

### **Shipley and Canal Road Corridor 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 Shipley and Canal Road Corridor 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 Shipley and Canal Road Corridor 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 Shipley and Canal Road Corridor AAP as submitted on 29<sup>th</sup> April 2016: Submission Document reference SCRC-SD-000

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
SCRCAAP AM001	All	All	All references to 'Publication Draft' deleted where appropriate	Consequential amendment.
SCRCAAP AM002	3	1.17	Paragraph text amended as follows: <ul style="list-style-type: none"> <li data-bbox="875 730 1742 914">• 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. <del>The Initial EqIA scoping exercise is supplementary to this Report AAP</del></li> </ul>	Consequential amendment /factual update
SCRCAAP AM003	3	1.18	Paragraph text to be amended as follows:  The Duty to Co-operate is a requirement for Local Planning Authorities set out in the Localism <u>A</u> 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>	Consequential amendment/ factual update

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
SCRCAAP AM004	3	1.19	<p>Paragraph text to be deleted as follows:</p> <p>Statement of Consultation</p> <p>1.19 In addition the evidence base also includes a Statement of Consultation which details how stakeholders and the public have been consulted at each stage of the AAP process, the nature of issues raised and how the comments have been considered. <del>These supporting documents will be available on the Council's website and comments are part of the consultation.</del></p>	Consequential amendment
SCRCAAP AM005	4	1.20, 1.21, 1.22, 1.23, 1.24, 1.25	<p>Paragraph text to be deleted as follows:</p> <p>How do I get involved?</p> <p>1.20 <del>This document will be published for public consultation over a [insert number] week period commencing [insert date] and ending [insert date].</del></p> <p>The AAP Publication Draft report together with all supporting documents will be made available to view and download on the council's web site at: <a href="http://www.bradford.gov.uk/planningpolicy">www.bradford.gov.uk/planningpolicy</a></p> <p>1.21 <del>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>1.22 <del>The Engagement Plan sets out the proposed methods to be used as part of the engagement in line with the adopted Statement of</del></p>	Consequential amendment

Additional Modification Number	Page no.	Policy/paragraph	<b>Proposed Modification</b> <b>New text: <u>underlined</u></b> <b>Deleted text: <del>strike through</del></b>	Reasons for Modification
			<p><del>Community Involvement. This includes drop-in sessions and exhibitions to allow the public and other interested organisations and bodies to find out more about the document and help them engage with the process and submit comments.</del></p> <p><del>How to comment?</del></p> <p><del>1.23 — 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 ‘Shipley and Canal Road Corridor AAP Consultation’. 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:-</del></p> <p><del>Email: <a href="mailto:planning.policy@bradford.gov.uk">planning.policy@bradford.gov.uk</a>.</del></p> <p><del>Where it is not possible to comment using electronic means, representations can be sent via mail to:</del></p> <p><del>Bradford District Local Plan</del></p> <p><del>City of Bradford MDC</del></p> <p><del>Development Plans Team</del></p> <p><del>2<sup>nd</sup> Floor (South) Jacobs Well</del></p>	

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			<p><del>Manchester Road</del></p> <p><del>Bradford</del></p> <p><del>BD1 5RW</del></p> <p><del>Hand Delivered to the following planning offices:</del></p> <p><del>Jacobs Well – Groundfloor reception, BD1 5RW (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm).</del></p> <p><del>1.24 — 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 that the Council is only seeking comments on the legal compliance and soundness of the Plan and whether it meets the Duty to Co-operate. If you have any queries regarding the Area Action Plan or the consultation process please contact the Development Plans team on 01274 433679 or email <a href="mailto:planning.policy@bradford.gov.uk">planning.policy@bradford.gov.uk</a>.</del></p> <p><del>What happens next?</del></p> <p><del>1.25 — After the Publication Draft stage the Council will consider the comments received and consider whether any modifications need to be made to the plan before submitting the AAP to the Government. The AAP will then be considered by an independent Inspector at a public examination. The Inspector’s role is to consider whether the plan can be considered to be sound having regard to a number of factors</del></p>	

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			including the plans compliance with national planning policy. The Examination process may result in a judgment that the plan would be sound, subject to a number of modifications being made. If modifications are necessary these would be published by the Council and subject to consultation before adopting the AAP through a meeting of the Full Council	
SCRCAAP AM006	12	2.15	Paragraph text to be amended as follows:  Appendix E sets out how the <u>these</u> principles have been taken forward in the AAP.	Grammatical correction
SCRCAAP AM007	13	2.22	Additional text to be inserted as follows:  <b><u>Sub-Regional Policy Context</u></b>  <b><u>West Yorkshire Combined Authority and Leeds City Region Enterprise Partnership</u></b>  <b><u>2.21 The West Yorkshire Combined Authority (WYCA) brings together Bradford, Calderdale, Kirklees, Leeds, Wakefield and York councils and the Leeds City Region Enterprise Partnership. It also incorporates the former Passenger Transport Executive (Metro).</u></b>  <b><u>Strategic Economic Plan</u></b>  <b><u>2.22 The LEP and WYCA have produced a Strategic Economic Plan (SEP) 2016-2036 to transform the City Region's economy</u></b>	Factual update and for clarity

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			<u>over the next 20 years. The Shipley Canal Road Corridor is identified as Housing Growth Area in the SEP. Housing Growth spatial priority areas are key focal points that will see intensive effort to align plans for housing growth with investment in transport, environmental, skills and employment infrastructure and opportunities to help ensure the delivery of new homes.</u>	
SCRCAAP AM008	13	2.23, 2.24, 2.25, 2.26	<p>Paragraph text to be amended as follows:</p> <p><i>Local Policy Context</i></p> <p>2.23 The vision of promoting the long term comprehensive regeneration of the Corridor has been established in the Council's strategic policy documents including the <del>Community Strategy District Plan</del>, Core Strategy and the District's Economic and Housing Strategies.</p> <p>Bradford 2020 Vision and <del>Community Strategy 2011-2014</del> <u>Bradford District Plan 2016- 2020</u></p> <p>2.24 The District's long term ambitions are set out in the 2020 Vision as a route map towards a transformed district.</p> <p>2020 Vision:  <i>"By 2020, Bradford district will be a prosperous, creative, diverse, inclusive place where people are proud of their shared values and identity, and work together to secure this vision for future generations. The District will draw strength from its diversity – making full use of the skills, qualities and enterprise</i></p>	Factual update

Additional Modification Number	Page no.	Policy/paragraph	<b>Proposed Modification</b> <b>New text: <u>underlined</u></b> <b>Deleted text: <del>strike through</del></b>	Reasons for Modification
			<p><i>of its people – to create a vibrant community and cultural life for all’.</i></p> <p>2.25 The Bradford District <del>Community Strategy</del> <b><u>Plan</u></b> identifies the key issues the District faces and the priorities needed to address them. It breaks down the 2020 Vision into <del>four</del> <b><u>five</u></b> broader outcomes for the District and the strategic <del>aims</del> ambitions that underpin them:</p> <p><b><u>Bradford District Community Strategy Outcomes Plan Outcomes</u></b></p> <p><del>Economy: Bradford’s economy is increasingly resilient, sustainable, and fair, promoting prosperity and wellbeing across the District.</del></p> <p><del>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>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>Making Bradford a more attractive District: Bradford becomes a more attractive District, supported by good connectivity and infrastructure.</del></p> <ul style="list-style-type: none"> <li>• <b><u>Better skills, more good jobs and a growing economy</u></b></li> <li>• <b><u>A great start and good schools for all our children</u></b></li> </ul>	



Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			<ul style="list-style-type: none"> <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>2.26 <u>Delivering housing growth in priority areas including</u> the Canal Road Corridor, is identified as part of the Community Strategy's <u>under the District Plan's</u> strategic aim <u>outcome for</u> to increase the quality, quantity and affordability of sustainable housing across the District <u>achieving Decent homes that people can afford to live in</u>. Objectives for the Corridor include delivering a series of vibrant and diverse new sustainable settlements that provide 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 Community Strategy's strategic aims and <u>District Plan's strategic ambitions</u> and outcomes</p>	
SCRCAAP AM009	14	2.31	<p>Paragraph text to be amended as follows:</p> <p>The key planning document in the Local Plan is the Core Strategy. The Core Strategy sets out the long-term spatial vision for the District until 2030 and identifies broad locations for future development. <del>The Core Strategy is currently under examination by the Inspectorate and is anticipated to be adopted early in 2016.</del></p>	Factual update

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
SCRCAAP AM010	20	3.6	<p>3.6 The Policies Map (<del>Appendix D</del>) draws on the AAP vision and objectives to provide an overarching planning policy framework for Shipley and Canal Road Corridor to 2030.</p> <p>The following designations are identified on the Policies Map:</p> <ul style="list-style-type: none"> <li>- Open space (recreation open space/playing fields/ allotments)</li> <li>- Local Wildlife Sites (Site of Ecological/Geological Importance (SEGI)) and Bradford Wildlife Areas)</li> <li>-Green Infrastructure (Bradford Beck, New Greenspace within Development)</li> <li>-Strategic Cycle and Walking Routes (Canal Road Greenway and Airedale Greenway)</li> <li>- Shipley Town Centre and Primary Shopping Area</li> <li>- <del>New</del> Neighbourhood Centre</li> <li>- Major Hazardous Installations</li> <li>- Canal Road Employment Zone</li> <li>- Valley Road Retail Area</li> <li>- Leeds and Liverpool Canal Conservation Area</li> <li>- Saltaire World Heritage Site Buffer Zone</li> <li>- <u>Shipley Eastern Relief Road</u></li> <li>- <u>Bradford Canal Proposed Route;</u></li> <li>- Development Sites identified in the sub area Development Frameworks</li> </ul>	Factual amendment to provide clarity
SCRCAAP AM0011	42	SE2	<p>Amend site proposal statement as follows:</p> <p>SE2: Land around Crag Road Flats</p> <p>Existing use: Residential greenspace</p>	For clarity

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			Proposed Use: Residential infilling	
SCRCAAP AM0012	69	4.3.2	Amend supporting text as follows:  The Shipley and Canal Road Corridor is identified in the Core Strategy as a housing growth area and proposed Urban Eco Settlement location in the Leeds City Region. Policies BD1 and HO3 of the Core Strategy propose a target 3,100 new homes in the Shipley and Canal Road Corridor. <b><u>As the Core Strategy plan period is 2013-2030 the AAP will need to factor in any residential losses and completions (on sites of 5 units and above) post 2013</u></b>	Factual amendment to provide clarity
SCRCAAP AM0013	69	4.3.4	Amend supporting text as follows:  Within the AAP boundary there are a number of factors which influence the scale, location and form of residential development which can be delivered. These include flood risk, the need to provide and safeguard areas for sport and recreation, green corridors and habitat networks and employment areas and infrastructure requirements. Core Strategy Policy HO1 states that Development Plan Documents (DPDs) such as the AAP will need to assess the projected losses to the existing housing stock from clearance and increase the level of allocations to compensate accordingly. Information from Registered Providers operating within the Corridor has identified that there are 122 residential units to be lost though stock clearance (Appendix C). Based	Factual update

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			<p>on the Core Strategy target of 3100 new homes, the AAP will identify sites for at least 3222 new homes to compensate for losses of housing stock, in accordance with Core Strategy Policy HO1. <b><u>The Council has identified that 156 units have been delivered on three fully completed sites in the AAP (NBW1 phase 1, CCF1 and CCF4) post 2013. In addition 63 units have been delivered on unidentified sites of 5 units or more post 2013. Any completions post 2013 on sites of 5 units or more will contribute to meeting the Core Strategy housing target for the AAP. Factoring in 219 completions and 122 residential losses post 2013 results in a net housing target for the SCRC AAP of 3003 units by 2030 for the remaining undeveloped AAP site allocations.</u></b></p>	
SCRCAAP AM0014	69	4.3.5	<p>Amend supporting text as follows:</p> <p>The AAP will contribute to the housing growth in the district and identifies <b><u>sufficient</u></b> sites <b><u>to meet the AAP housing target</u></b> for over 3222 new residential units. A list of residential development sites, including estimated targets and delivery timescales for each site is identified in Appendix C. The majority of the sites identified for residential development are located on previously developed land (PDL). This accords with Core Strategy Policy HO6 and will play an essential part in meeting the Core Strategy's PDL target for the Regional City as a whole. The AAP will aim to deliver regeneration within the Corridor, which includes bringing forward large scale residential development sites in the Centre Section of the Corridor. In line with Policy HO4 of the Core Strategy and in order to support</p>	Factual update

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification										
			delivery and regeneration in the Corridor, all residential sites will be released for development at the start of the plan period.											
SCRCAAP AM015	69	4.3.7	Amend supporting text as follows:  The AAP reflects a realistic and deliverable approach to providing new homes within the area. The AAP Viability Study has demonstrated that the identified sites are deliverable over the plan period. Taking these factors into consideration the AAP identifies sites for approximately <del>3235</del> <u>3223</u> new homes. Table 1 (overleaf) identifies the level of housing to be provided within each AAP Sub Area.	Factual update										
SCRCAAP AM016	70	Table 1: Sub Area Housing Numbers	Amend sub area housing numbers in table 1 as follows: <table border="1" data-bbox="831 890 1749 1225"> <thead> <tr> <th data-bbox="831 890 1290 959">Sub Area</th> <th data-bbox="1290 890 1749 959">Estimated Housing Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 959 1290 1027">Shiplely</td> <td data-bbox="1290 959 1749 1027"><del>692</del> <u>700</u></td> </tr> <tr> <td data-bbox="831 1027 1290 1096">Centre Section</td> <td data-bbox="1290 1027 1749 1096"><del>2398</del> <u>2378</u></td> </tr> <tr> <td data-bbox="831 1096 1290 1165">City Centre Fringe</td> <td data-bbox="1290 1096 1749 1165">145</td> </tr> <tr> <td data-bbox="831 1165 1290 1225">AAP total</td> <td data-bbox="1290 1165 1749 1225"><del>3235</del> <u>3223</u></td> </tr> </tbody> </table>	Sub Area	Estimated Housing Delivery	Shiplely	<del>692</del> <u>700</u>	Centre Section	<del>2398</del> <u>2378</u>	City Centre Fringe	145	AAP total	<del>3235</del> <u>3223</u>	Factual update
Sub Area	Estimated Housing Delivery													
Shiplely	<del>692</del> <u>700</u>													
Centre Section	<del>2398</del> <u>2378</u>													
City Centre Fringe	145													
AAP total	<del>3235</del> <u>3223</u>													
SCRCAAP AM017	108	4.7.33	Amend introductory text to Policy NBE4 as follows:  4.7.33 The South Pennine Moors is designated as Special Protection Area (SPA) and a Special Area of Conservation (SAC) under the EC Habitats Directive. The South Pennine Moors SPA/SAC is located	Factual amendment to provide clarity										

Additional Modification Number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
			approximately 5km to the north of the AAP boundary and the northern half of the AAP boundary falls within <del>Zone B</del> <u>Zone C</u> as identified within Core Strategy. Core Strategy Policy SC8 seeks to protect the South Pennine Moors and their zone of influence.	
SCRCAAP AM018	108	Policy NBE4: Biodiversity and Ecology	Development will be expected to minimise adverse impacts on biodiversity and wildlife and provide for <u>identified site specific improvements</u> in local biodiversity where possible, through the protection and enhancement of important habitats, the creation of new habitats and strengthening of key ecological corridors.	For clarity
SCRCAAP AM019	109	4.7.37	Amend supporting text to Policy NBE3 as follows:  4.7.37 The following locally designated wildlife sites are identified in the Corridor:  <ul style="list-style-type: none"> <li>• Boars Well Urban Wildlife Reserve- candidate Local Wildlife Site</li> <li>• Poplars Farm- Bradford Wildlife Area- Wildlife corridor</li> <li>• Shipley Station Butterfly <u>Garden Meadow</u> - Local Wildlife Site- Nature Reserves</li> <li>• Leeds and Liverpool Canal- SEGI</li> </ul>	Factual amendment to provide clarity
SCRCAAP	109	4.7.39	Amend supporting text to Policy NBE4 as follows:	Factual amendment to provide clarity

Additional Modification Number	Page no.	Policy/paragraph	<b>Proposed Modification</b> New text: <u>underlined</u> Deleted text: <del>strike through</del>	Reasons for Modification
AM020			4.7.39 Residential sites in the South Pennine Moors zone of influence zone <del>Bii</del> <u>C</u> will be required to contribute to appropriate avoidance or mitigation measures, in accordance with Core Strategy SC8.	and consistency Local Policy

