

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

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
<b>SD - SD/BW/GB/1</b>  <b>UDP – BW/GB1.3</b>  <b>Site – Wilmer Drive, Heaton</b>  IR – Bradford West / Page 53	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accepted  <b>Reasons :</b> For the reasons set out in the Inspector’s Report.	N/A
<b>SD - SD/BW/GB/2</b>  <b>UDP – BW/GB1.4</b>  <b>Site – Garden area at Park Drive, Heaton</b>  IR – Bradford West / Page 53	I recommend that the RDDP be modified by the deletion of proposal GB1.4 and that the land at Park Drive, Heaton be retained within the Green Belt.	<b>Decision :</b> Accepted  <b>Reasons :</b> For the reasons set out in the Inspector’s Report.	MOD/ BW/GB/2
<b>SD – SD/BW/GB/3</b>  <b>UDP – SOM/BW/GB1/154 SOM/BW/H1/154</b>  <b>Site - Land at Lynfield Drive, Heaton, Bradford</b>  IR – Bradford west Pages 12-13	I recommend that the RDDP be modified by the deletion of the Green Belt designation from the site, with the eastern section allocated for housing under Policy H2 and the western section retaining its playing fields allocation.  <i>The recommendation on this site should be read in conjunction with adjacent site SOM/BW/GB1/344</i>	<b>Decision :</b> Accept in part  <b>Reasons :</b> The Inspector states that the land is unused and that PPG3 emphasises that “ <i>vacant land in the urban areas, should be used for housing</i> ”, however, PPG2 states that green belt boundaries should not be altered because land is derelict. Paragraph 2.7 of PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan was a strong enough reason to alter the extent of the green belt.  The following is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector’s report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt for housing development.  The Inspector also considers that the site lies in a sustainable location as a small extension to the main urban area and that the track to the south of the site provides a “ <i>distinct and defensible Green Belt boundary</i> ”  The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site	MOD/ BW/GB/3

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

SD Ref UDP – Case Ref IR – Page No.	Inspector's Recommendation	CBMDC Decision and Reasons	Mod Ref
		is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations. The Green Belt boundary proposed by the Inspector for this and adjacent site SOM/BW/GB1/344 is more clearly defined than that identified at present.	
<b>SD - SD/BW/GB/4</b>  <b>UDP - SOM/BW/GB1/155</b> SOM/BW/H1/155 SOM/BW/H2/155  <b>Site - Land at Westminster Drive, Clayton, Bradford</b>  <b>IR – Bradford west Page 14</b>	I recommend that the RDDP be modified by the deletion of the Green Belt notation from the land at Westminster Drive, Clayton, and by the site's allocation as safeguarded land.	<b>Decision :</b> Accept in part  <b>Reasons :</b> PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not fully set out what are the exceptional circumstances which justify the deletion of this site from the Green Belt. The following however, is an example of the Inspector's proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 (Inspector's report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.  PPG2 states in paragraph 2.12 that <i>"In order to ensure protection of Green Belts within this longer timescale, 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"</i> . This site is on the edge of the urban area and the Council accept that this site may be appropriate for development in the future as Safeguarded Land. The Council consider that the site meets the requirements stated in PPG2 paragraph 2.12 which states <i>"When providing safeguarded land local authorities should consider the broad location of anticipated development beyond the plan period, its affects on urban areas contained by the Green Belt and on areas beyond it, and its implications for sustainable development"</i> .	MOD/ BW/GB/4
<b>SD - SD/BW/GB/5</b>  <b>UDP – SOM/BW/GB1/156</b> SOM/BW/H1/156  <b>Site - Land at Thornton Hall Farm, Thornton Road, Bradford</b>  <b>IR – Bradford west pages 14-15</b>	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accepted  <b>Reasons :</b> For the reasons set out in the Inspector's report	N/A
<b>SD - SD/BW/GB/6</b>  <b>UDP – SOM/BW/GB1/157</b> & SOM/BW/H1/157	I recommend that the RDDP be modified by the deletion of the land from the Green Belt and its allocation for housing under Policy H2.	<b>Decision :</b> Accept in part  <b>Reasons :</b> PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not set out what are the exceptional circumstances which justify the deletion of this site	MOD/ BW/GB/5

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

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
<p><b>Site</b> – Land at Chellow Lane, Daisy Hill</p> <p>IR – Bradford West / Pages 15-16</p>		<p>from the Green Belt. The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 (Inspector’s report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.</p> <p>The site is on the edge of the urban area and the Inspector concludes that the contribution of the site to the purposes of the Green Belt is not significant. The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>For these reasons the Council accept that there are exceptional circumstances to justify removing this land from the Green Belt and allocating it for housing under Policy H2.</p>	
<p><b>SD – SD/BW/GB/7</b></p> <p><b>UDP</b> - SOM/BW/GB1/158 SOM/BW/H1/158 (BW/H1.12)</p> <p><b>Site</b> - Land at Prospect Mills, Thornton Road, Bradford</p> <p><b>IR</b> – Bradford West/page 16-18</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] The Green Belt boundary be revised to run as a continuation of the line of the southern wall of the curtilage of Ashfield House westwards across the objection site and BW/H1.12;</p> <p>[b] The site should be allocated for mixed-use under Policy UR7, including B1, B2 and C3 uses, and the supporting text be amended accordingly;</p> <p>[c] The housing element on the Prospect Mills site be developed in phase 2 of the plan period.</p> <p><i>The Council asked the Inspector for clarification on this recommendation in its letter dated 6<sup>th</sup> August 2004. The Inspectors reply indicated that the phasing rationale was set out in paragraph 6.56 of his report.</i></p>	<p><b>Decision</b> : Accepted in part</p> <p><b>Reasons</b> :</p> <p>(a) The Inspector suggests a revised green belt boundary which will allow the more comprehensive redevelopment of Prospect Mills with the adjoining site BW/H1.12, which the Council accept.</p> <p>(b &amp; c) Conversely, the Inspector suggests the part of the objection site outside of the green belt be identified as a mixed use area with any redevelopment for housing, to take place in the phase 2 of the Plan.</p> <p>The Council consider that to allocate the objection site as a mixed use area and to delay any housing development until phase 2 of the plan period sends out a conflicting message to developers and does not address the deterioration of Prospect Mills. The Inspector indicates in paragraph 6.56 the need for “<i>comprehensive development</i>” a redevelopment alongside the development of adjacent site H1.12 will achieve this.</p> <p>The Council is committed toward securing the long term future of Prospect Mills and for this reason consider the delay in the redevelopment of the building to phase 2 of the Plan to be inappropriate. The future of the mill is in conversion to housing uses, to allocate the building as a mixed use area will deter potential future investors and hinder the life of the building, which is already identified as “at risk” on the listed buildings register.</p> <p>(See also MOD/BW/H/2)</p>	<p>MOD/ BW/GB/6</p>

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

<b>SD Ref UDP – Case Ref IR – Page No.</b>	<b>Inspector’s Recommendation</b>	<b>CBMDC Decision and Reasons</b>	<b>Mod Ref</b>
<b>SD - SD/BW/GB/8</b>  <b>UDP -</b> SOM/BW/GB1/279 SOM/BW/UR5/279 & SOM/BW/H1/279 SOM/BW/H2/279  <b>Site -</b> Mount Pleasant Farm, Sandy Lane, Bradford  <b>IR –</b> Bradford west pages18-19	I recommend that no modification be made to the RDDP.	<b>Decision:</b> Accepted  <b>Reasons:</b> For the reasons set out in the Inspector’s report	N/A
<b>SD - SD/BW/GB/9</b>  <b>UDP –</b> SOM/BW/GB1/283 & SOM/BW/H1/283.01  <b>Site –</b> Land at Long Lane, Heaton  <b>IR –</b> Bradford West pages 19-20	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accepted  <b>Reasons :</b> For the reasons set out in the Inspector’s Report.	N/A
<b>SD - SDBW/GB/10</b>  <b>UDP -</b> SOM/BW/GB1/284 & SOM/BW/H1/284.01  <b>Site –</b> Land at Chellow Dene, Bradford  <b>IR –</b> Bradford West Pages 20-21	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accepted  <b>Reasons :</b> For the reasons set out in the Inspector’s report	N/A
<b>SD - SD/BW/GB/11</b>  <b>UDP –</b> SOM/BW/GB1/288 SOM/BW/H1/288  <b>SITE -</b> Ashwell Farm, Heaton, Bradford	I recommend that the RDDP be modified by the deletion of the Green Belt designation from the site and its allocation for housing under Policy H2.	<b>Decision :</b> Accept in part  <b>Reasons:</b> PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Inspector does not set out what are the exceptional circumstances which justify the deletion of this site from the Green Belt. The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt	MOD/ BW/GB/7

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

SD Ref UDP – Case Ref IR – Page No.	Inspector's Recommendation	CBMDC Decision and Reasons	Mod Ref
<p><b>IR</b> – Bradford West pages 21-22</p>		<p>which can also be applied to this site: At paragraph 6.38 (Inspector's report for the Bradford South constituency), the Inspector considers there to be insufficient land for housing and safeguarded land, as a result of decisions on other sites and limited opportunities within the urban area.</p> <p>The site is on the edge of the urban area and the Inspector concludes that the contribution of the site to the purposes of the Green Belt is not significant. The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>For these reasons the Council accept that there are exceptional circumstances to justify removing this land from the Green Belt and allocating it for housing under Policy H2..</p>	
<p><b>SD - SD/BWGB/12</b></p> <p><b>UDP</b> – SOM/BW/GB1/289</p> <p><b>Site</b> – Wilmer Drive, Heaton</p> <p><b>IR</b> – Bradford West page 54</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accepted</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report.</p>	<p>N/A</p>
<p><b>SD - SD/BW/GB/13</b></p> <p><b>UDP</b> – SOM/BW/GB1/337 SOM/BW/UR5/337 &amp; SOM/BW/H2/337</p> <p><b>Site</b> – East of Ivy Lane, Allerton</p> <p><b>IR</b> – Bradford west Pages 35-36</p>	<p>I recommend that the RDDP be modified by the deletion of the site's Green Belt designation and its allocation as safeguarded land.</p>	<p><b>Decision</b> : Accept in part</p> <p><b>Reasons</b> : PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan is a strong enough reason to alter the extent of the green belt. The following however, is an example of the Inspector's proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector's report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt.</p> <p>PPG2 states in paragraph 2.12 that <i>"In order to ensure protection of Green Belts within this longer timescale, this will in some cases mean safeguarding land between the urban area and the Green Belt which may be required to meet longer term</i></p>	<p>MOD/BW /GB/8</p>

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

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
		<i>development needs</i> ”. This site is on the edge of the urban area and the Council accept that this site may be appropriate for development in the future as Safeguarded Land. The Council consider that the site meets the requirements stated in PPG2 paragraph 2.12 which states “When providing safeguarded land local authorities should consider the broad location of anticipated development beyond the plan period, its affects on urban areas contained by the Green Belt and on areas beyond it, and its implications for sustainable development”.	
<b>SD - SD/BW/GB/14</b>  <b>UDP – SOM/BW/GB1/344</b> SOM/BW/H2/344  <b>Site - Galsworthy Avenue,</b> Daisy Hill  <b>IR – Bradford west/pages</b> 36-38	<p>I recommend that the RDDP be modified by the deletion of the site from the Green Belt and its allocation as housing land under Policy H2.</p> <p><i>This recommendation should be read in conjunction with SOM/BW/GB1/154</i></p>	<p><b>Decision:</b> Accept in part</p> <p><b>Reasons:</b> PPG2 states that boundaries should only be altered in exceptional circumstances where those circumstances necessitate a revision. The Council do not accept the Inspectors contention that the green belt review undertaken prior to first deposit of the Plan was a strong enough reason to alter the extent of the green belt.</p> <p>The following however, is an example of the Inspector’s proper explanation of the exceptional circumstances for removing land from the green belt which can also be applied to this site: At paragraph 6.38 in the Inspector’s report for the Bradford South constituency, the Inspector considers that there is insufficient land for housing and safeguarded land as a result of decisions on other sites and limited opportunities within the urban area. Paragraph 6.39 suggests that this amounts to an exceptional circumstance for removing land from the Green Belt for housing development.</p> <p>The site is well located on the edge of the urban area with good access to local amenities and facilities. The proposed green belt boundary suggested by the Inspector is more clearly defined than the existing boundary and the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations.</p> <p>The Council consider that the justification for releasing land from the green belt to fulfil the housing requirement does constitute an exceptional circumstance and that the site is required to make up the anticipated shortfall of phase 2 housing allocations generated as a result of other recommendations</p>	MOD/ BW/GB/9
<b>SD - SD/BW/GB/15</b>  <b>UDP - SOM/BW/GB3/192</b>  <b>Site – Back Heights,</b> Thornton  <b>IR - Bradford west page 55</b>	<p>I recommend that no modification be made to the RDDP</p>	<p><b>Decision:</b> Accepted</p> <p><b>Reasons:</b> For the reasons set out in the Inspectors report.</p>	N/A

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