

June 2017

Bradford City Centre Area Action Plan: Schedule of Proposed Main Modifications

The following table sets out proposed main modifications to be made to the Bradford City Centre AAP.

The table includes a brief explanation of the reason for the modification. In terms of presentation, the deletion of text is denoted with a 'strike through' (~~strike through~~), with inserted new text as bold underlined (**new text**).

Page and paragraph numbers relate to the Bradford City Centre AAP as submitted: Submission Document reference BCC-SD-000

Modification number	Page no.	Policy/paragraph in Submission Draft	Proposed Modification New text: <u>underlined</u> Deleted text strike through	Reasons for Modification
BCCAAP MM001	8	2.11	<u>There are a number of non-statutory regeneration plans and strategies which will support the delivery and implementation of the Area Action Plan, however, it should be noted the AAP shall form the statutory planning framework against which all planning applications within the area will be assessed.</u>	To ensure the Plan is effective.
BCCAAP MM002	20	Text to be inserted at the end of the Central Business and Leisure District Vision	<u>The University now has a presence in the heart of the city and the Learning Quarter is linked to the Central Business and Leisure District by a high quality public realm.</u> <u>Traffic management and other improvements have created an attractive public realm making it easier for pedestrians to access the Central Business and Leisure District from surrounding Neighbourhoods</u>	To ensure plan is consistent with national planning policy
BCCAAP MM003	21	Central Business and Leisure District Neighbourhood Spatial Framework	<u>Policy CBLD 1</u> <u>The sites put forward within the Central Business and Leisure District Neighbourhood of the Area Action Plan are allocated for the following land uses:</u> <u>B/1.1 Sharpe Street Car Park – Cultural and Leisure Uses;</u> <u>B/1.2 No.1 City Park – Office with ancillary retail and leisure uses;</u> <u>B/1.3 Jacobs Well Public Service Hub - Office with ancillary retail and</u>	To provide clarity and be effective and consistent with national planning policy.

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			<u>leisure uses;</u> <u>B/1.4 Exchange Court – Office and Residential Uses;</u> <u>B/1.5 Former Yorkshire Water Depot – Office and Residential with ancillary retail and leisure uses.</u> <u>B/1.6 Former Bradford Odeon – Leisure uses</u> <u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u>	
BCCAAP MM004	24	Site B/1.2 No.1 City Park &	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>Part of this site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18th century, depending upon whether new build on a different footprint to the existing building is envisaged.</u></p>	To provide clarity and to be consistent with national planning policy.

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		CH/1.2 Area East of Valley Road		
BCCAAP MM005	30	Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	<p><u>Policy LGCQ 1</u></p> <p><u>The sites put forward within the Little Germany and Cathedral Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>CH/1.1 Area west of Valley Road Phased - Residential ;</u></p> <p><u>CH/1.2 Former Royal Mail sorting office - Leisure Uses ;</u></p> <p><u>CH/1.3 Cathedral Quarter Phase I - Residential ;</u></p> <p><u>CH/1.4 Cathedral Quarter Phase 2 - Residential ;</u></p> <p><u>CH/1.5 Burnett Street car park - Residential ;</u></p> <p><u>CH/1.6 Olicana House, Chapel Street - Residential ;</u></p> <p><u>CH/1.7 East Parade car park - Residential ;</u></p> <p><u>CH/1.8 Land west of Wharf Street - Residential ;</u></p> <p><u>CH/1.9 Vacant plot bounded by Church Bank, Vicar Lane and Currer Street – Residential;</u></p> <p><u>CH/1.10 Vacant plot bounded by Church Bank, Peckover Street and Currer</u></p>	To provide clarity and be effective and consistent with national planning policy.

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			<p><u>Street – Residential;</u> <u>CH/1.11 Gate Haus 2 – Residential;</u> <u>CH/1.12 Conditioning House – Residential.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	
BCCAAP MM006	34	CH/1.2 Area East of Valley Road	<p>Design</p> <ul style="list-style-type: none"> • Development of the Sorting Office site should be considered in conjunction with the adjacent rail station car park and the Westfield site compound at Forster Court. <u>As the site is currently in more than one ownership, any individual applications for constituent parts of the site should demonstrate how they contribute to the wider strategic objectives of the site.</u> 	To provide clarity and be effective and consistent with national planning policy.

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BCCAAP MM007	36	CH/1.3 Cathedral Quarter Phase 1	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century. The listed building will need archaeological recording in advance of further conversion.</u>	To ensure the plan is consistent with national planning policy.
BCCAAP MM008	37	CH/1.4 Cathedral Quarter Phase 2	The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings. <u>Any development should ensure that the tower of the former Bradford College Cathedral Building, to the east of this site, remains as a prominent local landmark</u>	To be consistent with national planning policy.
BCCAAP MM009	38	CH/1.5 (Burnett Street Car Park)	New text to be added under the “Design” section of the proposal statement: <u>The site is underlain by unrecorded probable shallow coal workings, which exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u> <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings</u>	To be consistent with national and local planning policy.

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			<u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes</u>	
BCCAAP MM010	39	CH/1.6 Olicana House, Chapel Street	New text to be added under the “Design” section of the proposal statement: <u>The site is underlain by unrecorded probable shallow coal workings, which exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u> <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed building.</u>	To be consistent with national and local planning policy.
BCCAAP MM011	40	CH/1.7 East Parade Car Park	New text to be added under the “Design” section of the proposal statement: <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings</u>	To be consistent with national planning policy.

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BCCAAP MM012	41	CH/1.8 Land West of Wharf Street	New text to be added under the “Design” section of the proposal statement: <u>“The scale and design of new development should respond sensitively to the character of the adjacent Cathedral Precinct Conservation Area</u>”	To be consistent with national planning policy.
BCCAAP MM013	42	CH/1.9 Vacant Plot bounded by Church Bank, Vicar Lane and Currer Street	New text to be added under the “Design” section of the proposal statement: <u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II listed buildings to its south-west and north-east and lies opposite the Grade I Listed Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the Conservation Areas of Little Germany and the Cathedral Quarter and of the surrounding listed buildings (including St Peter’s Cathedral).</u> <u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u>	To be consistent with national planning policy.

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BCCAAP MM014	43	CH/1.10 Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II listed buildings to its south-west and north-east and lies opposite the Grade I Listed Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the Conservation Areas at Little Germany and the Cathedral Quarter and of the surrounding listed buildings (including St Peter’s Cathedral)</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u></p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century.</u></p>	To be consistent with national planning policy.
BCCAAP MM015	45	CH/1.12 Conditioning House, Cape Street	<p>CH/1.12 Conditioning House, Cape Street</p> <p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This listed building will require archaeological recording prior to further conversion.</u></p>	To ensure the plan is consistent with national planning policy .

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			<p><u>Flood Risk</u></p> <p><u>As 22% of the site is currently located in Flood Zone 3a(i), any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>	
BCCAAP MM016	46	CH/1.13 Midland Mills, Valley Road	<p>New text to be added under the “Design” section of the proposal statement: <u>The Grade II listed mill will require archaeological recording before conversion.</u></p> <p><u>Flood Risk</u> <u>The site is currently located with Flood Zone 3a. Any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>	To ensure the plan is consistent with national policy.
BCCAAP MM017	48	The Markets Neighbourhood Spatial Framework	<p><u>Policy MN 1</u></p> <p><u>The sites put forward within the Markets Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>M/1.1 Car park, Simes Street Residential led mixed use with ancillary retail and leisure uses.</u></p> <p><u>M/1.2 Car park on site of former Carlton Grammar School Residential ;</u></p> <p><u>M/1.3 Stone Street car park Residential ;</u></p> <p><u>M/1.4 Former Yorkshire Building Society headquarters Residential led with ancillary retail and leisure uses.</u></p>	To provide clarity and be effective and consistent with national planning policy.

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			<p><u>M/1.5 Former Tetley Street shed Residential with ancillary retail and leisure uses.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	
BCCAAP MM018	51	M/1.1 Car Park, Simes Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site adjoins the boundary of the City Centre Conservation Area. The site includes the remains of the Grade II Listed Simes Street Chapel (Fountains Hall). The United Reform Chapel, to the west of this site, is also listed.</u></p> <p><u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century. If directly affected by development, the listed chapel will require recording in advance of development.</u></p>	To be consistent with national planning policy.
BCCAAP MM019	53	M/1.3 Stone Street Car	<p>New text to be added under the “Design” section of the proposal statement:</p>	To be consistent with national planning policy.

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		Park	<u>The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed building.</u>	
BCCAAP MM020	54	M/1.4 Former Yorkshire Building Society Head Quarters, High Point, New John Street	New text to be added under the “Design” section of the proposal statement: <u>The areas of the site which are not covered by buildings may contain pockets of important archaeological remains dating from the medieval period to the 18th century.</u>	To be consistent with national planning policy.
BCCAAP MM021	55	M/1.5 Former Tetley Street Shed, Tetley Street	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century.</u>	To be consistent with national planning policy.
BCCAAP MM022	57	The Goitside Neighbourhood Spatial Framework	<u>Policy GN 1</u> <u>The sites put forward within the Goitside Neighbourhood of the Area Action Plan are allocated for the following land uses:</u> <u>V/1.1 - Former Provident Financial headquarters - Residential ;</u> <u>V/1.2 - Former Gas Works – Residential with ancillary retail and leisure ;</u> <u>V/1.3 - Globus Textiles – Residential with ancillary retail and leisure;</u>	To provide clarity and be effective and consistent with national planning policy.

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			<p><u>V/1.4 - Wigan Street Car Park – Residential;</u> <u>V/1.5 - Yorkshire Stone yard - Residential ;</u> <u>V/1.6 - Former Bee Hive Mills - Residential;</u> <u>V/1.7 - Vacant site – Residential;</u> <u>V/1.8 Car sales / filling station Residential with ancillary retail and leisure</u> <u>V/1.9 Sunwin House Residential / Retail / Office / Leisure</u> <u>V/1.10 Thornton Road / Water Lane Residential with ancillary retail and leisure</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	
BCCAAP MM023	66	V/1.7 Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site lies within the Goitside Conservation Area and there is a Grade II listed building adjacent to its north-eastern corner. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed building.</u></p>	To be consistent with national planning policy.

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BCCAAP MM024	67	V/1.8 Car Sales / Filling Station Site, Thornton Road	New text to be added under the “Design” section of the proposal statement: <u>“There is a group of listed buildings along the site’s eastern boundary which abuts the Goitside and City Centre Conservation Areas. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed buildings</u>	To be consistent with national planning policy.
BCCAAP MM025	68	V/1.9 Sunwin House, Godwin Street / Sunbridge Road	New text to be added under the “Design” section of the proposal statement: <u>The areas of the site which are not covered by buildings may contain pockets of important archaeological remains dating from the medieval period to the 18th century. The listed building may require archaeological recording prior to further conversion.</u>	To be consistent with national planning policy.
BCCAAP MM026	69	V/1.10 Thornton Road / Water Lane	New text to be added under the “Design” section of the proposal statement: <u>The site adjoins the boundary of the Goitside Conservation Area. Any redevelopment of this area should respond sensitively to the surrounding historic context.</u>	To be consistent with national planning policy.

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BCCAAP MM027	71	Learning Quarter Neighbourhood Spatial Framework	<p><u>Policy LQN 1</u></p> <p><u>The sites put forward within the Learning Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>LQ/1.1 - University of Bradford Car Park - Education</u></p> <p><u>LQ/1.2 - University of Bradford Car Park - Residential</u></p> <p><u>LQ/1.3 - University of Bradford Car Park - Residential</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	To provide clarity and be effective and consistent with national planning policy..
BCCAAP MM028	76	Southern Gateway Neighbourhood Spatial Framework	<p><u>Policy SGN 1</u></p> <p><u>The sites put forward within the Southern Gateway Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>SG/1.1 - Clifford Street Car Park - Residential</u></p> <p><u>SG/1.2 - Britannia Mills and Car - Park Leisure</u></p> <p><u>SG/1.3 - Stations Improvement Site - Transport / Station Improvements</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in</u></p>	To provide clarity and be effective and consistent with national planning policy..

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			<u>the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u>	
BCCAAP MM029	88	Policy CL1	<p>Policy CL1 - Housing</p> <p><u>A. Within the City Centre a minimum net delivery of 3,500 residential units will be delivered;</u></p> <p>A. B. Throughout the city centre The development of new homes will be expected to contain a proportion of family sized homes, consisting of houses or apartments with two or more bedrooms and an element of usable outdoor amenity space. In defining the proportion of family sized homes that will be sought, regard will be had to the existing housing profile of the area, including identified local housing requirements and the characteristics of the site, including its suitability for different housing types. The number of family sized homes will also be proportionate to the scale of development.</p> <p>B. C. Where the upper floors of commercial premises are vacant or underused, the use of those floors for new homes will be encouraged, provided that appropriate independent access is available to the proposed homes and provided that the viability of the ground floor premises would not be threatened, for instance through the loss of important ancillary storage space.</p> <p>C. D. Development which would create or contribute to a detrimental concentration within any given area of studios, bedsits, specialist student housing, houses in multiple occupation or hostel accommodation will not</p>	To ensure the Plan is positively prepared..

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			<p>be permitted.</p> <p>D. E. The Council shall expect residential amenity / open space to be incorporated into the all new major residential developments within Bradford City Centre. This may take the form of terraces, rooftop gardens, balconies, courtyards etc.</p> <p>E. F. The Council shall expect residential development within the City Centre to achieve a minimum density of 250 dwellings per hectare, but will accept lower density if local circumstances demand this.</p>	
BCCAAP MM030	89	Policy CL2: Flood Risk	<p>Policy CL2: Flood Risk</p> <p>Within the city centre, proposals for housing and other vulnerable uses on sites that are at risk of flooding and are not already allocated for those uses by this plan should be supported by a flood risk sequential test undertaken within the confines of the city centre, taking account of all reasonably available sites in the area that are either allocated for development or otherwise vacant or underused. The search area for the sequential test will be the city centre boundary unless material considerations indicate otherwise.</p> <p>Those proposals which pass the sequential test <u>(and if necessary the Exception Test)</u> will still be required to submit a site specific flood risk assessment. Proposals must demonstrate the development scheme will not have increase flooding within the city centre <u>increase flood risk elsewhere</u>.</p> <p>A. Applicants will also need to demonstrate how the proposal will:</p> <p>1. Provide a safe access and egress route away from the flood risk (i.e. to</p>	To ensure the plan is effective and consistent with national planning policy with regard to flood risk.

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			<p>flood zone 1) during a design flood event; and</p> <p>2. Locate more vulnerable uses in the area of the proposal least at risk;</p> <p>3. Or provide a clear justification as to why these requirements are not practical, viable or appropriate in planning and design terms.</p> <p>B. Applicant will also need to demonstrate of the proposal will achieve an appropriate degree of safety over the lifetime of the development <u>taking into account the site specific recommendations in the SFRA Level 2 and the latest climate change allowances.</u> The minimum safety standards are as follows:</p> <p>1. For more vulnerable uses, the floor levels of habitable rooms will be above the design flood level.</p> <p>2. For all uses the development will:</p> <p>i. Remain structurally sound in an extreme flood event;</p> <p>ii. Provide appropriate flood resistance / resilience measures to the extreme flood level;</p> <p>iii. Not generate an increase in flood risk elsewhere;</p> <p>iv. Provide a flood plan, which covers methods of warning and evacuation;</p> <p>v. Provide an appropriate safe refuge above the extreme flood level if criterion 4a is not met.</p>	
BCCAAP MM031	89	Policy CL2	4.30 Site allocations for new homes in these areas are included to ensure that regeneration is able to continue in areas that might otherwise experience planning blight. Within these areas, in accordance with the sequential approach, the sites where the depth and severity of flooding are	To ensure that the plan is effective and consistent with national planning policy with

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			at their lowest will be selected first. Reflecting the Exception Test, sites in these areas will not be granted planning permission for new homes if they cannot be made safe from the effects of flooding, including the provision of safe access and escape. <u>As part of any site specific Flood Risk Assessment for allocated and unallocated sites, the developer will be expected to demonstrate how any proposal will pass PART B of the Exceptions Test.</u>	regard to flood risk.
BCCAAP MM032	90	Policy CL3	<p>Policy CL3 - Active Frontages and Community Provision</p> <p>The Council will actively seek the provision of active frontages at the ground floor levels of any proposed new build developments or conversion of buildings within the City Centre.</p> <p>Active frontages may include (but not solely) retail, leisure, healthcare, café, restaurant, financial services etc. <u>small scale retail, other main town centre uses and community provision.</u></p> <p>Where an active ground floor use is not able to be achieved through incorporating the above uses, the Council will expect the design to reflect an active usage by the articulation of facades in a way which includes:</p> <p>A. Frequent doors and windows with few blank walls; B. Articulation of facades with projections such as bays and porches; C. Internal uses visible from the street, particularly on non- residential uses.</p> <p><u>The scale and type of round floor use must also be consistent with Policies SL1 and SL2 of the AAP.</u></p>	To ensure the Plan is effective.

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BCCAAP MM033	92	Paragraph 4.37	<p>4.37 Taking account of the size of the City of Bradford, it is considered to be underserved in regards to its city centre retail offer. It also lacks a cohesive retail core with the shopping area spread out between Broadway, the Kirkgate Centre and the Forster Square Retail Park. Recent improvements have been made to the shopping offer with the completion of the Rawson Quarter development in 2005, and the development of Primark as the anchor store in the Kirkgate Centre. More change is set to come with the Broadway Shopping Centre development, which will significantly improve the shopping facilities in the city.</p> <p><u>4.37 The delivery of the Broadway Shopping Centre has resulted in the City of Bradford being well served in terms of a modern retail offer, and provides the city centre a cohesive retail shopping area by linking the Kirkgate Centre and Forster Square Retail Park.</u></p>	To ensure the Plan is effective.
BCCAAP MM034	92	Policy SL1	<p>New retail development (use class A1) within Bradford City Centre will be primarily directed towards the identified Primary Shopping Area or to sites which adjoin that. Elsewhere in the city centre retail and other main town centre uses may be acceptable where they would not be harmful to the vitality, viability and retail function of the identified shopping area. Development proposals providing greater than 1,500 sq.m gross floorspace for main town centre uses in an edge or out-of-centre location will be the subject of an impact assessment. New or extended market provision will be supported in Bradford City Centre where it would support the vitality, viability and diversity of the city centre.</p> <p><u>The Bradford City Centre Boundary and Primary Shopping Area are</u></p>	To ensure the Plan is consistent with national and local planning policy.

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			<p><u>identified on the Policies Map.</u></p> <p><u>The role of Bradford City Centre as a focus for accommodating main town centre uses and the function of the Primary shopping Area as the focus of retail activity will be maintained and enhanced.</u></p> <p><u>Retail development will be directed towards the identified Primary Shopping Area. Outside of the Primary Shopping Area retail development will only be permitted in accordance with the sequential test set out in Core Strategy Policy EC5.</u></p> <p><u>Retail development proposals on the edge of the Primary Shopping Area, or outside of the Primary Shopping Area ,whose gross floor space is greater than 1500 square metres will be subject to an impact assessment.</u></p> <p><u>Within Bradford City Centre the development of other non- retail main town centre uses of an appropriate scale and function will be supported.</u></p> <p><u>The re-use of upper floors of premises within the City Centre, for residential, office or appropriate commercial or community uses, which maintain or enhance the character and vitality of the City Centre and broaden the range of services will be supported.</u></p>	
BCCAAP MM035	93	Paragraph 4.43	<u>Primary frontages will include a high proportion of retail uses which may include for example, the sale of food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity</u>	

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			<u>of uses such as restaurants, cinemas and businesses.</u>	To ensure the plan is effective.
BCCAAP MM036	94	Policy SL2	<p>Policy SL2: Primary and Secondary Frontages</p> <p>A. Within the Primary Shopping Frontage in Bradford City Centre change of use of retail premises (use class A1) will be permitted provided that:</p> <p>1. The proposed use would make a positive contribution to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and</p> <p>2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and</p> <p>3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and</p> <p>4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street.</p> <p><u>B. A. Within the defined Primary Shopping Frontage change of use to cafés, restaurants, pubs or bars (Use Classes A3 and A4 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) or other appropriate leisure uses will be acceptable provided that the dominant shopping character is maintained and the following criteria are met:</u></p> <p>1. The proposed use would make a positive contribution to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and</p> <p>2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and</p>	To ensure the Plan is effective.

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			<p>3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and</p> <p>4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street.</p> <p>C. B. In all cases proposals which would result in the loss of retail floor space , will be expected to demonstrate that they will not be detrimental to the continued viability and vitality of the shopping street.</p> <p>D. C. Within Secondary Shopping Frontages in Bradford City Centre the development of retail or other related <u>leisure</u> uses (use classes A2-A5, or other similar uses such as gyms, arts and cultural premises and community facilities <u>D1 and D2 as as defined in the Town and Country Planning (Use Classes) Order 1987, as amended</u>) will be acceptable where they would help to maintain or enhance the function of the shopping area..</p> <p>E. D. In all cases, proposals which would result in the loss of retail floorspace, including storage or servicing space, will be expected to demonstrate that they will not be detrimental to the continued viability of the retail unit.</p>	
BCCAAP MM037	98	Paragraph 4.56	4.56 Bradford City Centre has seen extensive office development in recent years facilitating growth and employment in key sectors such as financial and business services industries. This has included both speculative	To ensure the Plan is justified and consistent with national

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			schemes and pre-let, custom designed premises. Although the recent recession affected the number of office schemes commencing construction, further demand for Grade A office floorspace is anticipated within the plan period. Policy EC2 of the Core Strategy proposed that a further 135ha of developable employment land would be sought within the District within the plan period. With the aim of Bradford City Centre becoming the economic driver and the focus for Grade A office space within the District. a proposed target of 6,000 jobs through the delivery of office floorspace over the plan period; <u>6,000 jobs will be delivered over the plan period through the provision of levels of office floor space consistent with the findings of the Office Floor Space Methodology Paper 2016.</u>	policy..
BCCAAP MM038	103	Policy M1	Where viable and , feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.	To ensure the Plan is consistent with national policy..
BCCAAP MM039	105	Policy M2	Where viable and , feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.	To ensure the Plan is consistent with national policy.
BCCAAP MM040	105	Paragraph 4.93	4.93 The existing car parks are spread throughout the centre in a random manner and there is currently no overall strategy for parking in the city centre. In addition many of the surface car parks are likely to be subject to development interest. A parking study is being undertaken which will inform a future parking strategy for the City Centre. <u>The 2016 City Centre Parking Study has informed the identification of suitable sites for development including those currently in use as surface car parks, and</u>	To ensure the Plan is justified and consistent with national policy .

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			<u>provides a number of recommendations for a City Centre Parking Strategy.</u>	
BCCAAP MM041	106	Policy M3	<p>TRAFFIC AND HIGHWAYS</p> <p>The following specific transport improvement schemes will be supported:</p> <ul style="list-style-type: none"> A. Westgate – Thornton Road Link B. Croft Street / Britannia Street Signal Improvements C. Reintroduction of traffic restrictions between Church Bank and New Cheapside D. City Centre Car Parks Variable Message Signing E. A city centre 20mph zone F. Hall Ings Improvements <p>In addition to the above further enhancements will be made to the Urban Traffic Control system in the City Centre as opportunities arise through new technology. See Figure 19 in Appendix E for a map detailing the transport improvement schemes.</p> <p>The highway asset within the City Centre will be maintained and improved. in accordance with the West Yorkshire Highways Asset Management Plan.</p> <p>Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.</p> <p>PARKING STANDARDS</p> <p>The Parking Standards Schedule in Appendix 4 of the Core Strategy set out car parking standards and minimum cycle parking and disabled car parking standards for new development in Bradford. Specific highways guidance for</p>	To ensure the Plan is consistent with national planning policy.

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			<p>proposed site allocations can be found within the supporting allocation statements <u>s</u>, and will be informed by the Transport Study.</p> <p>RESIDENTIAL CAR PARKING</p> <p>An appropriate level of new residential car parking, which may include on-street parking solutions, will be acceptable in the city centre where it is properly integrated into the broader design of the development or the existing street scene. Developments of new homes that provide fewer car parking spaces than the standard and car-free residential developments will be acceptable where they are consistent with the Core Strategy. and Car Parking Strategy. Specific guidance on car parking provision within Allocated Sites is supplied within the allocation statements.</p>	
BCCAAP MM042	107	Policy M4	<p>Policy M4 - Impact of new development upon the transport network</p> <p>Proposals and developments introduced by other parts of this plan such as City Living, Office and Employment or Shopping and Leisure should include proposals for improving pedestrian and vehicular movement as <u>where</u> appropriate. All proposals should avoid the creation of barriers to pedestrians and cyclists and/or changes <u>to existing routes that result in increased travel distances for pedestrians, cyclists and vehicles</u> the diversion or increased distances to existing routes. All developments could/should aim to improve rather than hinder <u>pedestrian and cyclist</u> movements around the City.</p> <p>All <u>major</u> development proposals in the city centre <u>including</u>:</p>	To ensure the Plan is effective.

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			<ul style="list-style-type: none"> • <u>Provision of 10 or more residential units</u> • <u>Any development of 1000 sq metres of floorspace and over</u> • <u>Development involving a site of 0.5ha and over</u> <p>will have a mandatory requirement <u>be required</u> to submit a transport assessment with the planning application and will be assessed against policy TR1 of the Core Strategy and the <u>provisions of the</u> NPPF. <u>Any transport assessment must consider any potential impacts of the scheme upon the Strategic Road Network including planned capacity enhancements.</u></p> <p><u>Developments of a smaller scale, which fall below the above thresholds, will be required to submit a transport statement with the planning application. This will be assessed against policy TR1 of the Core Strategy and the NPPF.</u></p>	
BCCAAP MM043	108	Paragraph 4.101	<u>In 2014 Bradford Council commissioned West Yorkshire Ecology to undertake an ecological study of the City Centre and Shipley and Canal Road Corridor in support of the Area Action Plans. Ecological Assessment for the Shipley and Canal Road Corridor & Bradford City Centre AAPs (2014) puts forward a number of Key Biodiversity Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</u>	To ensure the Plan is effective.
BCCAAP MM044	108	Policy M5	The Council will support the delivery of the Key <u>Biodiversity</u> Interventions. put forward in the Ecological Assessment for Shipley – Canal Road Corridor and City Centre Area Actions Plans (2014). These key interventions will be the priority ecology projects for delivery over the course of the plan period:	To ensure the Plan is consistent with national policy.

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			<p>A. The Butterfly Express B. The Nectar Highway F. C. The Canal Road Greenway H.D. Urban Oasis</p> <p>Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these <u>Key Biodiversity Interventions.</u> improvements above.</p>	
BCCAAP MM045	108	Paragraph 4.102	<p>In 2014, consultants Gillespies were commissioned by the Council to undertake a Green Infrastructure (GI) Study to assess the existing and future potential of green infrastructure within the City Centre. <u>The GI Study (2014) puts forward a number of Key Green Infrastructure Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</u></p>	To ensure the Plan is effective.
BCCAAP MM046	108	Policy M6	<p>The Council will support the delivery of the Key <u>Green Infrastructure Interventions</u> put forward in the City Centre Green Infrastructure Study (2014). These Key Interventions will be the priority green infrastructures projects for delivery <u>over</u> the course of the plan period.</p> <p>Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these <u>Key Green Infrastructure Interventions.</u></p>	To ensure the Plan is consistent with national planning policy.

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BCCAAP MM047	111	Policy BF1	<p>Development proposals should be of high quality design, respect the site and its setting, and enhance the character and local distinctiveness of the City Centre. Proposals will be expected to accord with the Bradford City Centre Design Guide and Addendum, the Neighbourhood Spatial Frameworks and the Proposal Allocation Statements, and any relevant Local Plan policy or guidance.</p> <p>F. Preserve and enhance the character, appearance and setting of the City Centre's heritage assets by having suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements.</p>	To accord with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012)
BCCAAP MM048	113	Policy BF3	<p>New development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated. In doing so new development schemes (including conversions and changes of use where appropriate) must ensure that:</p> <p>A. all construction and demolition schemes adhere to a construction environmental management plan which must be submitted to and approved by the council before works commence. The CEMP must specify how the developer will mitigate noise and dust emissions from the works</p> <p>B. all opportunities to connect to implement renewable energy generation have been explored and included as part of new development unless shown to be unviable or inappropriate</p> <p>C. ground contamination needs have been assessed and remediated using the <u>latest</u> Environment Agency <u>guidance</u> Model Procedures for</p>	To be consistent with national planning policy.

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			<p>the Management of Land Contamination (CLR11)</p> <p>D. proposals for site investigation and remediation schemes (where appropriate) utilise appropriate risk assessment and are approved by the Council in advance of development. Such measures should ensure that sites are ‘fit for purpose’</p> <p>E. new residential and commercial development schemes and the introduction of fixed plant machinery have been designed to meet internal and external noise levels <u>stipulated within the most up to date Building Regulations.</u> specified in BS4142 and BS 8223, or subsequent replacement standards</p>	
BCCAAP MM049	114	4.126	<p>4.126 As there are nationally designated and local heritage assets across the entire District, including the Town Centre, their protection and conservation is covered by Policies EN3, EN4, DS3, SC1, BD1, BD2, and TR4 of the Bradford Local Plan: Core Strategy . The Bradford Local Plan: Core Strategy also sets out a proactive strategy for the conservation and enhancement of the historic environment, to which the AAP will contribute. The Council is has also producing produced a series of Conservation Area Appraisals which will provide further information and advice about the special interest of each Conservation Area and their management.</p> <p><u>Applications for development proposals within Conservation Areas should have special regard to the information contained within these Appraisals to ensure there are no significant detrimental impacts upon heritage assets or the historic fabric of the area. It should also be noted these documents should not be the sole source of information in any heritage impact assessment, and the applicant is advised to use other sources of evidence such as the Heritage Environment Record (HER), archive records and any other information they consider appropriate.</u></p>	To be consistent with national planning policy.

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BCCAAP MM050	120	New Paragraph - 4.147	<p><u>Annual Monitoring Report</u></p> <p><u>The Monitoring framework (Tables 2 - 5) of the AAP will be the primary mechanism for monitoring the effectiveness of the policies contained within this AAP and will form part of the Annual Monitoring Report (AMR). The AMR will monitor the targets set out within the monitoring framework to ensure the plan is being delivered effectively.</u></p> <p><u>Should the targets of the monitoring framework not be met, this will prompt a review of the AAP where necessary.</u></p> <p><u>The AMR shall also monitor the delivery of the allocated sites as set out in the Table 1. Should the targets of table 1 not be met, this will prompt a review of the AAP where necessary.</u></p>	To ensure the plan is consistent with national planning policy.
BCCAAP MM051	121	Table 1: Proposed Allocations Planning and Delivery	<p>V/1.8: Car Sales / Filling Station Site, Thornton Road</p> <p>Residential led mixed use</p> <p>230 residential units</p> <p>2020 – 2025 <u>2025 – 2030.</u></p>	To ensure the Plan is effective.
BCCAAP MM052	23 88 90 103 105	B/1.1 Policy CL1 Policy CL3 Policy M1 Policy M2	etc	To ensure the plan is effective and consistent with national planning policy.

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BCCAAP MM053	149	New Appendices	<u>Superseded / Deleted RUDP Policies and Allocations</u>	<u>Bradford City Centre AAP (BCCAAP)</u>	To accord with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012)
			<u>Policy UR7 – Mixed Use Area</u>	<u>No corresponding policy / Policies Map designation</u>	
			<u>Policy CL1 – City, Town and District Centre Boundary</u>	<u>City Centre Boundary as depicted on Policies Map</u>	
			<u>Policy CT5 – Primary Shopping Area</u>	<u>Primary Shopping Area as depicted on Policies Map</u>	
			<u>Policy CR1A – Central Shopping Area in City and Town Centres</u>	<u>No corresponding policy / Policies Map designation</u>	
			<u>CT1 – City Centre Defined Expansion Areas</u>	<u>No corresponding policy / Policies Map designation</u>	
			<u>CT1 – City Centre Redevelopment Sites</u>	<u>No corresponding policy / Policies Map designation</u>	
			<u>Policy TM10 – The National and Local Cycle Network</u>	<u>Superseded by Policy TR3 of the Core Strategy and Policy M1 of the BCCAAP.</u>	
			<u>Policy TM14 – Public Car Parks</u>	<u>Superseded by Policy M3 of the BCCAAP.</u>	
			<u>Policy TM20 – Cycleway Improvements</u>	<u>Superseded Policy M1 of the BCCAAP and Policy TR7 of the Core Strategy.</u>	
			<u>Policy D11 – Gateway Roads</u>	<u>Superseded by Core Strategy Core Policy SC9 and Thematic Policy DS3.</u>	
			<u>Policy CF6 – Community Priority Areas</u>	<u>Superseded by Core Strategy</u>	
			<u>Policy CF8 – Higher Education Campus</u>	<u>Superseded by Policy ED1 of the BCCAAP.</u>	
			<u>Policy BH7 – Conservation Areas</u>	<u>Superseded by Policy EN3 of the Core Strategy and Policy BF1 and BF2 of the BCCAAP</u>	

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			<u>Appendix F – Superseded Policies</u> <u>Superseded Replacement Unitary Development Plan (RUDP) Policies and Allocations upon adoption of the Bradford City Centre Area Action Plan</u>	