

Bradford City Centre AAP Proposed Modifications

The following table sets out draft proposed modifications which the council consider could be made to the Bradford City Centre 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 Bradford City Centre AAP as submitted: Submission Document reference BCC-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.

Modification number	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	Reasons for Modification
Vision, Objectives and Development Proposals				
DPM001	16	Objective 7	<p>7. Easy access to and around the centre for all sections of the community, and a reduction in issues caused by through traffic problems by supporting sustainable transport measures and integrated transport - Access to the city centre by private motor vehicles is still considered very important, for providing easy access to shops, offices and leisure facilities. There is a need to balance the need for short term / stay access, and the need to ease congestion and pollution within the centre. The plan will put forward the Council's car parking strategy for the centre. <u>The AAP is supported by a Parking Strategy for the City Centre.</u> The plan is committed to continued improvement of public transport into and around the city centre, led by major improvements to the railway stations. The expansion of the public realm improvement scheme and improvements to signing, will aid in pedestrian access and way finding around the centre. Improvements will also be made to cycling facilities tied into to the ongoing development of National Cycle Route 66</p>	In response to initial questions raised by the Inspector.
DPM002	20	The City Centre AAP Neighbourhoods Map.	<p>An amendment to Figure 2 is required to correct an error.</p> <p>The Neighbourhood Boundary of the Central Business and Leisure District will be changed to include the Former Odeon Site (B/1.6), to</p>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004

		Figure 2	align with Figure 4.	
DPM003	31	Central Business and Leisure District Map. Figure 3	An amendment to Figure 3 is required to correct an error. The Neighbourhood Boundary will be changed to include the Former Odeon Site (B/1.6), to align with Figure 4.	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
DPM004	20	Central Business and Leisure District Vision	Additional to the Central Business and Leisure District Vision: <u>“The University now has a presence in the heart of the city and the Learning Quarter is linked to the Central Business and Leisure District by a high quality public realm”</u> <u>Traffic management and other improvements have created an attractive public realm making it easier for pedestrians to access the Central Business and Leisure District from surrounding Neighbourhoods</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
DPM005	24	Site B/1.2 No.1 City Park	New text to be added under the “Design” section of the proposal statement: <u>Part of this site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18th century, depending upon whether new build on a different footprint to the existing building is envisaged.</u>	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010

DPM006	34	CH/1.2 Area East of Valley Road	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>Part of this site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18th century, depending upon whether new build on a different footprint to the existing building is envisaged.</u></p>	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010
DPM007	34	CH/1.2 Area East of Valley Road	<p>Design</p> <ul style="list-style-type: none"> • Development of the Sorting Office site should be considered in conjunction with the adjacent rail station car park and the Westfield site compound at Forster Court. <u>As the site is currently in more than one ownership, any individual applications for constituent parts of the site should demonstrate how they contribute to the wider strategic objectives of the site.</u> • Any scheme should improve north-south pedestrian links between the central shopping area/Broadway and the Forster Square Retail Park and railway station • The potential of creating east-west routes between the Cathedral 	To provide further clarity to on site design and transport issues, as raised in the representation by Montagu Evans (British Land) BCC PD 0009.

			<p>Quarter and station should also be explored</p> <ul style="list-style-type: none"> • New buildings should define the edge of the routes and should respond positively to the corners of Valley Road where it meets Lower Kirkgate and St.Blaise Way • Active ground floor frontages and improvements to the public realm should be provided, including where possible on the key routes of St Blaise Way, Valley Road and Lower Kirkgate • The site is located between two Conservation Areas and adjoins the Grade II Listed Midland Hotel • The scale of new development should respond to the surrounding historic context of the Cathedral Quarter and the Midland Hotel • The wall of the former Midland Railway Station should be incorporated / retained as part of any scheme • New high quality public realm should be delivered through the redevelopment of the site to create a new gateway location for the city linked to the enhancements to Forster Square station. <p>Transport</p> <ul style="list-style-type: none"> • The site is located in the city centre and therefore any proposed redevelopment would be required to minimise traffic generation and incorporate a travel plan. • Development proposals should be accompanied by Transport 	
--	--	--	---	--

			<p>Statement detailing access and service arrangements and connectivity to the wider highway network. The existing site entrances into the car park on Canal Road would need to be closed and St. Blaise Way should be considered as a sole access/ egress for the development.</p> <ul style="list-style-type: none"> • 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. • The level of car parking provision should be in accordance with the maximum parking standards in the Local Plan Appendix 4. Due to the site's location the developer would be expected to justify any level of long duration parking provision. The development should make provision for some short stay public parking. <u>A car parking management plan should also be supplied as part of any application.</u> 	
DPM008	36	CH/1.3 Cathedral Quarter Phase 1	<p>New text to be added under the "Design" section of the proposal statement:</p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century. The listed building may need archaeological recording in advance of further conversion.</u></p>	<p>To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010</p>

DPM009	37	CH/1.4 Cathedral Quarter Phase 2	The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings. <u>Any development should ensure that the tower of the former Bradford College Cathedral Building, to the east of this site, remains as a prominent local landmark</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
DPM010	38	CH/1.5 (Burnett Street Car Park)	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site is underlain by unrecorded probable shallow coal workings exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u></p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes</u></p>	<p>To provide further clarity to on site minerals issues, in response to the Coal Authority representation BCC PD 0003</p> <p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p>
DPM011	39	CH/1.6 Olicana House, Chapel Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site is underlain by unrecorded probable shallow coal workings exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an</u></p>	To provide further clarity to on site minerals issues, in response

			<p><u>overall framework for addressing land instability.</u></p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Building.</u></p>	<p>to the Coal Authority representation BCC PD 0003</p> <p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p>
DPM012	40	CH/1.7 East Parade Car Park	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings</u></p>	<p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p>
DPM013	41	CH/1.8 Land West of Wharf Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>“The scale and design of new development should respond sensitively to the character of the adjacent to Cathedral Precinct Conservation Area</u></p>	<p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p>
DPM014	42	CH/1.9 Vacant Plot bounded by Church Bank, Vicar Lane and Currer	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II Listed Buildings to its south-west and north-east and lies</u></p>	<p>To provide further clarity to on site heritage issues, in response to Historic England</p>

		Street	<p><u>opposite the Grade I Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the Conservation Areas of Little Germany and the Cathedral Quarter and of the surrounding Listed Buildings (including St Peter’s Cathedral)”.</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes”</u></p>	representation BCC PD 0004
DPM015	43	CH/1.10 Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II Listed Buildings to its south-west and north-east and lies opposite the Grade I Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the Conservation Areas at Little Germany and the Cathedral Quarter and of the surrounding Listed Buildings (including St Peter’s Cathedral)</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u></p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century.</u></p>	<p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p> <p>To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010.</p>

DPM016	44	CH/1.11 Gate Haus 2	CH/1.11: Gate Haus 2 <u>Conditioning House, Cape Street</u>	In response to initial questions from the Inspector
DPM017	45	CH/1.12 Conditioning House, Cape Street	CH/1.12 Conditioning House, Cape Street <u>Gate Haus 2</u> New text to be added under the “Design” section of the proposal statement: <u>This listed building will require archaeological recording prior to further conversion</u>	In response to initial questions from the Inspector To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010.
DPM018	46	CH/1.13 Midland Mills, Valley Road	New text to be added under the “Design” section of the proposal statement: <u>The mill (which is listed) will require archaeological recording before conversion.</u>	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010
DPM019	51	M/1.1 Car Park, Simes Street	New text to be added under the “Design” section of the proposal statement: <u>The site lies adjoins the boundary of the City Centre Conservation Area. The site includes the remains of the Grade II Listed Simes Street Chapel (Fountains Hall). The United Reform Chapel, to the west of this site, is also Listed.</u> <u>This site may contain pockets of important and significant</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004

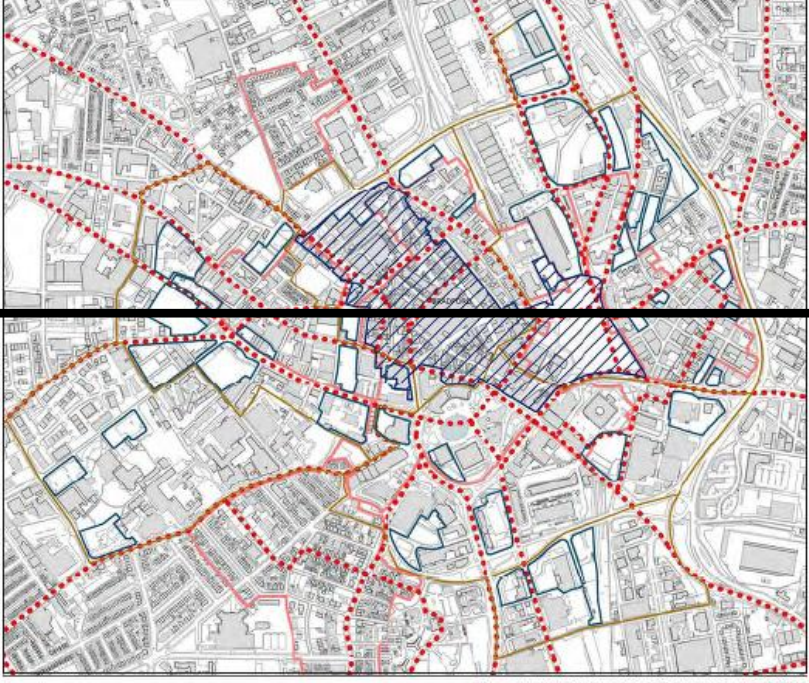
			<u>archaeological remains from the medieval period to the 18th century. If directly affected by development, the listed chapel may require recording in advance of development.</u>	
DPM020	53	M/1.3 Stone Street Car Park	New text to be added under the “Design” section of the proposal statement: <u>The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent Listed Building.</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
DPM021	54	M/1.4 Former Yorkshire Building Society Head Quarters, High Point, New John Street	New text to be added under the “Design” section of the proposal statement: <u>The small, unbuilt-on area of the site may contain pockets of important archaeological remains dating from the medieval period to the 18th century.</u> Minimum Expected Development Thresholds 80 residential units (check planning application)	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010
DPM022	55	M/1.5 Former Tetley Street Shed, Tetley Street	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century.</u>	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010

DPM023	56	Goitside Vision	<p>The Shopping and Markets area now provides a varied and distinctive retail experience that is well connected to public transport and neighbouring communities and pedestrian focused with the newly renovated public realm. The new independent quarter delivers a unique boutique shopping, specialist retail and local market produce with places to eat and drink late into the evening and a community hub for residents. New residential premises above existing retail units now provides continued footfall across day and night. The existing historic streets have been conserved and enhanced enabling legible connections to Goitside with evening uses bringing vibrancy to the area after hours.</p> <p><u>Goitside has once again become the powerhouse of Bradford City Centre through the rebirth city living, small business, academic facilities and student accomodation in innovative new architecture and clever adaptation of the historic properties. The principle streets of Thornton Road Sunbridge Road and Westgate have been reconfigured as City Streets and have given new life through substantial streetscape improvements, improved building frontages and active ground floor uses. By revealing the Bradford Beck, a new linear park has been created which runs through Goitside providing a blue green link and connection between Goitside and the University and College Campus and has presented a focus for new development.</u></p>	<p>In response to initial questions from the Inspector.</p> <p>This modification is currently out for public consultation (15th August - 30th September 2016)</p>
DPM024	66	<p>V/1.7</p> <p>Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street</p>	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site lies within the Goitside Conservation Area and there is a Grade II Listed Building adjacent to its northeastern corner. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent Listed Building.</u></p>	<p>To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004</p>

DPM025	67	V/1.8 Car Sales / Filling Station Site, Thornton Road	New text to be added under the “Design” section of the proposal statement: <u>“There is a group of Listed Buildings aligning the site’s eastern edge and it adjoins the boundary of both the Goitside and City Centre Conservation Areas. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent Listed Buildings</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
DPM026	68	V/1.9 Sunwin House, Godwin Street / Sunbridge Road	New text to be added under the “Design” section of the proposal statement: <u>The unbuilt-on part of the site may contain pockets of important archaeological remains dating from the medieval period to the 18th century. The listed building may require archaeological recording prior to further conversion.</u>	To provide further clarity to on site archaeological issues, in response to the representation made by West Yorkshire Archaeology Advisory Service BCC PD 0010
DPM027	69	V/1.10 Thornton Road / Water Lane	New text to be added under the “Design” section of the proposal statement: <u>The site adjoins the boundary of the Goitside Conservation Area. Any redevelopment of this area should respond sensitively to the surrounding historic context.</u>	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004
Planning Policies				
DPM028		Para 4.20	The AAP aims to deliver a minimum of 3,500 new homes by 2030. This is likely to take place in the form of new build apartments and the conservation <u>conversion</u> of existing buildings. The entirety of the 3,500 new homes target will be planned through allocated development sites, with additional delivery of more homes through unallocated sites and the upper floors of existing commercial premises.	To provide further clarity to on site heritage issues, in response to Historic England representation BCC PD 0004

DPM029	89	Policy CL2: Flood Risk	<p>Policy CL2: Flood Risk</p> <p>Within the city centre, proposals for housing and other vulnerable uses on sites that are at risk of flooding and are not already allocated for those uses by this plan should be supported by a flood risk sequential test undertaken within the confines of the city centre, taking account of all reasonably available sites in the area that are either allocated for development or otherwise vacant or underused. The search area for the sequential test will be the city centre boundary unless material considerations indicate otherwise.</p> <p>Those proposals which pass the sequential test <u>(and if necessary the Exception Test)</u> will still be required to submit a site specific flood risk assessment. Proposals must demonstrate the development scheme will not have increase flooding within the city centre.</p> <p>A. Applicants will also need to demonstrate how the proposal will:</p> <ol style="list-style-type: none"> 1. Provide a safe access and egress route away from the flood risk (i.e. to flood zone 1) during a design flood event; and 2. Locate more vulnerable uses in the area of the proposal least at risk; 3. Or provide a clear justification as to why these requirements are not practical, viable or appropriate in planning and design terms. <p>B. Applicant will also need to demonstrate of the proposal will achieve an appropriate degree of safety over the lifetime of the development <u>taking into account climate change</u>. The minimum safety standards are as follows:</p> <ol style="list-style-type: none"> 1. For more vulnerable uses, the floor levels of habitable rooms will be above the design flood level. 2. For all uses the development will: 	<p>To provide further clarity to on site flood risk issues and help ensure flood risk is fully considered in any proposed scheme, as raised in the representation by the Environment Agency BCC PD 0012</p>
--------	----	------------------------	--	---

			<p>i. Remain structurally sound in an extreme flood event; ii. Provide appropriate flood resistance / resilience measures to the extreme flood level;</p> <p>iii. Not generate an increase in flood risk elsewhere;</p> <p>iv. Provide a flood plan, which covers methods of warning and evacuation;</p> <p>v. Provide an appropriate safe refuge above the extreme flood level if criterion 4a is not met.</p>	
--	--	--	---	--

DPM030	146	Figure 18		<p>Updated Policies Map. Updated map now covers all policies within the City Centre AAP. In response to initial questions raised by the Inspector.</p> <p>This modification is currently out for public consultation (15th August - 30th September 2016)</p>
--------	-----	-----------	--	---

