

CHAPTER 4

Urban Renaissance

4.0 Introduction

- 4.1 This chapter sets out policies that will apply to all development. The Urban White Paper recognises the importance of the main urban areas to sustainable development. This will be of equal importance to the delivery of the district's 2020 Vision by the Council and its partners. The policies which flow from this include those which deal with the sequential approach to development, mixed use, regeneration areas and frameworks to guide development.

Compliance with all relevant policies in the Plan

- 4.2 Government Policy as set out in Planning Policy Guidance Note No 1 states that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance. The Plan therefore provides the context in which the Council will assess planning applications which will be determined in accordance with the Plan unless material considerations indicate otherwise (Section 54A Town and Country Planning Act 1990).
- 4.3 Each planning application will be considered having regard to its own particular merits. Where a proposal is in general accordance with policies and proposals contained within the Plan it will normally be permitted. However there may be other material planning considerations for example highway constraints, which may mean that it would not be appropriate to grant planning consent until they were resolved.
- 4.4 It is possible that there may be proposals which do not comply with the provisions of the Plan but other material considerations such as the wider corporate aims on the Council justify permission a departure from the Plan's policies and proposals. However, where a proposal is clearly in conflict with the Plan an applicant will need to produce convincing reasons to demonstrate, why the Plan should not prevail.
- 4.5 A number of policies in the Plan state that development will be permitted provided that it does not "adversely affect" or "materially detract" or be "detrimental" to matters identified in the policies. In many cases, any development will have some minor effect on these matters that will need to be balanced against the merits of the proposal. However, in accordance with Government Policy, planning permission will be refused only where this is likely to be so significant and substantial as to cause demonstrable harm to the matters referred to in the policies.
- 4.6 All existing planning permissions will expire during the life of the Plan unless development has started. The Council will normally renew such permissions except where they are now contrary to the policies and proposals in the Plan or unless there has been some other material change in circumstances.

- 4.7 The Council is concerned to ensure that all development is of a satisfactory nature. In determining planning applications the Council will assess proposals against all relevant policies in the Plan. Proposals that accord with one policy should also accord with all other relevant policies in the Plan, if they are to be acceptable. Therefore: -

Policy UR1

UNLESS MATERIAL CONDITIONS INDICATE OTHERWISE DEVELOPMENT PROPOSALS NEED TO ACCORD WITH ALL RELEVANT POLICIES OF THE PLAN AND WHERE THEY DO DEVELOPMENT WILL BE PERMITTED

Promoting Sustainable development

- 4.8 The planning system has a vital part to play in ensuring that land and other resources are used sustainably. Government guidance reflects this commitment to sustainable development and promotes planning as an important mechanism for achieving sustainable patterns of development. Local planning authorities are advised to consider sustainability throughout the development plan process. This is recognised in the principle aim of the Plan, which seeks to promote 'a more sustainable district'. All development will be required to make a contribution to this aim.
- 4.9 The policies of the plan which guide development, have all been drafted in a manner which promotes more sustainable development and have been appraised to assess their impacts on sustainability (see chapter 2 vision and objectives). Site allocations contained in the plan have also been appraised using the same methodology. The Plan in addition provides general guidance below, on promoting more sustainable development, which applies to all developments. Applicants will be expected to assess the impacts on sustainability of their development and demonstrate how it supports the aim of the plan.

Policy UR2

DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT:

MAKES EFFICIENT USE OF EXISTING PHYSICAL AND SOCIAL INFRASTRUCTURE AND MINIMISES ADVERSE IMPACTS FROM THE DEVELOPMENT.

PROVIDES APPROPRIATE MITIGATION WHERE NEGATIVE IMPACTS ARE IDENTIFIED

THIS ASSESSMENT SHOULD BE UNDERTAKEN THROUGH A SUSTAINABILITY APPRAISAL.

- 4.10 It is important that any new development makes effective use of existing infrastructure, such as sewerage and water services, and does not overload it to the detriment of existing users, or the environment. However, it is recognised that the scale of development envisaged in the Plan cannot be accommodated within existing infrastructure capacities, and additional investment will be required before some developments can proceed. In such cases, development should provide adequate infrastructure facilities to cater for the needs of the development. This may be ensured by the imposition of conditions to planning approvals to preclude development or use until adequate provision has been made. In some cases, for example, where off site works or financial settlement is proposed, the planning authority may consider it appropriate to secure improvements under a planning obligation (see UR6).
- 4.11 Planning considerations also include the effects of traffic likely to be generated by the development in terms of possible noise and general disturbance, and possible dangers to road safety. Developments should seek to minimise the reliance on the private car for access to the development and enable alternative means of travel such as walking, cycling and public transport, which have less adverse impact upon the environment.
- 4.12 Major or significant developments (sites over 0.4ha) will expected to be appraised as to their sustainability using the methodology adopted by the Council. Sites below 0.4ha may also be required to carry out a sustainability appraisal depending on the nature and scale of the development. This will be particularly important for proposals on sites, which have not been appraised in the plan making process, such as windfall housing sites. These requirements are in addition to those under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, which require certain types of development to be subject to an environmental impact assessment. Under the Regulations, developments which are likely to have a significant effect on the environment such as mineral extraction, or large wind turbine development, would have to carry out a detailed assessment of the likely impacts on the environment (see DETR Circular 2/1999 Environmental Impact Assessment).
- 4.13 The Plan promotes sustainable design as a contribution to sustainability in the Design Chapter 9.

The Local Impact of Development

- 4.14 All proposals for new development need to ensure they will be acceptable in terms of local planning considerations. These include the effects of the proposed development on the appearance of the area, noise, smell, visual character, nature conservation interests, agriculture etc.. For example, there is a need to ensure that new housing development is designed in such a way that the difficulties faced by farming on the urban fringe, such as trespass is minimised.

Policy UR3

DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT DOES NOT HAVE AN ADVERSE AFFECT ON:

THE SURROUNDING ENVIRONMENT; OR

THE OCCUPANTS OF ADJOINING LAND.

- 4.15 Impact on the local environment and on the amenity of adjoining land users needs careful consideration. Developments should contribute to improving the local environment. However adverse impact on amenity should not be use as an unreasonable barrier and a restriction on flexibility to facilitate job creation. There are many small scale employment activities, particularly service based ones that can readily co-exist with residential and other uses.

Supplementary Planning Guidance

- 4.16 The Council has adopted, following public consultation, a number of detailed guidance notes to assist applicants in the submission of planning applications and the Council in determining them. For instance, guidance notes are available on Affordable Housing, Children's Play Provision and Access there are also development briefs for some major sites. These guidance notes and briefs illustrate the standard of development that would normally be permitted. They will be added to, or amended, from time to time. Appendix A lists existing guidance that is to be carried forward as well as guidance that is to be revised or new guidance produced.

Sequential approach to accommodating development

- 4.17 Many proposals for development will be made on sites and in buildings which do not have specific allocations on the Proposals Map and the Plan must provide general guidance for development on these unallocated sites and in buildings. The Government continues to stress the importance of making the best use of previously developed land and buildings and policy must reflect this. Therefore to ensure effective implementation of the plan's policies which seek to maximise the amount of development on brownfield sites and in buildings and minimise development on unallocated greenfield sites the following sequential approach is proposed.

Policy UR4

DEVELOPMENT ON UNALLOCATED SITES AND THE REUSE OF BUILDINGS (INCLUDING SITES UNDER 0.4 Ha) WILL BE PERMITTED WITHIN THE DEFINED URBAN AREAS AND OTHER WELL LOCATED SETTLEMENTS WHERE IT REUSES PREVIOUSLY DEVELOPED SITES. DEVELOPMENT NOT ON PREVIOUSLY DEVELOPED SITES IN THESE LOCATIONS WILL ONLY BE PERMITTED IF THERE IS AN OVERRIDING REASON FOR THE DEVELOPMENT IN THAT PARTICULAR LOCATION

- **WITHIN THESE GENERAL PRINCIPLES HOUSING DEVELOPMENT WILL BE PREFERRED EXCEPT IN EMPLOYMENT ZONES.**

- **WITHIN MIXED USE AREAS HOUSING WILL BE PREFERRED PROVIDED IT IS WITHIN THE PLANNING FRAMEWORK FOR THE AREA.**
- **ON PREVIOUSLY DEVELOPED SITES IN THE LESS WELL LOCATED SETTLEMENTS ONLY DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED**
- **ON GREENFIELD SITES DEVELOPMENTS WHICH MEET A LOCAL NEED WILL BE PERMITTED ONLY IF THERE ARE NO SUITABLE PREVIOUSLY DEVELOPED SITE OR BUILDING AVAILABLE OR THE GREENFIELD SITE IS CLEARLY MORE SUSTAINABLE THAN ANY OF THE BROWNFIELD ALTERNATIVES.**

4.18 The urban areas and other well located settlements are defined in the location strategy which is found in the Principal Policies chapter. Because of the poor location of some settlements the Plan's aim of promoting a more sustainable district would be prejudiced if development other than to meet local needs is allowed. There will be in a limited number of circumstances need to accommodate unforeseen development on a greenfield site. For example there may be a need for facilities such a health provision in a particular community and the only site which can accommodate it is greenfield. The relative sustainability of particular sites will be examined through policy UR2. This policy does not override the other sequential tests in the plan which concern housing leisure and retail development.

Safeguarded Land

- 4.19 The Plan defines a long term green belt with boundaries that will remain unaltered well beyond the plan period (see the development Strategy of the Plan in part one for more information). To achieve this PPG2 on Green Belt states in paragraph 2.12 "this will in some cases mean safeguarding land between the urban area and the green belt which may be required to meet longer term development needs".
- 4.20 The plan defines such land and details of the sites can be found in the Proposals reports. These sites are protected by a policy which will ensure that any uses of the land do not prejudice the potential for development in the longer term.

Policy UR5

DEVELOPMENT OF LAND DEFINED ON THE PROPOSALS MAP AS "SAFEGUARDED FOR LONGER TERM DEVELOPMENT" WILL NOT BE PERMITTED IF IT WOULD PREJUDICE THE POTENTIAL LONGER TERM NEED TO UTILISE THE LAND FOR HOUSING OR EMPLOYMENT PURPOSES

- 4.21 As a guide appropriate development would be limited to that which would not significantly increase the costs of bringing forward the land for development should it be required. Any proposal would also be tested against any other relevant policies in the Plan.

Planning benefits

- 4.22 PPG1 recognises the role of planning obligations in resolving obstacles to the granting of planning permission for development. It says “Planning obligations are useful instruments, where they are necessary to the development and fairly and reasonably related in scale and kind”.
- 4.23 This policy sets out the Council’s approach to planning obligations. It includes a list of the matters which may be included in an obligation and indicates the priority attached to particular types of issue.

Policy UR6

THE COUNCIL WILL SEEK PLANNING OBLIGATIONS WHERE PROPOSALS REQUIRE AND WOULD NOT BE ACCEPTABLE WITHOUT THE PROVISION OF, IN PRIORITY ORDER, PHYSICAL INFRASTRUCTURE AND/OR THE MITIGATION OR ENHANCEMENT OF ENVIRONMENTAL IMPACTS AND/OR JUSTIFIES ADDITIONAL SOCIAL PROVISION: INCLUDING AS MAY BE APPROPRIATE: -

- **HIGHWAY IMPROVEMENT INCLUDING THE PROVISION OF TRAFFIC CALMING**
- **RECREATION PROVISION**
- **NATURE CONSERVATION**
- **TREE AND WOODLAND PLANTING**
- **PUBLIC ART**
- **RESTORATION OF THE BUILT HERITAGE**
- **AFFORDABLE HOUSING**
- **ENLARGEMENT OF AND/OR THE PROVISION OF NEW SCHOOLS**
- **PUBLIC TRANSPORT IMPROVEMENTS**
- **GREEN TRAVEL PLANS**
- **EMPLOYMENT COMPACTS**

- 4.24 This policy should not be confused with what is often referred to as ‘Planning Gain’ where inducements not required for a development are offered by a developer. In such circumstances it is a matter for the decision-maker usually the Area Planning Panel to consider and decide whether it is material to their decision.
- 4.25 Planning conditions will also be used to resolve obstacles to the granting of planning permission in accordance with circular 1/97. Other chapters in the Plan also refer to obligations in more detail as they relate to the particular policy area being examined. For example policy OS5 which deals with the provision of recreation facilities in new development.

Urban Renaissance and Regeneration

- 4.26 The Urban White Paper “our Towns and Cities: The Future – Delivering an Urban Renaissance” was published in November 2000 as the policy development of the recommendations contained in the Report of the Urban Task Force in 1999.

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- 4.27 The White Paper identifies the challenges of social change and the need to:-
- encourage people to remain in, and move back into, towns and cities to regenerate urban areas and to relieve pressure on the countryside
 - tackle the poor quality of life and lack of opportunity in some urban areas
 - address the weak economic performance of some urban areas and
 - improve urban environments to make sustainable choices more attractive.
- 4.28 The new vision of urban living is of communities shaping their own future, people living in attractive, well kept towns and cities, design and planning which promotes environmentally sustainable solutions, a sharing of prosperity created, and good quality services for everyone.
- 4.29 Principle strategic aims for regeneration have been set by the Regional Assembly for Yorkshire and Humberside in the Draft review of Regional Planning Guidance, Advancing Together – Towards a Spatial Strategy published in October 1999. The guidance supports these philosophies and recommendations to strengthen policy have been made in the Public Examination Panel Report of October 2000. Revised Policy S2 states that Local Planning Authorities may define local regeneration zones within Development Plans to focus investment on areas of greatest needs. A new policy S3A proposes that in preparing Development Plans Local Planning Authorities and other local and regional agencies should work together to foster renaissance of existing urban and rural settlements of all sizes, making them more attractive places to live, work, shop, spend leisure time and invest.
- 4.30 Regional Planning Guidance recognises the impact of public sector intervention in areas of need with funding priorities for those areas within the District which qualify for European Objective 2 designation. Priority is also given to local regeneration zones that would benefit from co-ordinated support from the EC and from national and local programmes
- 4.31 The new proposal for a National Neighbourhood Renewal Strategy will complement the vision of an Urban Renaissance. It does not yet put forward any proposals that can translate into local action for physical renewal or regeneration. but provision is made in the Plan to anticipate future initiatives that may come forward during the life of the Plan. The Council is in the process of adapting its Local Regeneration Strategy to define strategic priorities and provide a framework for the implementation of the Neighbourhood Renewal Strategy. The Strategy will target the District's most disadvantaged communities and establish a programme for action.
- 4.32 The Council recognises that urban renaissance and regeneration is essential to the health of the district. 2020 Vision proposes a package of economic, social and environmental measures to create the right conditions for regeneration to occur. The Council's Economic Strategy develops the economic aspects of 2020 Vision – the importance of developing stronger links with Leeds, the development of an economic growth corridor in the Aire Valley and the promotion of strategic 'clusters' of activity.
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- 4.33 The mechanism for moving this forward is the Community Strategy, the delivery plan for the first 5 years of 2020 Vision.
- 4.34 The UDP aims to further these strategic regeneration policies and initiatives by providing a clear indication of the priorities for physical regeneration activities in the urban areas over the next ten years. It identifies current regeneration strategies and indicates how the plan can adapt in a flexible way to new initiatives coming forward during the life of the plan via the preparation of planning and design frameworks and village design statements. It promotes the concept of mixed use regeneration areas as a way of stimulating activity in older parts of the urban fabric and introduces action areas where short term radical change is proposed to inject high levels of investment into the local economy.

Mixed Use Areas

- 4.35 In the past, planning policy has tended to reinforce single use development through zoning of areas for housing, employment or retail use.
- 4.36 The current thrust of Government policy, recently expressed in PPG1 and the Urban White Paper, is to promote mixed use development as a way of achieving sustainable development and improving the vitality and viability of urban areas and centres. PPG1 states that mixed uses “can help create vitality and diversity and reduce the need to travel” and advises that Local Plans should identify sites for mixed uses and list those uses which are considered suitable.
- 4.37 The mixed use approach will provide a stimulation for investment by allowing greater flexibility for a wide range of potential uses in older parts of urban areas where it is considered that potential exists for regeneration and where a more intensive and varied use of buildings and land is needed.
- 4.38 Within the Bradford District a number of areas can be identified which are highly accessible to a wide range of transport modes, are within or close to established centres, and which provide an environment that has the potential for opportunity and change to create successful places. This may be based on the presence of suitable redundant industrial buildings for redevelopment or conversion or a river or canalside location. The identification of such areas would have the benefit of encouraging a more focused approach to regeneration in locations accessible to alternative forms of transport and convenient for local labour markets.
- 4.39 The boundaries of the defined mixed use areas are shown on the proposals maps. A number of these areas are located adjacent to a town or city centre where a mixture of uses already exists, located within a community based regeneration area, or been formerly part of a defined employment zone where there is little current demand for traditional employment activities and where alternative uses have hitherto been discouraged. They range in scale from a specific site such as Manningham Mills to a broad area such as the Shipley-Saltaire Corridor. The agent for implementation and investment in these areas may be private sector led finance or public/private partnerships. One model, the Urban Village Company approach, is currently being followed in the Little Germany Quarter.

- 4.40 Within such areas it will be important to ensure that a balance of uses is maintained in order for the objectives of mixed use to be achieved. Elements would include:-
- Housing both for sale and rent
 - Shopping, leisure, cultural and community facilities and activities
 - A variety of work opportunities, including service industries
 - Environments which encourage walking, cycling and use of public transport
 - High quality of design not only of buildings but of the spaces around them.
- 4.41 The importance of good design is highlighted in the Report of the Urban task Force 'Towards an Urban Renaissance' and in Planning Policy Guidance Note 1 'General Policy and Principles'. Design policies are set out in the Design Chapter of the Plan.
- 4.42 Broad indications of the balance of uses envisaged and their disposition within mixed use areas are set out in the Proposals for each area. Some buildings may be suitable for a vertical mix of uses. These areas and the buildings within them are considered to have the greatest potential for change at the present time, but other areas may emerge during the life of the plan which would be appropriate for mixed use designation. Where appropriate, supplementary planning guidance has been or will be prepared to give greater detail, including an indication of how conditions and planning obligations would be used to achieve the objectives of mixed use.
- 4.43 In areas outside established centres, retail and leisure uses should be restricted to a scale necessary to support local needs, and accord to policies set out elsewhere in the plan which seek to protect existing centres.

Policy UR7

WITHIN AREAS DESIGNATED ON THE PROPOSALS MAP AS MIXED USE AREAS OR ADOPTED FROM TIME TO TIME UNDER POLICY UR8 BELOW, DEVELOPMENT PROPOSALS WILL BE PERMITTED PROVIDED IT CAN BE DEMONSTRATED THAT THEY

- (1) CREATE VITALITY AND DIVERSITY AND CONTRIBUTE TO THE ECONOMIC, SOCIAL AND ENVIRONMENTAL REGENERATION OF THE DISTRICT,**
- (2) ACCORD WITH ALL THE RELEVANT POLICIES OF THE PLAN,**
- (3) ACCORD WITH THE SUPPLEMENTARY PLANNING GUIDANCE OR MINI BRIEFS PREPARED FOR THE MIXED USE AREAS**

- 4.44 During the life of the plan, it is conceivable that variations in market forces or the introduction of new national government programmes may present opportunities for the identification of new mixed use areas. Such incentives may provide other areas of the District with the potential for radical change in the urban form or fabric, give the impetus for increased economic activity or provide the focus where additional community regeneration initiatives can be directed. It is important that the Plan is sufficiently flexible to respond to this process of change, adopt a proactive role in exploiting these opportunities and provide appropriate guidance for new development proposals. When identified and approved, the boundaries of these areas will be shown accordingly as variations to the proposals map.

Policy UR8

THE COUNCIL MAY FROM TIME TO TIME, DURING THE LIFE OF THE PLAN, RESOLVE TO IDENTIFY NEW MIXED USE REGENERATION AREAS OR ACTION AREAS WHERE THESE ARE CONSIDERED TO CONTRIBUTE TO THE ECONOMIC, SOCIAL OR ENVIRONMENTAL REGENERATION OF THE DISTRICT.

Area Based Regeneration

- 4.45 Regional Planning Guidance for Yorkshire and Humberside gives priority to sustainable regeneration in local regeneration zones in urban and rural areas; zones which can benefit from co-ordinated support through national or local programmes. The Regional Economic Strategy endorses sustainable regeneration, targeted through the development of area wide regeneration plans which specify the actions and resources needed to overcome deprivation and market failure. It encourages community based regeneration programmes to unlock the potential of the most deprived communities and recognises the continued application of the Single Regeneration Budget as one of the key delivery mechanisms.

(1) Single Regeneration Budget

The Single Regeneration Budget was set up in 1994. It was designed to improve the fabric of local areas and enhance the quality of life by tackling need, stimulating wealth creation and improving competitiveness, thereby making regeneration more responsive to local needs.

The programmes were established through a series of bidding rounds and Bradford has been successful in securing funding for specific areas of the District each year since its inception. Although in recent years Bradford has had one City Challenge and six SRB programmes at various times, it is anticipated that only two SRB programmes will be in operation at the time when the replacement Unitary Development Plan becomes a statutory document. The boundaries of these targeted areas are shown on the proposals map. They represent the continued integrated, social, economic and environmental regeneration activity in selected areas of the District with support funding provided by Yorkshire Forward. They are targeted, community based programmes with Council approved strategic objectives, activities and outcomes. A number have approved Planning Frameworks with a spatial dimension and these will be treated as a material consideration in all development proposals within these areas as Supplementary Planning Guidance.

(2) New Deal for Communities – ‘Trident’

The Social Exclusion Unit Report, ‘Bringing Britain Together: a national strategy for neighbourhood renewal’ set out the first steps towards a national strategy for tackling the problems associated with poor neighbourhoods. The report noted the increasing gap between the poorest neighbourhoods and the rest of the country. It pointed out that previous regeneration initiatives by central and local government had ignored the needs of many disadvantaged communities and it identified the people from black and ethnic minority backgrounds as one of the key groups of people affected by the problems of poor neighbourhoods. The first major outcome of the ‘Bringing People Together’ report was the establishment of New Deal for Communities initiative. In Bradford the area incorporating parts of Little Horton, West Bowling and Marshfield has been designated a New Deal regeneration area. The initiative is known as ‘Trident’ and the area boundary is identified on the proposals map for Bradford West. It is a 10 year programme which commenced in the year 2000 and provides the opportunity for the community to take responsibility for the regeneration of the locality. A delivery plan has been drawn up, entitled ‘New Deal – New Community’. This will not only address the physical aspects of the area but also realise the full potential of the business and residential communities. The Council approved version of the Planning Framework/Master Plan for the area will take account of the Draft UDP Deposit policies as Supplementary Planning Guidance and provide the planning framework for this part of the District.

(3) Estates Action

The Department of the Environment introduced the Estates Action Programme in 1985, with the primary objective of improving the quality of life on run-down council estates by providing local authorities with the means to tackle social, economic and physical problems. Much of the programme has been completed and this approach has been superseded by more recent Government initiatives, but funding remains in operation for the Bierley Estate.

(4) Village Design Statements

The Village Design Statement is a concept initiated by the Countryside Commission as a means of raising awareness of local distinctiveness and encouraging residents themselves to consider how best to protect the character, landscape setting and the buildings, open spaces and other features within their villages. A number of Village Design Statements are well advanced and others will emerge during the life of the plan.

Policy UR9

WITHIN THE SRB AREAS, ESTATES ACTION AREA, OR NEW DEAL (TRIDENT) AREA DEFINED ON THE PROPOSALS MAPS, AND WHERE ADOPTED VILLAGE DESIGN STATEMENTS EXIST PROPOSALS FOR NEW DEVELOPMENT WILL ACCORD WITH THE APPROVED PLANNING FRAMEWORKS FOR THESE INITIATIVES, WHERE SUCH APPROVED FRAMEWORKS EXIST.

- 4.46 It is anticipated that the Council, from time to time during the early years of the Plan period, will adopt planning frameworks for the remaining SRB areas or the Estates Action initiative. The frameworks will constitute a material planning consideration for subsequent development proposals in these locations. In the absence of planning frameworks, proposals for development will be guided by all relevant policies in the Plan.

Policy UR10

WHERE ADDITIONAL PLANNING FRAMEWORKS AND VILLAGE DESIGN STATEMENTS ARE ADOPTED BY THE COUNCIL FOR SRB AREAS OR ESTATES ACTION, PROPOSALS FOR NEW DEVELOPMENT WILL ACCORD WITH THESE PRINCIPLES.

Action Areas

- 4.47 The Plan designates action areas where radical change is expected to take place during the life of the Plan through comprehensive development, redevelopment or improvement, either by the private sector or as a partnership between the private sector and public authorities.
- 4.48 These action areas will be supported by detailed planning guidance to guide implementation. Where appropriate, potential action areas will be identified where it is prudent to control piecemeal development pending the future availability of detailed guidance.

Policy UR11

WITHIN AREAS DESIGNATED AS ACTION AREAS NEW DEVELOPMENT PROPOSALS WILL BE PERMITTED PROVIDED THEY ARE IN ACCORDANCE WITH THE GENERAL PRINCIPLES AND DISPOSITION OF USES LAID OUT IN DETAILED PLANNING GUIDANCE.

IN THE ABSENCE OF SUCH GUIDANCE INDIVIDUAL PROPOSALS SHOULD NOT PREJUDICE THE PROPER PLANNING OF THE AREA.