



The Planning Inspectorate

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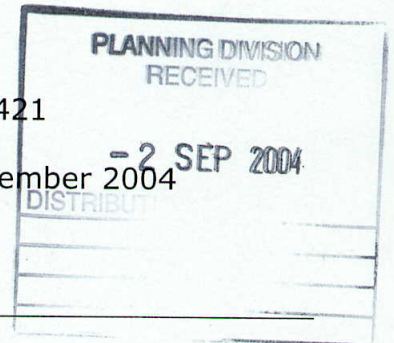
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Mr A. Haigh
Group Planning Manager
Development Plan & Policy
City of Bradford Metropolitan District Council
8th Floor Jacobs Well
Manchester Road
Bradford BD1 5RW

Your Ref:

Our Ref: DP 421

Date: 01 September 2004



Dear Mr Haigh

INSPECTOR'S REPORT INTO OBJECTIONS TO THE BRADFORD REPLACEMENT UDP - REQUEST FOR CLARIFICATION

I refer to your letter of the 6th of August 2004 requesting clarification of certain points contained within the Inspector's report.

The matters have been raised with the Inspector, and his response has been submitted in the form of an addendum report and other comments.

Copies of the addendum and the other comments are attached. The addendum should form part of the Local Plan report and be published accordingly.

Yours sincerely

Rob Middleton
Development Plans Division



BRADFORD REPLACEMENT UDP – ADDENDUM REPORT

PLANNING DIVISION
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- 2 SEP 2004

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POLICY FRAMEWORK VOLUME

Chapter 6 Housing Page 63

In order to reflect the omission of a Phase 1 housing site from Matrix 1, replace the figure of 1307 in the row entitled “unobjected sites outside centres/corridors” with the figure of 1443. Also replace the figure of 15270 in the total row with the figure of 15406.

Page 65

Replace the total figure of 8137 in the final row of Table 2 with the figure of 8117.

Matrix 1

Add to the first page a new row, to become the penultimate row on the page. The left hand column of the new row should read “BN/H1.36”. Insert the figure of 3.98 in the third column of the new row.

BRADFORD NORTH VOLUME

BN/GB1.3 Apperley Lane, Little London, Rawdon

Replace the recommendation with **“I recommend that the RDDP be modified by inclusion in the Green Belt of the parcel of land to the north-west of a line formed by the continuation of the rear garden boundary of the adjoining properties to the north-east until it reaches the existing Green Belt boundary running south to join the track opposite 2 The Mews.”**

BRADFORD SOUTH VOLUME

SOM/BS/H1/149 & BS/E1.9 Black Dyke Mills, Queensbury

In the recommendation, after the words **“deletion of”**, add the words **“the objection site from”**, and replace the word **“land”** in the second line with the words **“objection site”**.

SOM/BS/GB1/262, SOM/BS/OS1/262 & SOM/BS/H1/262.01 Shibden Valley, Queensbury

Add a new paragraph 13.10a following paragraph 13.10, to read **“A new Green Belt boundary needs to be drawn across the southern end of the tongue of land. A line drawn eastwards from Shibden Head Lane, opposite No 19a, would follow the northern edge of the narrow wooded area west of Shibden Brook and would connect up with the clear footpath and retaining wall east of the brook. The Green Belt boundary should then follow the footpath/track to the road at Hazel Hurst.”**

Add to the recommendation **“,with the new Green Belt boundary following the course outlined in paragraph 13.10a above.”**

SHIPLEY VOLUME

S/E1.12, S/E1.13, SOM/S/NE9/177 & 178 Land adjacent to Manywells Quarry/Industrial Estate, Cullingworth

In the recommendation, replace "S/E1.13" with "S/E1.12".

S/H1.13, S/H2.12, SOM/S/OS1/124 & SOM/S/GB1/124 Pendle Road, Gilstead, Bingley

In the final sentence of paragraph 6.25, delete "RDDP" and replace with "Council's proposed changes of January 2003".

Replace the first part of the recommendation with "**I recommend that the RDDP be modified by the allocation of the site for housing under Policy H1, in accordance with the Council's proposed changes of January 2003 (page 57), and that the supporting text and Proposals Map be amended as follows:**"

SOM/S/CF3/182 Former Ferniehurst First School, Valley View, Baildon (S/H1.8)
SOM/S/CF3/202 Ferniehurst Farm, Baildon Wood Court, Baildon (S/H1.6)

To the recommendation on each of these sites (paragraphs 11.4 and 11.6) add "**in response to these objections**".

SOM/S/CF3/408 St Michael's Church, Littlelands, Cottingley

Delete the words "hospital land" from the sub-heading.



C Hughes
Inspector
25 August 2004

**BRADFORD REPLACEMENT UDP
MATTERS OF CLARIFICATION WHICH DO NOT REQUIRE AN ADDENDUM
REPORT/AMENDMENT AS SUGGESTED BY THE COUNCIL**

POLICY FRAMEWORK VOLUME

**Chapter 5 Economy, Employment and Tourism
Page 36 of the volume**

All of the relevant objections by GOYH include RDDP paragraph 5.17 in the list of paragraphs germane to the objections.

**Chapter 7 Town Centres, Retail and Leisure Developments
Page 90 of the volume**

The objection by BT was unconditionally withdrawn.

Pages 95/96 of the volume

The objection by William Morrison was not to any policy or supporting text, but was a general comment on a matter which needed to be dealt with on a site specific basis. Where there were objections by others to specific boundaries, these have been considered in relation to the relevant centres, but I do not consider it appropriate to recommend that the wording of the plan be modified to incorporate a reference to this.

BRADFORD NORTH VOLUME

**SOM/BN/H1/5.02, SOM/BN/GB1/5, SOM/BN/GB1/5.02 Land at Carr Bottom Road,
Greengates**

The reasoning and recommendation are based on the duly made objection. Hence the land referred to in the recommendation is that covered by the original objection, not any extended site. The boundary of the land to be deleted from the Green Belt is clear from the objection.

BRADFORD WEST VOLUME

**SOM/BW/H1/158, BW/H1.12, SOM/BW/GB1/158 Land at Prospect Mills, Thornton Road,
Bradford**

Paragraph 6.56 of this volume explains the reasoning behind the phasing recommendation.

KEIGHLEY VOLUME

K/E1.9, SOM/K/UR7/18, SOM/K/OS1/18, SOM/K/GB1/18 Sykes Lane, Silsden

The reasoning is fully set out in paragraphs 5.38/9. On the basis of the Inquiry evidence I am unable to comment further on the scale of the Phase 1 housing allocation, but I particularly draw the Council's attention to the second sentence and the final sentence of paragraph 5.38.

SHIPLEY VOLUME

S/E1.1, SOM/S/OS2/183 Otley Road

There is no objector named Mrs Annie Butler. The objection by Ms Annie Barker was unconditionally withdrawn.

SOM/S/CF3/182 Former Ferniehurst First School, Valley View, Baildon (S/H1.8)

SOM/S/CF3/202 Ferniehurst Farm, Baildon Wood Court, Baildon (S/H1.6)

There is a cross reference in the reasoning which leads to the housing phasing recommendations, but the main point regarding the Policy CF3 objections is a land use one, not a matter of phasing. In the addendum report I have amended the recommendations in order to avoid giving the impression that there should be no modifications at all concerning these 2 sites.



C Hughes
Inspector
25 August 2004