

### **Bradford City Centre Area Action Plan: Schedule of Proposed Additional Modifications**

In addition to the proposed Main Modifications, there are a number of other, minor changes to the Bradford City Centre AAP, which the Council proposes to make. These “Additional Modifications” do not affect the soundness of the plan, but are concerned with ensuring that the text of the plan is as up to date and accurate as possible. It should be noted that the Planning Inspector is not responsible for any Additional Modifications and therefore the Inspector will not be involved in any correspondence regarding the Proposed Additional Modifications.

The following table sets out proposed additional modifications which the Council proposes 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 bold ‘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 on 29<sup>th</sup> April 2016: Submission Document reference BCC-SD-000

## General Proposed Modifications

Modification number	Page no.	Policy/paragraph	Proposed Modification  New text: <u>underlined</u>  Deleted text <del>strike through</del>	Reasons for Modification
AM001	All	All	Re-number paragraphs to reflect deletions and additional new paragraphs inserted under main modifications.	Consequential amendment
AM002	All	All	All references to Publication Draft deleted where appropriate	The references to Publication Draft refer to the previous formal public consultation stage prior to submission. If adopted these will need to be replaced where appropriate

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AM003		Contents Page	<del>Proposals</del> <u>Policies</u> Maps and <del>Proposals</del> <u>Allocations</u> Statements	Factual correction
AM004	1	1.4	Two Area Actions Plans <del>are currently being</del> <u>have been</u> prepared by the Council. These are the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP. The purpose of these documents is to provide a more detailed framework at the local level to show how the Core Strategy will be delivered.	Factual Update.
AM005	2	1.8, 1.9, 1.10	<del>1.8 The Publication Draft 1.8 Government requirements on the preparation of Local Plans are set out in the National Planning Policy Framework and the Town and Country Planning (Local Planning) (England) Regulations 2012. These are designed to ensure that by the time the plan is finalised, it has been tested through extensive consultation and involvement of the public and wider stakeholders and all reasonable options have been considered.</del>  <del>1.9 The Publication Draft is the third stage in the process of preparing the AAP and presents the Council's preferred approach for Bradford city centre. The Publication Draft sets out the policies and proposals that the Council consider should be included in the new plan</del>	These paragraphs refer to the previous formal public consultation stage prior to submission and should be deleted as they are no longer relevant.

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			<p><del>1.10 The Publication Draft takes account of work undertaken on the AAP to date, in particular the consultation on the AAP Issues and Options Report between March and May 2013. The results of this public consultation and further technical work have been used to inform the Publication Draft. The main purpose of this report is to:</del></p> <ul style="list-style-type: none"> <li><del>• Set out the vision, key objectives and strategic approach</del></li> <li><del>• Identify the sites allocations and policies for delivering development</del></li> <li><del>- Prompt interested parties to submit representations for consideration</del></li> </ul>	

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AM006	2	1.12	1.12 Section 1 sets out the background, including the role of the Area Action Plan, an overview of the Bradford City centre, an outline of work already undertaken in the City Centre (City Centre Masterplan, Neighbourhood Development Frameworks, Bradford City Plans), an overview of the other policy influences nationally, city regionally and locally and sets out some of the evidence base upon which the <del>Publication Draft</del> <u>Area Action Plan</u> has been drawn.	Factual update
AM007	2	Paragraph 1.13	This is then supported by a set of detailed <del>proposal</del> <u>Policies</u> <u>Maps</u> and <u>Allocations Statements</u> for potential development sites in each of the six city centre neighbourhoods. This section also includes a plan showing the extent of the boundary for the Area Action Plan.	Factual correction.
AM008	3	1.19	1.19 This City Centre Area Action Plan <del>—Publication Draft Report</del> is accompanied by a Sustainability Appraisal Report. This appraises the policies and proposals of the plan and their likely significant effects on the sustainability objectives. The results of this appraisal have been used to inform the	Factual correction

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			content of the Area Action Plan.	
AM009	3	1.19	<p>Paragraph text amended as follows:</p> <p>The Duty to Co-operate is a requirement for Local Planning Authorities set out in the Localism <del>Act</del> <u>Act</u> 2011 and the National Planning Policy Framework. In developing the AAP the Council must demonstrate that it has co-operated with other councils and public bodies on strategic planning issues which cross administrative boundaries. The AAP is supported by a Duty to Cooperate Statement which outlines how the council has met the requirements of the Localism Act 2011. <del>It will set out the key strategic issues relevant to the document, and how these have been considered as part of the preparation of the AAP and the Council has worked with relevant bodies including adjoining local planning authorities.</del></p>	<p>Correct grammatical error</p> <p>Factual update</p>

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AM010	3	Paragraph 1.20	An additional Habitats Regulation Screening Assessment has been carried out to examine the potential <u>impact of the City Centre Area Action upon the SPA and SAC. This identified no significant impacts of development proposed in the City Centre AAP.</u>	
AM011	3	1.21	Paragraph text amended as follows:  1.21 Health Impact Assessment, while not a legal requirement, the Council recognises the role the planning and development can have on the health and well being of communities. A Health Impact Assessment (HIA) has been produced in consultation with public health professionals within the Council which sets out the potential impacts of the policies. The preparation of the HIA has informed the <del>Publication Draft report</del> <u>Area Action Plan</u> .	Factual update

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AM012	4	1.23	Paragraph text amended as follows:  1.23 An Initial Equality Impact Assessment (EqIA) <del>scoping exercise</del> of the AAP has been undertaken. This is in order to highlight the potential impact on the identified protected characteristic groups highlighted above. The Initial EqIA <del>scoping exercise</del> is supplementary to this Report.	Factual Update



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AM013		1.24	<p>Paragraph text amended as follows:</p> <p>1.24 The Duty to co-operate is a requirement for Local Planning Authorities set out in the Localism Act 2011 and the National Planning Policy Framework. In developing the AAP the Council must demonstrate that it has co-operated with other councils and public bodies on strategic planning issues which cross administrative boundaries. The AAP is supported by a Duty to Cooperate Statement which outlines how the council has met the requirements of the Localism act 2011. <del>It will set out the key strategic issues relevant to the document, and how these have been considered as part of the preparation of the AAP and the Council has worked with relevant bodies including adjoining local planning authorities.</del></p>	Factual Update

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AM014		1.25, 1.26, 1.27, 1.28, 1.29, 1.30	<p>Paragraph text amended as follows:</p> <p><del>Public Consultation and Next Steps How do I get involved?</del></p> <p><del>1.25 The AAP Publication Draft Report together with all supporting documents will be made available to view and download on the Councils website at: <a href="http://www.bradford.gov.uk/planningpolicy">www.bradford.gov.uk/planningpolicy</a></del></p> <p><del>1.26 Hard copies will be made available for reference at the main planning offices and libraries as set out in the Engagement Plan.</del></p> <p><del>1.27 The Engagement Plan sets out the proposed methods to be used as part of the consultation in line with the adopted Statement of Community Involvement. This includes drop in sessions and exhibitions to allow the public and other interest organisations and bodies to find out more about the document and help them engage with the process and submit formal representations. How to comment</del></p> <p><del>1.28 To make comments you can either fill in the Online Comment Form, or the paper comment form available upon request. Alternatively you can write a letter or e-mail to the following address. Please ensure that your email or letter is titled 'Bradford</del></p>	These paragraphs refer to the previous formal public consultation stage prior to submission and should be deleted as they are no longer relevant.

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			<p><del>City Centre AAP Consultation'. Please note that representations cannot be treated as confidential and will be made available on the Councils website. It is key to note at this stage the Council is only seeking comments on legal compliance and soundness of the Plan and whether it meets the Duty to Co-operate.</del></p> <p><del>1.29 The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities, such as email, to make their responses in this way. Comments should be returned to the Council by using: Email: <a href="mailto:planning.policy@bradford.gov.uk">planning.policy@bradford.gov.uk</a>. Where it is not possible to comment using electronic means, representations can be sent via mail to: Bradford District Local Plan City of Bradford MDC Development Plans Team 2nd Floor (South) Jacobs Well Manchester Road Bradford BD1 5RW Hand Delivered to the following planning office (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm): Jacobs Well Ground floor reception Manchester Road Bradford BD1 5RW If you have any queries regarding the Area Action Plan or the consultation process please contact the Development Plans Team on: 01274 434296 or <a href="mailto:planning.policy@bradford.gov.uk">planning.policy@bradford.gov.uk</a> What happens next?</del></p>	

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			<p>1.30 <del>After the Publication Draft stage the Council will consider the comments made and submit the AAP for consideration by an independent inspector at a public examination. The inspector will then publish a report with recommendations for amending the plan, which the Council will need to publish and consider before adopting the AA through a meeting of the Full Council.</del></p>	


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AM015	9	2.40	2.40 The Council and its partners are continuing <b>to</b> plan for further invest in major infrastructure projects in the city centre including the proposed new City Centre Swimming Pool and Leisure Centre scheme at the former Britannia Mill site on Portland Street. The Council is also working with its partners, West Yorkshire Combined Authority and Network Rail on ambitious station redevelopment Masterplan proposals for The Bradford Interchange Station and the Bradford Forster Square Station.	Typing Error.
AM016	10	2.41	2.41 There has also been an increase in residential investments in the city centre following the successful delivery of the Chain Street housing scheme in the city centre. The Council has also introduced the City Centre Local Development Order (LDO) 2 which <del>will</del> allows the conversion of upper floors of units within the Primary Shopping Area to be converted to 9 or fewer residential units without planning consent.	Factual Update
AM017	11	2.56	<del>2.56 At present, the Core Strategy is under examination by the Inspectorate, with consultation on main modification due in October 2015.</del>	Factual Update


AM018	12	2.61, 2.62	<p>Evidence Base</p> <p>2.61 The Bradford City Centre Area Action Plan <del>will be</del> is accompanied by a Baseline Analysis Report. This report sets out and analyses the evidence bases available, and has informed the strategy put forward in the AAP.</p> <p><del>2.62 Additional evidence will continue to be collected throughout the AAP production process. A full list of the evidence base used to inform the AAP is listed in Appendix 3. All background evidence is made available on the Local Plans website.</del></p>	Factual Update
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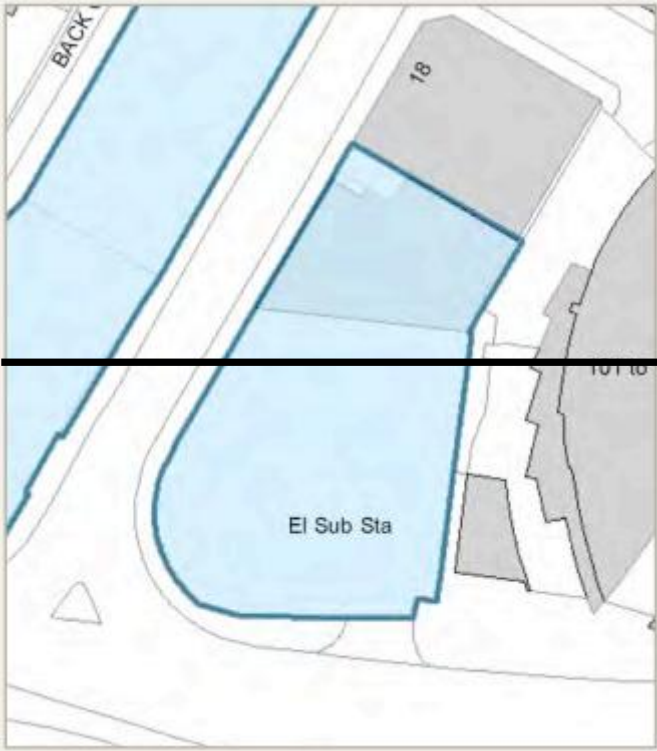
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AM019	16	Objective 7	7. Easy access to and around the centre for all sections of the community, and a reduction in issues caused by through traffic problems by supporting sustainable transport measures and integrated transport - Access to the city centre by private motor vehicles is still considered very important, for providing easy access to shops, offices and leisure facilities. There is a need to balance the need for short term / stay access, and the need to ease congestion and pollution within the centre. <del>The plan will put forward the Council's car parking strategy for the centre.</del> <b><u>The AAP is supported by a Parking Strategy for the City Centre.</u></b> The plan is committed to continued improvement of public transport into and around the city centre, led by major improvements to the railway stations. The expansion of the public realm improvement scheme and improvements to signing, will aid in pedestrian access and way finding around the centre. Improvements will also be made to cycling facilities tied into to the ongoing development of National Cycle Route 66	Factual Update.
AM020	18	3.8	3.8 The strategic approach taken by the Area Action Plan is an amalgamation of the Council's strategies and objectives. The new approach has also been informed by comments during previous public consultation, the National Planning Policy Framework and the <del>Emerging</del> Local Plan: Core Strategy	Factual Update.


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AM021	20	The City Centre AAP Neighbourhoods Map.  Figure 2	An amendment to Figure 2 is required to correct an error.  The Neighbourhood Boundary of the Central Business and Leisure District will be changed to include the Former Odeon Site (B/1.6), to align with Figure 4.	Factual correction.
AM022	44	CH/1.11  Gate Haus 2	CH/1.11: Gate Haus 2	Factual correction to address the incorrect map used in the site allocation statement. Site Map for allocation CH/1.11 in submission draft was for site CH/1.12, which has now been corrected.




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AM023	45	CH/1.12  Conditioning House, Cape Street	CH/1.12 Conditioning House, Cape Street	Factual correction to address the incorrect map used in the site allocation statement. Site Map for allocation CH/1.12 in submission draft was for site CH/1.11, which has now been


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				corrected.

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AM024	54	M/1.4  Former Yorkshire Building Society Head Quarters, High Point, New	Minimum Expected Development Thresholds 80 residential units ( <del>check planning application</del> )	Factual Correction


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		John Street		
AM025	56	Goitside Vision	<p>The Shopping and Markets area now provides a varied and distinctive retail experience that is well connected to public transport and neighbouring communities and pedestrian focused with the newly renovated public realm. The new independent quarter delivers a unique boutique shopping, specialist retail and local market produce with places to eat and drink late into the evening and a community hub for residents. New residential premises above existing retail units now provides continued footfall across day and night. The existing historic streets have been conserved and enhanced enabling legible connections to Goitside with evening uses bringing vibrancy to the area after hours.</p> <p><u>Goitside has once again become the powerhouse of Bradford City Centre through the rebirth city living, small business, academic facilities and student accommodation in innovative new architecture and clever adaptation of the historic properties. The principle streets of Thornton Road Sunbridge Road and Westgate have been reconfigured as City Streets and have given new life through substantial streetscape improvements, improved building frontages and active ground floor uses. By revealing the Bradford Beck, a new linear park has been created which runs through Goitside providing a blue green link and connection between Goitside and the University and College Campus and has presented a focus for new development.</u></p>	Factual Correction

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AM025	80	SG/1.2		Factual correction to address the incorrect map used in the site allocation statement. Site Map for allocation SG/1.2 in submission draft was for site SG/1.2, which has now been corrected.

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AM026	82	SG/1.3		Factual correction to address the incorrect map used in the site allocation statement. Site Map for allocation SG/1.3 in submission draft was for site SG/1.2, which has now been corrected.



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AM027	85	Key Themes	<del>7. Public Realm</del>	Factual correction.
AM028		Para 4.20	The AAP aims to deliver a minimum of 3,500 new homes by 2030. This is likely to take place in the form of new build apartments and the <del>conservation</del> <u>conversion</u> of existing buildings. The entirety of the 3,500 new homes target will be planned through allocated development sites, with additional delivery of more homes through unallocated sites and the upper floors of existing commercial premises.	Factual correction.

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AM029	111	Policy BF1	<p>Proposals should:</p> <p>A. Enhance the street network by ensuring that large developments are well connected to existing streets, <del>that</del> urban blocks are kept small, <del>that</del> new routes and spaces are in the public not the private realm, and <del>that</del> they are designed to have pedestrian priority.</p> <p>B. Animate the public realm by ensuring <del>that</del> the primary elevations of new buildings face onto the street, <del>that</del> blank and uninteresting elevations are avoided, and <del>that</del> buildings present active frontages at ground floor level.</p> <p>C. Provide enclosure to the public realm by ensuring <del>that</del> the primary elevations of buildings follow the building line and <del>that</del> they are of a height which is appropriate to the character of the street or space.</p>	Grammatical correction.

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AM030	139	1.20	<p><del>1.21 The Community Strategy 2011-2014 sets out the big issues the district faces and priorities to address them. It breaks down the 2020 Vision into four broader outcomes for the district and the strategic aims that underpin them as follows:</del></p> <p><del>1. Economy: Bradford's economy is increasingly resilient, sustainable, and fair, promoting prosperity and wellbeing across the District.</del></p> <p><del>2. Inclusive and strong communities: Bradford becomes an increasingly inclusive District where everyone is able to participate in the life of their communities and neighbourhoods, and understands their rights and obligations.</del></p> <p><del>3. Improving health, wellbeing and quality of life: Bradford's people experience improving good health, wellbeing and quality of life, irrespective of their community, background or neighbourhood.</del></p> <p><del>4. Making Bradford a more attractive district: Bradford becomes a more attractive District, supported by good connectivity and infrastructure</del></p> <p><u>Corporate Strategy</u></p> <p><u>Bradford Council agreed its long term ambitions in 2016 and set out in the 'Bradford District Plan 2016 - 2020' as the corporate strategy for achieving transformation across the District.</u></p> <p><u>'Bradford District Plan 2016 – 2020' Outcomes</u></p>	Factual update to reflect the latest corporate policy.

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			<ul style="list-style-type: none"> <li>• <u>Better skills, more good jobs and a growing economy</u></li> <li>• <u>A great start and good schools for all our children</u></li> <li>• <u>Better health, better lives, clean and active communities</u></li> <li>• <u>Safe, clean and active communities</u></li> <li>• <u>Decent homes that people can afford to live in</u></li> </ul> <p><u>2.26 Delivering housing growth in priority areas including the Bradford City Centre is identified under the District Plan's strategic outcome for achieving Decent homes that people can afford to live in. Objectives for the City Centre include delivering a series of vibrant and diverse new sustainable community that provides a quality environment for local people to live, work and thrive, together with mixed-use development to support economic growth. The AAP will support the District Plan's strategic ambitions and outcomes</u></p>	