Proposed modification of Policy SL1

Policy SL1

The role of Bradford City Centre as a focus for accommodating main city centre uses and the function of the Primary shopping Area as the focus of retail activity will be maintained and enhanced.

The Bradford City Centre Boundary and Primary Shopping Area are identified on the Policies Map.

A. Within Bradford City Centre, main town centre uses of an appropriate scale and function will be supported. The development of retail or other related uses will be acceptable where they would add to the vitality of the city centre, in accordance with Core Strategy Policy EC5.

B. Within the Primary Shopping Area the development of non retail uses will only be supported where they will help maintain or enhance the retail function of the Primary Shopping Area. The change of use of retail premises (use class A1) will not be permitted unless it can demonstrated that the proposal will:

1. Make a positive contribution to the Primary Shopping Area and not harm its vitality and viability;

2. Not harmfully dominate existing retail frontages and thus comply with Policy SL2;

3. Maintain active ground floor uses, which encourage footfall into the Primary Shopping Area;

4. Be of a scale appropriate to the role and function of the Primary Shopping Area.

C. 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.

D. Retail development proposals will only be permitted outside the identified Primary Shopping Area if they if they are in accordance with Policy EC5 of the Core Strategy;

E. Development proposals providing greater than 1,500 sq.m gross floor space for main town centre uses in an edge or out of the City Centre Boundary will be subject to an impact assessment.