

SCRC AAP Draft Proposed Modifications

The following table sets out draft proposed modifications which the council consider could be made to the Shipley and Canal Road Corridor AAP.

The table includes a brief explanation of the reason for the additional modification.

In terms of presentation, the deletion of text is denoted with a '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: Submission Document reference SCRC-SD-000

It is important to note that at this stage all draft proposed modifications listed refer to a running list of draft proposed modifications which have no status but have been placed on the website as possible changes to the various AAPs. It is also important to make clear, that if the Inspector recommends any main modifications during the Examination, then these will be the subject of formal consultation in line with statutory requirements.

Draft Proposed Modifications

The Vision, Objectives and Development Proposals

Modification number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	Reasons for Modification	How the proposed change has responded to a representation.
DPM001	19	3.4 Strategic Objectives- Objective 11	Minor amendment to Objective 11 as follows: Protect and enhance the historic environment and setting of the Saltaire World Heritage Site by ensuring that development proposals avoid substantial harm and take account of the potential impact upon the character and setting of key heritage assets in the area, and where possible enhance the elements which contribute to their significance.	To provide clarification to ensure wording of Objective 11 is fully in line with paragraphs 132 and 133 of NPPF	The proposed modification is made to ensure that Objective 11 is fully consistent with national planning policy in response to representation by English Heritage (Smith, 003)
DPM002	22	ShIPLEY Vision	Minor amendment to first paragraph of the Shipley Vision, as follows: Shipley will have strengthened its role as an attractive place to live, work and visit with a vibrant town centre, new high quality mixed use developments and excellent public transport links, <u>and will provide an attractive gateway to Airedale and the World Heritage Site of Saltaire</u>	Provide additional clarification on sub area Vision for Shipley	The proposed modification is made to ensure that the sub area vision for Shipley more closely aligns with the overall AAP Vision in response to representation by English Heritage

					(Smith, 003)
DPM003	25	Shipley proposed site allocations	<p>List of sites to be amended as follows:</p> <p>Ref: STC1</p> <p>Name: Shipley Indoor Market Hall</p> <p>Proposal: <u>Town centre retail led</u> mixed use re-development</p> <p>Ref: STC4</p> <p>Name: Shipley Gateway Site</p> <p>Proposal: <u>Town centre retail and leisure led</u> mixed use re-development</p> <p>Ref: STC6</p> <p>Name: Buildings along Briggate</p> <p>Proposal: <u>Residential led</u> mixed use</p> <p>Ref:DF2</p> <p>Name: Junction Bridge, Briggate</p> <ul style="list-style-type: none"> Proposal: Business/<u>Employment led</u> mixed use 	To provide clarification	The proposed modification is made to provide clarification of proposed use in response to Inspectors Initial questions
DPM004	26	STC1: Shipley Indoor Market	Site allocation text to be amended as follows:	To provide clarification	The proposed modification is made to provide

		Hall	<p>Proposed Use</p> <p>Town centre <u>retail led</u> mixed use re-development opportunity, <u>including main town centre and residential uses</u></p> <p>Site proposals</p> <p>The redevelopment/refurbishment of the Indoor Market Hall for retail-led mixed use development, <u>including main town centre and residential uses</u>, will be supported.</p> <p>Expected Development:</p> <p>20 residential units/office/commercial uses on upper floors with retail commercial <u>and ancillary supporting commercial</u> and leisure uses (A1A2-A4) on the ground/<u>lower</u> floors.</p>		clarification of proposed use in response to Inspectors Initial questions
DPM005	27	STC2: Market Square	<p>Site allocation text to be amended as follows:</p> <p>Site proposals</p> <p>The redevelopment/refurbishment of buildings around market square for retail and new retail-led mixed use development, <u>including main town centre and residential uses</u>, will be supported.</p> <p>Development proposals should:</p>	To provide clarification	The proposed modification is made to provide clarification of proposed use in response to Inspectors Initial questions

			<p>Expected Development:</p> <p>25 residential units, office and commercial uses <u>on upper floors</u>, with retail <u>and ancillary supporting commercial</u> and leisure uses (A1<u>A2</u>-A4) on the ground/<u>lower floors</u></p>		
DPM006	29	STC4: Shipley Gateway Site	<p>Site allocation text to be amended as follows:</p> <p>Proposed Use: Town centre mixed use redevelopment opportunity</p> <p>Site Proposals</p> <p>The comprehensive redevelopment of land or buildings for retail and /leisure/<u>residential</u> led mixed use development, <u>including main town centre uses</u>, to create an enhanced gateway to the town centre will be supported. Hotel <u>and</u> business and residential uses will also be encouraged as part of the mix.</p> <p>Expected Development:</p> <p>50 residential units, retail/business/hotel and commercial /<u>leisure</u> uses, with <u>supporting</u> retail and leisure uses (A1-A5) on the ground floor</p>	To provide clarification	The proposed modification is made to provide clarification of proposed use in response to Inspectors Initial questions

DPM007	31	STC6: Buildings along Briggate	<p>Site allocation text to be amended as follows:</p> <p>Proposed Use: <u>Residential led</u> Mixed use</p> <p>Site Proposal</p> <p>The redevelopment of the site for <u>residential led</u> mixed use development will be supported.</p> <p>Expected Development:</p> <p>20 residential units, with <u>supporting</u> ancillary retail and leisure uses (A1-A5) on ground/<u>lower</u>/floors</p>	To provide clarification	The proposed modification is made to provide clarification of proposed use in response to Inspectors Initial questions
DPM008	31	STC6: Buildings along Briggate	<p>Site allocation text to be amended as follows:</p> <p>Site Proposal</p> <p>The redevelopment of the site for mixed use development will be supported. The site will be suitable for a mix of uses including leisure, retail and other main town centre uses, with residential uses on upper floors. Development should:</p> <ul style="list-style-type: none"> • take opportunities to provide an improved gateway to Shipley and Saltaire and enhance the setting of the Leeds and Liverpool Canal Conservation Area. 	Clarification of heritage constraints	The proposed modification is made to provide clarification of heritage constraints in response to representation by English Heritage (Smith, 003)

			<u>Development will be expected to provide high quality architectural design to safeguard and enhance the setting of the World Heritage Site</u>		
DPM009	33	DF2, Junction Bridge Briggate	<p>Site allocation text to be amended as follows:</p> <p>Proposed use: Business/<u>Employment led</u> mixed use</p> <p>Site Proposal</p> <p>The site has the potential for redevelopment as part of the regeneration of the Dockfield Road area. The site is suitable for <u>employment led mixed use development including</u> business, commercial and residential uses. Redevelopment of the site will be expected to:</p> <p>Expected Development</p> <p>Business/commercial mixed use <u>employment</u> uses with <u>residential and ancillary supporting small scale retail/leisure uses.</u></p>	To provide clarification	The proposed modification is made to provide clarification of proposed use in response to Inspectors Initial questions

DPM0010	33	DF2, Junction Bridge Briggate	<p>Amend site proposal statement as follows:</p> <p><u>Site Constraints</u></p> <p><u>The site will need evaluation with regard to the potential presence of archaeological features associated with the operation of the 18th/ early19th century Bradford Canal.</u></p>		<p>The proposed modification is made to provide clarification of heritage constraints in response to representation by West Yorkshire Archaeology Advisory Service (Sanderson, 015)</p>
DPM0011	33	DF2, Junction Bridge Briggate	<p>Amend site proposal statement as follows:</p> <p>Site Proposal</p> <p>The site has the potential for redevelopment as part of the regeneration of the Dockfield Road area. The site is suitable for business, commercial and residential uses. Redevelopment of the site will be expected to:</p> <ul style="list-style-type: none"> • enhance green infrastructure and ecological assets along the Bradford Beck and Leeds and Liverpool Canal • safeguard and enhance the setting of Leeds and Liverpool Canal conservation area and key heritage assets including, grade 2 listed Junction Bridge and key unlisted building Junction House • create positive frontages to the canal including the canal basin area and consider 	Clarification of site flood risk constraints	<p>The proposed modification is made to provide clarification of site flood risk constraints to ensure flood risk is fully considered, in response to representation by Environment Agency (Lambert, 017)</p>

			<p>the elevation to the railway, which passes by at an elevated level</p> <p><u>Flood Risk</u> <u>Parts of the site are located within flood zone 2 and 3a. As part of any redevelopment of this site, no built development should take place in those parts of the site which fall within flood zone 3a. Development will be expected to:</u> • <u>be supported by a site specific flood risk assessment.</u></p>		
DPM0012	34	DF3 Land between Leeds Road and Dock Lane	<p>Amend site proposal statement as follows:</p> <p>Proposed use: Residential-led mixed use</p> <p>Expected Development 60 residential units, business, commercial uses</p>	Clarification of proposed use	The proposed modification is made to provide clarification of proposed use in response to Inspector's initial questions
DPM0013	34	DF3 Land between Leeds Road and Dock Lane	<p>Amend site proposal statement as follows:</p> <p><u>Site Constraints</u> <u>The site will need evaluation with regard to the potential presence of archaeological features associated with the operation of the 18th/ early19th century Bradford Canal</u></p>	Clarification on heritage constraints	The proposed modification is made to provide clarification of heritage constraints in response to representation by West Yorkshire Archaeology

					Advisory Service (Sanderson, 015)
DPM0014	35	DF4/DF5	<p>Amend site proposal statement as follows:</p> <p>Flood Risk Dockfield Road North (DF4) is identified as being at significant risk from the River Aire with the majority of the site located in the functional flood plain (flood zone 3b). As part of any comprehensive redevelopment of these sites, more vulnerable uses including residential should be directed to Dockfield Road South (DF5) and areas of lower flood risk. Any business or other less vulnerable uses should be located on the Dockfield Road North, safeguard the functional floodplain. <u>Any detailed site specific flood risk assessment, should consider a review and update of the 2005 Upper Aire model, to assess whether the outputs may lower the risk to the site based on more up to-date hydrological conditions and model components, in line with the recommendations of the SFRA Level 2</u></p>	Clarification on site flood risk constraints	The proposed modification is made to provide clarification of site flood risk constraints to ensure flood risk is fully considered, in response to representation by Environment Agency (Lambert, 017)

DPM0015	39	DF9	<p>Amend site proposal statement as follows:</p> <p>Transport and Movement</p> <ul style="list-style-type: none"> • There is an existing site access from Dockfield Road which would be suitable for residential development with some improvements including junction radii and on-site turning facilities. Access from Dockfield Terrace would be unacceptable. • Improvements to pedestrian and cycle links within and through the site to existing networks would help to connect the development to the surrounding area and encourage walking and cycling. <p><u>Flood Risk</u> <u>Part of the site falls in flood zone 2.</u> <u>Development will be expected to be supported by a site specific flood risk assessment.</u></p>	Clarification on site flood risk constraints	The proposed modification is made to provide clarification of site flood risk constraints to ensure flood risk is fully considered, in response to representation by Environment Agency (Lambert, 017)
DPM0016	41	SE1	<p>Amend site proposal statement as follows:</p> <p>Site Constraints</p> <ul style="list-style-type: none"> • Intersects the Northern Gas Networks High Pressure Pipeline (Policy SCRC/HSC1) • Intersects the National Grid Electricity Transmission • <u>Development proposals will need to consider the potential</u> 	Clarification of land constraints	The proposed modification is made to provide clarification of constraints to developers in accordance with AAP paragraph 4.4.51, in response to representation by

			<u>presence of unstable land and any planning applications are expected to be accompanied by a Mining Risk Assessment as required under Core Strategy Policy EN8</u>		Coal Authority (Bust, 0018)
DPM0017	46	NBW1	<p>Amend site proposal statement as follows:</p> <p>Proposed Use: Comprehensive residential led mixed use redevelopment, including neighbourhood centre, education, employment, <u>sports facilities</u> and open space</p>	Clarification of proposed use	The proposed modification is made to provide clarification of proposed use, in response to representation by Sport England (Ledger, 007)
DPM0018	47	NBW1	<p>Amend site proposal statement as follows:</p> <p>Open space, sport and recreation The site contains a variety of existing open spaces and playing fields. Development will be expected to:</p> <ul style="list-style-type: none"> • provide new and improved on-site open space and play areas to mitigate the loss of existing areas of open space • contribute to an appropriate off site provision for playing fields in a suitable location • provide new and improved sports facilities within the site, including a new 	Clarification of proposed use in regards to the need for new and improved sports facilities.	The proposed modification is made to provide clarification of proposed use, in response to representation by Sport England (Ledger, 007)

			<p>sport provision on land north of Gaisby Lane</p> <ul style="list-style-type: none"> provide new changing facilities and cricket pavilion for any remaining playing pitch provision at King George V playing fields, to compensate for any loss of existing facilities. ensure new and improved sports facilities include adequate provision for long term management and maintenance and appropriate access for community use 		
DPM0019	54	NBW7	<p>Amend site proposal statement as follows:</p> <p><u>Development Constraints</u> <u>Development proposals will need to consider the potential presence of unstable land and any planning applications are expected to be accompanied by a Mining Risk Assessment as required under Core Strategy Policy EN8</u></p>	Clarification of land constraints	The proposed modification is made to provide clarification of constraints to developers in accordance with AAP paragraph 4.4.51, in response to representation by Coal Authority (Bust, 0018)
DPM0020	56	BWQ1	<p>Amend site proposal statement as follows:</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> integrate with new and existing communities and provide safe and attractive links to New Bolton Woods, surrounding communities and significant areas of green space 	Clarification of heritage constraints	The proposed modification is made to provide clarification of heritage constraints in response to representation by English Heritage

		<ul style="list-style-type: none"> demonstrate how the scheme connects to surrounding communities and relates to future development New Bolton Woods <p>Development should ensure elements which contribute to the character or setting of Grade II* Listed Bolton Old Hall and Bolton Old Hall Cottage are preserved. <u>Any new development should seek to avoid harm and take opportunities within the setting of these heritage assets to enhance or better reveal their significance.</u></p>		(Smith, 003)
--	--	--	--	--------------

Section 3: Policy Framework

Modification number	Page no.	Policy/paragraph	Proposed Modification	Reasons for Modification	How the proposed change has responded to a representation
PM0021	108	4.7.33	<p>Amend introductory text to Policy NBE4 as follows:</p> <p>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 approximately 5km to the north of the AAP boundary and the northern half of the AAP boundary falls within Zone B Zone C as identified within Core Strategy. Core Strategy Policy SC8 seeks to protect the South Pennine Moors and their zone of influence.</p>	Factual update	The proposed modification is made to provide an update of the AAP to align with proposed modification to Core Strategy Policy SC8 regarding change of name to SPA/SAC Zones, in response to representation by Natural England Hall, 005)
PM0022	109	4.7.37	<p>Amend supporting text to Policy NBE3 as follows:</p> <p>4.7.37 The following locally designated wildlife sites are identified in the</p>	Factual Correction	The proposed modification is made to provide a correction of the naming of designated wildlife site,

			Corridor: <ul style="list-style-type: none"> Boars Well Urban Wildlife Reserve- candidate Local Wildlife Site Poplars Farm- Bradford Wildlife Area- Wildlife corridor Shipley Station Butterfly Garden Meadow - Local Wildlife Site- Nature Reserves Leeds and Liverpool Canal- SEGI 		in response to representation by Bradford Urban Wildlife Group (Stead, 011)
PM0023	109	4.7.39	Amend supporting text to Policy NBE4 as follows: 4.7.39 Residential sites in the South Pennine Moors zone of influence zone Bii C will be required to contribute to appropriate avoidance or mitigation measures, in accordance with Core Strategy SC8.	Factual update	The proposed modification is made to provide an update of the AAP to align with proposed modification to Core Strategy Policy SC8 regarding change of name to SPA/SAC Zones, in response to representation by Natural England (Hall, 005)
PM0024	113	NBE6	Amend criteria 4 of Policy NBE7 as follows: 4. Deliver high quality public realm which prioritises the needs of pedestrians and cyclists, enhances the quality of the built <u>and natural</u>	To provide clarification	The proposed modification is made to provide further clarification of policy requirements, in response to representation by Sport

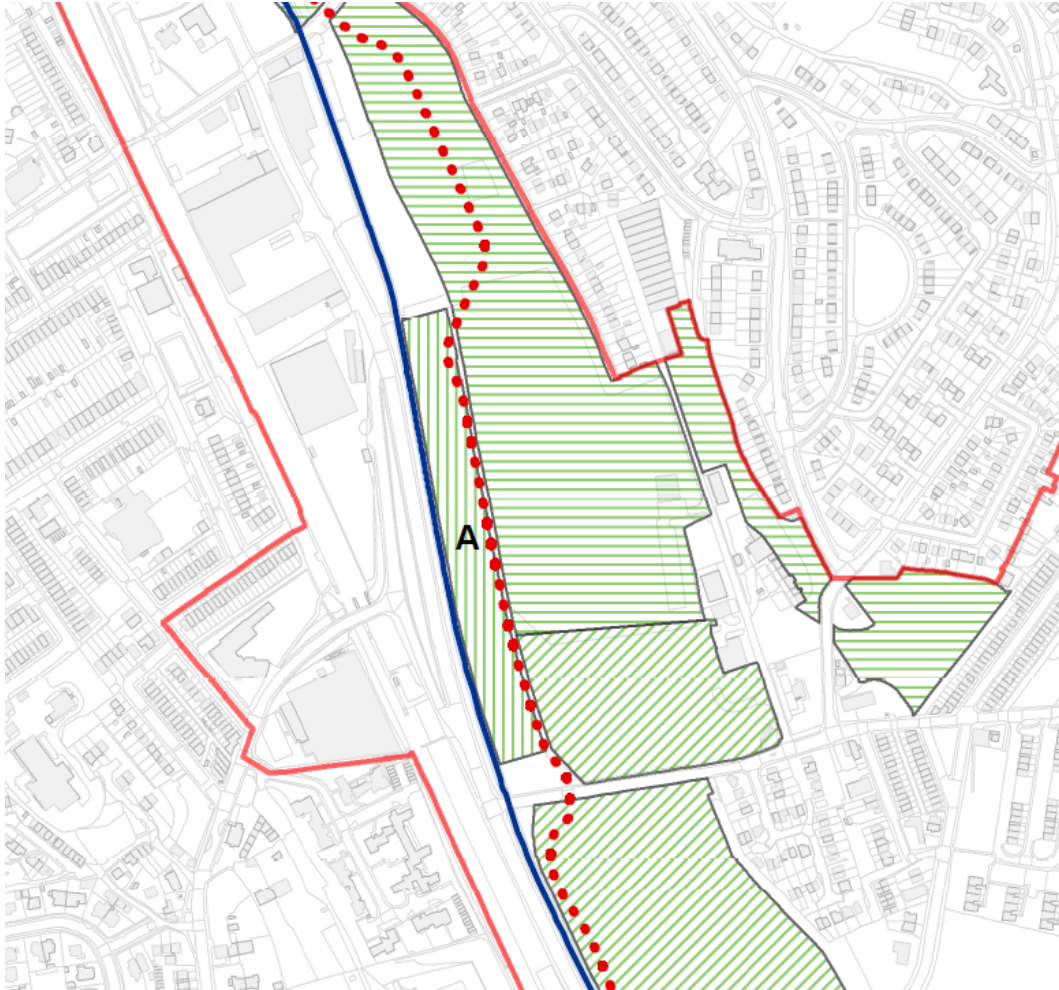
			environment and is resilient to climate change		England (Ledger, 007)
PM0025	113	NBE6	<p>Amend criteria 7 of Policy NBE6 as follows:</p> <p>7. Preserve and enhance the setting and key views of important heritage assets, in particular the <u>especially those elements which contribute to the</u> Outstanding Universal Value of Saltaire.</p>	To provide clarification	The proposed modification is made to provide clarification of heritage policy requirements to in response to representation by English Heritage (Smith, 003)

AAP APPENDICIES

Modification number	Page no.	Policy/paragraph	Proposed Modification	Reasons for Modification	How the proposed change has responded to a representation
PM0026	137	Glossary and Acronyms	<p>Insert additional glossary text as follows:</p> <p><u>Mixed Use (or mixed use development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area</u></p>	To provide clarification	The proposed modification is made to provide further clarification of mixed use development, in response to initial questions by the Inspector
PM0027	150	Policies Map	As illustrated in Appendix 1, amend area of Playing Fields allocated under Policy SCRC/HSC2	Correction to the extent of allocation of playing field identified in the RUDP 2005	The proposed modification is made to correct the boundary of land designated as playing fields under Policy SCRC/HSC2, in response to representation by Sport England (Ledger, 007)

Appendix 1: Proposed modifications to SCRC AAP Policies Map

The following plan was published in December 2015.



It is proposed that it is amended with the following plan

