transport Interchange, needs to be used to provide the maximum number of jobs possible to take advantage of the high accessibility to public transport. Croft Street functions as part of the City Ring Road alongside which several new office developments have taken place between Leeds Road and Little Horton Lane, most notably the Abbey National Building. Any development for a food superstore should therefore include accommodation for B1 uses above the</p>	<p>For the reasons set out in the Inspector's Report</p>

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	<p>There is no qualitative need for comparison retailing in the centre to justify such development in this area. Any retail development that is permitted therefore will be restricted to a food superstore only, because of the distance of the area from the central shopping area.</p>	<p>superstore as part of a multi storey development.</p> <p>There is no qualitative need for comparison retailing in the centre to justify such development in this area. Any retail development that is permitted therefore will be restricted to a food superstore only, because of the distance of the area from the central shopping area.</p> <p>B) Consequential Map Change</p> <p>Delete from the Proposals Map (City Centre Insert) the area delineated as 6.4 C, as shown on MOD/BW/C/1 and amend the Proposals Map legend accordingly.</p>	
<p>Mod - MOD/BW/C/2</p> <p>UDP – BW Centres</p> <p>IR - Policy Framework pages 93-97</p>	<p>Policies CR3 and CL1 District Centres</p> <p>The following District Centre is defined on the Proposal Map:</p> <p>GIRLINGTON.</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>ALLERTON, CARLISE ROAD/WHETLEY HILL, CLAYTON, DUCKWORTH LANE, HORTON GRANGE ROAD, PRINCEVILLE, OAK LANE (MANNINGHAM),</p>	<p>A) Policies CR3 CR1A and CL1 District and Local Centres</p> <p>The following District Centre is defined on the Proposal Map:</p> <p>GIRLINGTON.</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>ALLERTON, CARLISE ROAD/WHETLEY HILL, CLAYTON, DUCKWORTH LANE, HORTON GRANGE ROAD, PRINCEVILLE, OAK LANE (MANNINGHAM),</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 Proposal Map.</p>

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	SHEARBRIDGE/LISTERHILLS (WOODHEAD ROAD), THORNTON, WHITE ABBEY ROAD.	<p>SHEARBRIDGE/LISTERHILLS (WOODHEAD ROAD), THORNTON, WHITE ABBEY ROAD.</p> <p>B) The following change to be made to the Bradford west proposals map legend</p> <ul style="list-style-type: none"> • CT1, CR1, CR2, CR8, CR9, CR1A, L2 	