

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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</b> – SD/K/GB/1  <b>UDP</b> – K/GB1.2  <b>Site</b> – Hollins Lane, Utley  <b>IR</b> – Keighley, Page 201	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.	
<b>SD</b> – SD/K/GB/2  <b>UDP</b> – K/GB1.4  <b>Site</b> – North of Addingham  <b>IR</b> – Keighley, Pages 201- 203	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.	
<b>SD</b> – SD/K/GB/3  <b>UDP</b> – K/GB1.33  <b>Site</b> – West Shaw Lane, Oxenhope  <b>IR</b> – Keighley / Page 203	I recommend that the RDDP be modified by deletion of proposal K/GB1.33 and the inclusion of the land at West Shaw Lane, Oxenhope within the Green Belt.	<b>Decision</b> : Accept  <b>Reasons</b> : For the reasons set out in the Inspector's Report.	<b>Mod/K/G B/2</b>
<b>SD</b> – SD/K/GB/4  <b>UDP</b> – K/GB1.34  <b>Site</b> – North of Leeming Reservoir, Denholme Road, Keighley	I recommend that no modification be made to the RDDP.	<b>Decision</b> : Accept  <b>Reasons</b> : For the reasons set out in the Inspector's Report.	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>IR</b> – Keighley / Pages 203-204			
<b>SD</b> – SD/K/GB/5  <b>UDP</b> – K/GB1.35  <b>Site</b> – Sykes Fold, Off Denholme Road, Oxenhope  <b>IR</b> – Keighley / Page 204	I recommend that no modification be made to the RDDP.	<b>Decision</b> : Accept  <b>Reasons</b> : For the reasons set out in the Inspector's Report.	
<b>SD</b> – SD/K/GB/6  <b>UDP</b> – K/GB1.53  <b>Site</b> – Yate Lane, Oxenhope  <b>IR</b> – Keighley / Page 205	I recommend that the RDDP be modified by deletion of the Green Belt designation in respect of land at Yate Lane, Oxenhope.	<b>Decision</b> : Accept  <b>Reasons</b> : For the reasons set out in the Inspector's Report.	<b>Mod/K/G B/3</b>
<b>SD</b> – SD/K/GB/7  <b>UDP</b> – SOM/K/GB1/43  <b>Site</b> - Land North of Airedale Hospital, Steeton  <b>IR</b> – Keighley, Pages 213-214	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	
<b>SD</b> – SD/K/GB/8  <b>UDP</b> - SOM/K/H1/99 &	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.	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
<p>SOM/K/GB1/99</p> <p><b>Site</b> – Branshaw Plantation, Slaymaker Lane, Oakworth</p> <p><b>IR</b> – Keighley, Pages 85-6</p>			
<p><b>SD</b> – SD/K/GB/9</p> <p><b>UDP</b> - SOM/K/GB1/100:</p> <p><b>Site</b> - Slates Lane, Curly Hill, Ilkley</p> <p><b>IR</b> – Keighley, Pages 217-8</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><b>SD</b> – SD/K/GB/10</p> <p><b>UDP</b> – SOM/K/GB/101</p> <p><b>Site</b> – Rear of 1-17 Woodworth Grove, Ingrow, Keighley</p> <p><b>IR</b> – Keighley / Pages 218-219</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report.</p>	
<p><b>SD</b> – SD/K/GB/11</p> <p><b>UDP</b> - SOM/K/H1/110 &amp; SOM/K/GB1/110: (SOM/K/GB1/110)</p> <p><b>Site</b> – Land at Back Beck</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>	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
Lane, Addingham  <b>IR</b> – Keighley, Pages 87-8			
<b>SD</b> – SD/K/GB/12  <b>UDP</b> - SOM/K/H1/114 & SOM/K/GB1/114:  <b>Site</b> - Land at Summerhill Lane, Steeton with Eastburn  <b>IR</b> – Keighley, Pages 91-2	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.	
<b>SD</b> – SD/K/GB/13  <b>UDP</b> - SOM/K/H1/114.01 & SOM/K/GB1/114.01  <b>Site</b> - Land to East of "Prenton", Summerhill Lane, Steeton with Eastburn  <b>IR</b> – Keighley, Pages 92-3	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.	
<b>SD</b> – SD/K/GB/14  <b>UDP</b> - SOM/K/H1/114.02 & SOM/K/GB1/114.02  <b>Site</b> - Land at	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.	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
<p>Summerhill Lane, Steeton with Eastburn</p> <p><b>IR</b> – Keighley, Pages 93</p>			
<p><b>SD</b> – SD/K/GB/15</p> <p><b>UDP</b> - SOM/K/H1/115: SOM/K/GB1/115</p> <p><b>Site</b> - Land at Hollins Bank Lane, Steeton with Eastburn</p> <p><b>IR</b> – Keighley, Pages 93- 4 &amp; 219-20</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><b>SD</b> – SD/K/GB/16</p> <p><b>UDP</b> - SOM/K/GB1/116 &amp; SOM/K/H1/116</p> <p><b>Site</b> - Land at Skipton Road, Ilkley</p> <p><b>IR</b> – Keighley, Pages 94-5</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><b>SD</b> – SD/K/GB/17</p> <p><b>UDP</b> – SOM/K/GB1/118 &amp; SOM/K/H1/118</p> <p><b>Site</b> – Providence Farm, Providence Lane, Oakworth</p> <p><b>IR</b> – Keighley / Pages 95-</p>	<p>I recommend that the RDDP be modified by deleting the Green Belt boundary at Providence Farm shown on the Proposals Map and substituting a boundary running along the north-western edge of the access drive to Providence Farm and along the south-eastern curtilage boundaries of dwellings flanking the south-eastern side of Pasture Avenue, Oakworth.</p>	<p><b>Decision</b> : Reject</p> <p><b>Reasons</b> : The objector requested the deletion of this small area of land from the Green Belt. The Inspector rejected the objector's case but recommended that the Green Belt boundary be modified in this location. This involves land not subject to the original objection.</p> <p>If accepted, the Inspector's Recommendation would result in land being added to the Green Belt.</p>	

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

SD Ref UDP – Case Ref IR – Page No.	Inspector's Recommendation	CBMDC Decision and Reasons	Mod Ref
96		<p>PPG2, at paragraph 2.6, advises that once the general extent of a Green Belt has been approved, it should be altered only in exceptional circumstances. Paragraph 2.7 of PPG2 provides that the exceptional circumstances should 'necessitate' a revision to the boundary.</p> <p>The court case Copas v The Royal Borough of Windsor and Maidenhead ([2001] J.P.L. 1169) led to a very specific test being applied when adding land to the Green Belt. The test provides that there cannot be a necessity to change a Green Belt boundary to add land to the Green Belt unless "some fundamental assumption which caused the land initially to be excluded from the Green Belt is there after clearly and permanently falsified by a later event".</p> <p>The Inspector's reasons for modifying the Green Belt boundary are that the boundary as drawn is not particularly logical and at one point it does not follow a strongly defined feature. In paragraph 6.133 the Inspector identifies the 'special circumstances' which justify a revision to the boundary. They are:</p> <ul style="list-style-type: none"> <li>• The Council has reviewed the Green Belt boundary in detail</li> <li>• The Council has made slight alterations to the Green Belt boundary at Providence Farm compared with the adopted UDP</li> <li>• The general circumstances surrounding the RDDP Green Belt.</li> </ul> <p>One of these points is incorrect - the Council has not made any alterations to the Green Belt boundary at Providence Farm compared to the adopted UDP. The Council does not consider that the remaining points constitute exceptional circumstances which necessitate a revision to the Green Belt boundary in this location.</p> <p>The Inspector has also failed to demonstrate how the addition of this land to the Green Belt would meet the Copas test, and the recommendation relates to land for which there were no duly made objections.</p> <p>For these reasons the Council rejects the Inspector's recommendation.</p>	
<p><b>SD</b> – SD/K/GB/18</p> <p><b>UDP</b> - SOM/K/GB1/218 &amp; SOM/K/H1/218</p> <p><b>Site</b> – Land at Bradford</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accepted.</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report.</p>	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
Rd, Sandbeds, Keighley  <b>IR</b> – Keighley, Pages 98			
<b>SD</b> – SD/K/GB/19  <b>UDP</b> - SOM/K/H1/221, SOM/K/GB1/221 & SOM/K/GB1/221.01 :  <b>Site</b> - Land at St Ians Croft, Addingham  <b>IR</b> – Keighley, Pages 99- 100	I recommend that the RDDP be modified by the removal of the curtilages of Low Laithe and Southfield Barn from the Green Belt.	<b>Decision</b> : Accepted.  <b>Reasons</b> : The Council accepts the Inspector's reasons with the exception of the comments in paragraphs 6.155 and 6.157 relating to the adequacy of phase 2 and safeguarded land and the need for a full-scale review of the Green Belt. The Council's consideration of these latter matters is contained within the Policy Framework section of this report.	<b>Mod/K/G B/4</b>
<b>SD</b> – SD/K/GB/20  <b>UDP</b> - SOM/K/H1/223 & SOM/K/GB1/223  <b>Site</b> - Land at Street House Farm, The Street, Addingham  <b>IR</b> – Keighley, Pages 101- 102	I recommend that the RDDP should be modified by the removal from the Green Belt of that area of land shown on the plan at Appendix B, dated 24 July 2003, accompanying the Council's response to the objection.	<b>Decision</b> : Accepted.  <b>Reasons</b> : The Council accepts the recommendation though it does not fully accept the reasoning given by the Inspector in paragraph 6.159 of his report. In particular the failure of the land to fulfil Green Belt purposes does not in itself amount to an exceptional circumstance which would allow the land's removal from the Green Belt.  The Council does however consider that such exceptional circumstances exist. In paragraphs 3.19 and 3.20 of his report into the Policy Framework volume of the Plan, the Inspector points out the two main exceptional circumstances which could justify Green Belt deletions. These are firstly the removal of land to meet the district's development needs and secondly to remove anomalies in the original delineation of Green Belt boundaries or anomalies which have arisen since the boundaries were first defined. The latter circumstance applies in this instance due to the suburbanisation of the site which has taken place since the Green Belt was last reviewed in the mid 1980's through the Wharfedale Green Belt Subject Local Plan	<b>Mod/K/G B/5</b>
<b>SD</b> – SD/K/GB/21  <b>UDP</b> - SOM/K/H1/275,	I recommend that no modification be made to the RDDP.	<b>Decision</b> : Accepted.  <b>Reasons</b> : The Council accepts the Inspector's reasons for rejecting the objector's	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
<p>SOM/K/H1/276, SOM/K/OS2/213 &amp; SOM/K/GB1/222</p> <p><b>Site</b> – Land at Southfield Farm, Addingham</p> <p><b>IR</b> – Keighley, Pages 108- 111</p>		<p>proposals with the exception of the comments in paragraph 6.202 relating to the adequacy of phase 2 and safeguarded land and the need for a full-scale review of the Green Belt. The Council's consideration of these latter matters is contained within the Policy Framework section of this report.</p>	
<p><b>SD</b> – SD/K/GB/22</p> <p><b>UDP</b> - SOM/K/CF3/323.02</p> <p><b>Site</b> - Land to the east of Wheatley Lane, Ilkley</p> <p><b>IR</b> – Keighley, Pages 178- 9</p>	<p>I recommend that no modification be made to the RDDP other than those in relation to K/TM7.4.</p>	<p><b>Decision</b> : Accepted.</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report.</p>	
<p><b>SD</b> – SD/K/GB/23</p> <p><b>UDP</b> - SOM/K/GB1/323.03 SOM/K/CF3/323.03 &amp; SOM/K/OS2/323.03</p> <p><b>Site</b> - Land to east of Wheatley Lane, Ilkley</p> <p><b>IR</b> – Keighley, Page 179</p>	<p>I recommend that no modification be made to the RDDP other than those in relation to K/TM7.4.</p>	<p><b>Decision</b> : Accepted.</p> <p><b>Reasons</b> : For the reasons set out in the Inspector's Report.</p>	
<p><b>SD</b> – SD/K/GB/24</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept</p>	



**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>UDP</b> – SOM/K/GB1/371  <b>Site</b> – Field No. 8284, Shaw Lane, Oxenhope  <b>IR</b> – Keighley / Page 222		<b>Reasons</b> : For the reasons set out in the Inspector's Report.	
<b>SD</b> – SD/K/GB/25  <b>UDP</b> – SOM/K/GB1/384  <b>Site</b> – Land at Lower Naylor Hill Farm, Black Moor Road, Oxenhope  <b>IR</b> – Keighley / Page 222	I recommend that no modification be made to the RDDP.	<b>Decision</b> : Accept  <b>Reasons</b> : For the reasons set out in the Inspector's Report.	
<b>SD</b> – SD/K/GB/26  <b>UDP</b> – K/GB6A.1 & SOM/GB6A.1/2 SOM/K/GB7/406  <b>Site</b> - Marley Waste Water Treatment Works  <b>IR</b> – Keighley, Page 223	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	
<b>SD</b> – SD/K/GB/27  <b>UDP</b> – SOM/K/GB6A/404 & SOM/K/GB7/404	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	

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley 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>
<p><b>Site</b> - Sladen Valley Water Treatment Works</p> <p><b>IR</b> – Keighley, Pages 223- 224</p>			
<p><b>SD</b> – SD/K/GB/28</p> <p><b>UDP</b> – SOM/K/GB6A/410</p> <p><b>Site</b> - Low Mills, Old Lane, Addingham</p> <p><b>IR</b> – Keighley, Page 224</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</p>	
<p><b>SD</b> – SD/K/GB/29</p> <p><b>UDP</b> – SOM/K/GB6A/424</p> <p><b>Site</b> - Oldfield Water Treatment Works, Oldfield, Keighley</p> <p><b>IR</b> – Keighley, Pages 224 -225</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</p>	