

INSPECTORS REPORT – STATEMENT OF DECISIONS
UDP – Bradford South Chapter 13 Green Belt

SD Ref UDP – Case Ref IR – Page No.	Inspector's Recommendation	CBMDC Decision and Reasons	Mod Ref
SD/BS/GB/1 UDP – BS/GB1.10; SOM/BS/E1/130 & SOM/BS/H1/130 SITE - Land to NW of Booth Holme Farm, Westgate Hill, Bradford IR – Bradford South / Page 57	I recommend that no modification be made to the RDDP in respect of the allocation of the site for housing or employment, but that Proposal GB1.10 be deleted.	Decision : Accept Reasons : For the reasons set out in the Inspector's report	Mod/BS/ GB/2
SD/BS/GB/2 UDP – BS/GB1.32 SITE - Land fronting Highgate Road, Clayton Heights IR – Bradford South / Pages 57-58	I recommend that the RDDP be modified by the deletion of Proposal BS/GB1.32 as indicated on page 48 of the Council's proposed changes, dated January 2003.	Decision : Accept Reasons: For the reasons set out in the Inspectors report	Mod/BS/ GB/3
SD/BS/GB/3 UDP – SOM/BS/GB1/7 & SOM/BS/H1/7 SITE – Land at Spen View Lane, Bierley, Bradford IR – Bradford South / Page 33	I recommend that the RDDP be modified by the removal of land at Spen View Lane, Bierley from the Green Belt and that it be designated as safeguarded land under the terms of Policy UR5.	Decision : Accept Reasons : For the reasons set out in the Inspectors report	ModBS/ GB/4
SD/BS/GB/4 UDP – SOM/BS/GB1/129 & SOM/BS/H1/129 Site – Land at Holme Lane, Holmewood	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	N/A

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IR – Bradford South / Pages 34-35			
SD/BS/GB/5 UDP – SOM/BS/GB1/150 & SOM/BS/H1/150 SITE – Land at Old Guy Road, Queensbury IR – Bradford South / Pages 36-37	I recommend no modification be made to the RDDP	Decision : Accept Reasons : For the reasons set out in the Inspectors report <i>see also:</i> <i>SD/BS/GB/15 (Fleet Lane, Queensbury)</i>	N/A
SD/BS/GB/6 UDP – SOM/BS/GB1/152 SOM/BS/H1/152 SITE - Land at Cross Lane, Queensbury IR – Bradford South / Page 37	I recommend that the RDDP be modified by the removal of land at Cross Lane, Queensbury from the Green Belt and that it be allocated for housing under the terms of Policy H2.	Decision : Accept Reasons : For the reasons set out in the Inspectors report.	Mod/BS/ GB/5
SD/BS/GB/7 UDP – SOM/BS/GB1/165, SOM/BS/H1/165.01 & SOM/BS/UR5/165.02 Site - Land at Brighthouse Road/Park Lane, Queensbury IR – Bradford South/ Pages 5, 37-38	I recommend that the RDDP be modified by the removal of land at Brighthouse Lane, Queensbury from the Green Belt and that the land be allocated for housing under the terms of Policy H2.	Decision : Accept Reasons : For the reasons set out in the Inspector’s Report.	Mod/BS/ GB/6

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<p>SD/BS/GB/8</p> <p>UDP – SOM/BS/GB1/166</p> <p>Site – Land at Knowle Farm, Knowle Lane, Wyke, Bradford</p> <p>IR – Bradford South / Page 59</p>	<p>I recommend no modification be made to the RDDP</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspectors report.</p>	N/A
<p>SD/BS/GB/9</p> <p>UDP – SOM/BS/GB1/262 SOM/BS/OS1/262 & SOM/BS/H1/262.01</p> <p>SITE – Shibden Valley, Queensbury</p> <p>IR – Bradford south pages 59-60</p>	<p>I recommend that the RDDP be modified by the deletion from the Green Belt of land at Shibden Valley, Queensbury</p> <p><i>The Council asked for clarification on this decision on the basis that there is little visual evidence to enable a new green belt boundary to be identified on the ground. The Inspector clarifies this decision in his letter dated 1st September and states that a new paragraph 13.10a be added to his report to read:</i></p> <p>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.</p> <p><i>Also that the recommendation be revised to add the statement:</i></p> <p>With the new Green Belt boundary following the course outlined in paragraph 13.10a above</p>	<p>Decision : Reject</p> <p>Reasons : The Inspector concludes, in paragraph 13.10, that exceptional circumstances exist for the removal of this land from the Green Belt. This is in view of the need for housing land, and other considerations set out elsewhere in the Inspector's Report.</p> <p>The Inspector's general conclusions on the Green Belt are set out in the Inspector's Report into the Policy Framework. In paragraphs 3.19 and 3.20 the Inspector sets out the exceptional circumstances for removing land from the Green Belt. These are the need for land to meet development needs for housing and safeguarded land, and adjustments to remove anomalies in the Green Belt boundary.</p> <p>The Council accept that these are exceptional circumstances to justify removing land from the Green Belt however neither scenario applies in this instance.</p> <p>The Inspector does not give the objection site a positive allocation, choosing instead to leave it unallocated. Therefore exceptional circumstances based on the need to provide housing and safeguarded land cannot justify the deletion of this site from the Green Belt. Also the removal of this site from the Green Belt would not be an adjustment to resolve a boundary anomaly.</p>	N/A

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		<p>On this basis the Council considers that the Inspector's recommendation is fundamentally flawed, as it does not set out the exceptional circumstances for removing land from the Green Belt as set out in paragraphs 2.6 and 2.7 of Planning Policy Guidance Note: 2 'Green Belts'.</p> <p>The Council therefore rejects the Inspector's recommendation to remove this site from the Green Belt.</p>	
<p>SD/BS/GB/10</p> <p>UDP – SOM/BS/GB1/267; SOM/BS/H1/267; SOM/BS/H2/267 & SOM/BS/UR5/267</p> <p>Site – Julian Drive, Clayton Heights</p> <p>IR – Bradford South / Pages 5, 38-39, 44 & 60</p>	I recommend that no modification be made to the RDDP.	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	N/A
<p>SD/BS/GB/11</p> <p>UDP – SOM/BS/GB1/280</p> <p>Site – Langberries, Baldwin Lane, Clayton</p> <p>IR – Bradford South / Page</p>	I recommend that no modification be made to the RDDP.	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	N/A

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SD/BS/GB/12 UDP – SOM/BS/GB1/281; SOM/BS/H1/281; SOM/BS/H2/281 & SOM/BS/UR5/281 Site – Lingfield Terrace, Clayton Heights IR – Bradford South / Pages 5, 38-39, 44 & 60	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	N/A
SD/BS/GB/13 UDP – SOM/BS/GB1/292; SOM/BS/H1/292; SOM/BS/H2/292 & SOM/BS/UR5/292 Site – Land at Julian Drive (West), Clayton Heights IR – Bradford South / Page	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	N/A
SD/BS/GB/14 UDP – SOM/BS/GB1/295 Site – Albert Road, Queensbury IR – Bradford South / Pages 39-40	<i>See SD/BS/E/4 (Albert Road, Queensbury) in Chapter 5 The Economy, Employment and Tourism</i>	Decision : <i>See SD/BS/E/4 (Albert Road, Queensbury) in Chapter 5 The Economy, Employment and Tourism</i>	N/A
SD/BS/GB/15 UDP – SOM/BS/GB1/338 & SOM/BS/H1/338.01	I recommend that no modification be made to the RDDP	Decision : Accept Reasons: For the reasons set out in the Inspectors report	N/A

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SITE – Fleet Lane, Queensbury IR – Bradford South / Page 40		<i>see also:</i> <i>SD/BS/GB/5 (Land at Old Guy Road, Queensbury)</i>	
SD/BS/GB/16 UDP – SOM/BS/GB7/403 SITE – Queensbury Reservoir IR – Bradford South / Page 61	I recommend that no modification be made to the RDDP	Decision : Accept Reasons : For the reasons set out in the Inspector's report	N/A