

INSPECTORS REPORT – STATEMENT OF DECISIONS
UDP – Keighley Chapter 6 Housing

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
<p>SD – SD/K/H/1</p> <p>UDP – Paragraph 6.0</p> <p>IR – Keighley, Page 65</p>	<p>I recommend the modification of the RDDP by the inclusion of information, for each housing site listed in the Keighley constituency volume, as to whether the site is a greenfield site or previously-developed land.</p>	<p>Decision : Accepted in part.</p> <p>Reasons : In accordance with the Inspector’s recommendation at paragraph 6.51[c] of the Policy Framework, the Council has accepted that information on Phase 1 and Phase 2 housing sites can be appended to the Policy Framework. The Council considers that the inclusion of this information in the Proposals Reports, in addition to the appendices is unnecessary and would unduly lengthen the Plan with duplicated material. Appendices F and G to the Policy Framework provide the information that the Inspector recommended be included in the Plan. A tabulation of this information provides greater clarity for analysis of both the phase 1 and phase 2 housing sites.</p>	<p>Mod/K/H /1</p>
<p>SD – SD/K/H/2</p> <p>UDP - K/H1.2 & SOM/K/GB1/75</p> <p>Site - Aireburn Avenue, Steeton with Eastburn, Keighley</p> <p>IR – Keighley, Pages 65-66</p>	<p>I recommend that the RDDP be modified by the re-allocation of the land as a phase 2 housing site.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector’s Report.</p>	<p>Mod/K/H /2</p>
<p>SD – SD/K/H/3</p> <p>UDP - K/H1.8:</p> <p>Site – Leeds Road, Ilkley</p> <p>IR – Keighley, Pages 66-67</p>	<p>I recommend that the RDDP be modified by the deletion from the justification to the site’s K/H1.8 allocation of the words:</p> <p>“; preferably by a scheme that includes the sensitive conversion of the original Victorian school building”.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector’s Report.</p>	<p>Mod/K/H /3</p>

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<p>SD – SD/K/H/4</p> <p>UDP - K/H1.9, SOM/K/CF3/19, SOM/K/OS1/19 SOM/K/OS2/19, SOM/K/OS3/19, SOM/K/GB1/19, SOM/K/H1/19 &</p> <p>Site – Leeds Road, Ilkley</p> <p>IR – Keighley, Pages 67-70, 74-5, 176, 183, 187,193, 206-7</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/5</p> <p>UDP - K/H1.11 & SOM/K/CF1/23</p> <p>Site – Valley Drive, Ilkley</p> <p>IR – Keighley Proposals Page 71</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's report.</p>	
<p>SD – SD/K/H/6</p> <p>UDP – K/H1.15:</p> <p>Site – Bradford Road, Riddlesden, Keighley</p> <p>IR – Keighley, Pages 72-73</p>	<p>I recommend that the RDDP be modified by deleting the site's phase 1 housing allocation and re-allocating it as a phase 2 housing site.</p>	<p>Decision : Accepted</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	Mod/K/H /4

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<p>SD – SD/K/H/7</p> <p>UDP – SOM/K/H1/95 & SOM/K/GB1/95</p> <p>Site – Land at Halifax Road, Hermit Hole, Keighley</p> <p>IR – Keighley / Page 82</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/8</p> <p>UDP – SOM/K/H1/96 & SOM/K/GB1/96</p> <p>Site – Land at Providence Lane, Oakworth</p> <p>IR – Keighley / Page 83</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/9</p> <p>UDP – SOM/K/H1/97 & SOM/K/GB1/97</p> <p>Site – Land at Hainworth Crag Road, Keighley</p> <p>IR – Keighley / Pages 83-84</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	

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<p>SD – SD/K/H/10</p> <p>UDP – SOM/K/H1/98 & SOM/K/GB1/98</p> <p>Site – High Wheathead Farm, Wheathead Lane, Keighley</p> <p>IR – Keighley / Pages 84-85</p>	<p>I recommend that the RDDP be modified by the deletion of the Green Belt designation and the substitution of a designation as safeguarded land.</p>	<p>Decision : Accept</p> <p>Reasons : The Inspector concludes that the site performs rather weakly in terms of Green Belt purposes and that there is little logic in the present Green Belt boundary.</p> <p>The Inspector also concludes that the removal of this site from the Green Belt is necessary towards fulfilling the safeguarded land provision for the district.</p> <p>For these reasons the Council accepts that there are exceptional circumstances to justify removing this site from the Green Belt and allocating it as Safeguarded Land.</p> <p>It should be noted that the Council does not accept the Inspector's wider conclusions with regard to the life of the Green Belt (see SD/PF/PP/4).</p>	<p>Mod/K/H /5</p>
<p>SD – SD/K/H/11</p> <p>UDP – SOM/K/H1/112 and SOM/K/GB1/112</p> <p>Site - Land at Main Street, Addingham</p> <p>IR – Keighley, Page 89</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's report.</p>	
<p>SD – SD/K/H/12</p> <p>UDP – SOM/K/H1/118 & SOM/K/GB1/118</p> <p>Site – Providence Farm, Providence Lane, Oakworth</p> <p>IR – Keighley / Pages 95-96</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>Decision : Reject</p> <p>Reasons : 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> <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.</p>	

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		<p>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"> • The Council has reviewed the Green Belt boundary in detail • The Council has made slight alterations to the Green Belt boundary at Providence Farm compared with the adopted UDP • The general circumstances surrounding the RDDP Green Belt. <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>SD – SD/K/H/13</p> <p>UDP – SOM/K/GB1/119 & SOM/K/H1/119</p> <p>Site – Land at 332 Halifax Road, Keighley</p> <p>IR – Keighley / Page 96</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>	

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<p>SD – SD/K/H/14</p> <p>UDP – SOM/K/GB1/120 & SOM/K/H1/120</p> <p>Site – Land at Black Moor Road, Haworth</p> <p>IR – Keighley / Pages 96-97</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/15</p> <p>UDP – SOM/K/H1/216, SOM/K/TM17/216 & SOM/K/OS2/216</p> <p>Site – Rear of former IWS site, Rombalds View, Ilkley</p> <p>IR – Keighley, Page 97</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/16</p> <p>UDP – SOM/K/H1/220 and SOM/K/GB1/220</p> <p>Site - Land at Greenhead Farm, Halifax Road/Haworth Road,</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's report.</p>	

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Keighley IR – Keighley, Page 98			
SD – SD/K/H/17 UDP – SOM/K/H1/224 & SOM/K/GB1/224 Site – Land at Barrows Lane, Steeton IR – Keighley / Page 102	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	
SD – SD/K/H/18 UDP – SOM/K/H1/225 & SOM/K/GB1/225 Site – Land at Morton Lane, East Morton IR – Keighley / Pages 102- 103	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	
SD – SD/K/H/19 UDP – SOM/K/H1/232, SOM/K/GB1/232, SOM/K/H2/232 and SOM/K/UR5/232 Site - Daisy Hill Farm,	I recommend that no modification be made to the RDDP.	Decision : Accepted. Reasons : For the reasons set out in the Inspector's report.	

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Black Hill Lane, Keighley IR – Keighley, Page 103			
SD – SD/K/H/20 UDP – SOM/K/H1/255 & SOM/K/CF1/3 Site – Bolling Road Primary School, Ben Rhydding, Ilkley IR – Keighley, Page 107	I recommend that no modification be made to the RDDP.	Decision : Accepted. Reasons : For the reasons set out in the Inspector's Report.	
SD – SD/K/H/21 UDP – SOM/K/H1/272 & SOM/K/GB1/272 Site – Land at Five Oaks House, Ben Rhydding Drive, Ilkley IR – Keighley / Page 108	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : For the reasons set out in the Inspector's Report.	
SD – SD/K/H/22 UDP – SOM/K/H1/378 & SOM/K/GB1/378 Site – Land at Whinburn Farm, Hollins Lane, Utley, Keighley IR – Keighley / Pages 114-	I recommend that no modification be made to the RDDP.	Decision : Accept Reasons : The Inspector concludes that the land performs several Green Belt purposes and attaches a great deal of importance to these. The Inspector also concludes that in sustainability terms the location is not good and that there are insufficient exceptional circumstances to justify the release of the land from the Green Belt. For these reasons the Council accepts the Inspector's Recommendation.	

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SD – SD/K/H/23 UDP – K/H2.1 and K/CF1.2 Site – Parkway/Clough Avenue, Steeton with Eastburn, Keighley IR – Keighley Proposals page 116	<p>I recommend that the RDDP be modified by deletion of reference to the need to reserve approximately 1 hectare of the site for a new primary school.</p>	<p>Decision : Recommendation accepted.</p> <p>Reasons : For the reasons set out in the Inspector's report.</p>	Mod/K/H /6
SD – SD/K/H/24 UDP - K/H2.4 SOM/K/GB1/76 Site - Daisy Hill West IR – Keighley/Pages 118,119, 217	<p>I recommend that the RDDP be modified by the deletion of the housing allocation from the 3 Daisy Hill Sites.</p>	<p>Decision : The Council accepts the inspectors recommendations to delete the housing allocation K/H2.4.</p> <p>Reasons : The Council agrees with the inspector in paragraph 6.236 (Keighley Constituency Volume) that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt.</p> <p>For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan.</p>	Mod/K/H /7
SD – SD/K/H/25 UDP - K/H2.5, SOM/K/GB1/26	<p>I recommend that the RDDP be modified by the deletion of the housing allocation from the 3 Daisy Hill Sites.</p>	<p>Decision : The Council accepts the inspectors recommendations to delete the housing allocation K/H2.4.</p> <p>Reasons :</p>	Mod/K/H /8

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<p>Site - Daisy Hill Centre</p> <p>IR – Keighley/Pages 118, 119, 209</p>		<p>The Council agrees with the inspector in paragraph 6.236 (Keighley Constituency Volume) that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt.</p> <p>For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan.</p>	
<p>SD – SD/K/H/26</p> <p>UDP - K/H2.6, SOM/K/GB1/27</p> <p>Site - Daisy Hill East</p> <p>IR – Keighley/ Pages 118, 119, 209</p>	<p>I recommend that the RDDP be modified by the deletion of the housing allocation from the 3 Daisy Hill Sites.</p>	<p>Decision : The Council accepts the inspectors recommendations to delete the housing allocation K/H2.4.</p> <p>Reasons : The Council agrees with the inspector in paragraph 6.236 (Keighley Constituency Volume) that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt.</p> <p>For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan.</p>	<p>Mod/K/H /9</p>
<p>SD – SD/K/H/27</p> <p>UDP - K/H2.7 SOM/GB1/28, SOM/K/GB1/28, K/OS6 SOM/K/OS2/28 SOMK/UR5/28</p> <p>Site – Banklands Avenue West</p> <p>IR – Keighley/Pages 34,119-120, 171, 189-190, 195, 210</p>	<ul style="list-style-type: none"> • My recommendation is given under reference SOM/GB1/28&29 below. (Page 34 para 4.115) • I recommend the RDDP be modified by the deletion of allocations K/H2.7 and 2.8. (Page 120 para 6.245) • I recommend that no modification be made to the RDDP in response to this objection, but reference should be made to H2.7/8 above. (Page 171 para 10.5) • My recommendation is given under reference SOM/K/GB1/28 (Page 190 para12.39) • I recommend that the RDDP be modified by showing on the Proposals Map, as being subject to Policy OS6, all of the Bolton Road allotments, as depicted on the revised plan, attached to the Council's inquiry document BMDC/SITE/ K/H2.7/2/WR. (Page 195 para 12.63) • I recommend that the RDDP be modified by inclusion of sites K/H2.7 and K/H2.8 within the Green Belt. (Page 210 para 13.42) 	<p>Decision : Accepted in part.</p> <p>Whilst the Council accepts the recommendation to delete the housing allocation K/H2.7, it does not accept the recommendation to add the land to the green belt,</p> <p>Reasons : Refer to full Statement of Decision in Appendix 4.</p> <p>The Council proposes that the site be allocated as safeguarded land. The inspector has not demonstrated special circumstances to allocate the land as green belt in accordance with the 'Copas' principle.</p>	<p>Mod/K/H /10</p>

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<p>SD – SD/K/H/28</p> <p>UDP – K/H2.8 SOM/K/UR5/29,, SOM/K/GB1/29, SOM/K/UR5/29</p> <p>Site – Banklands Avenue East</p> <p>IR – Keighley/Pages 34, 119-120, 210</p>	<ul style="list-style-type: none"> • My recommendation is given under reference SOM/GB1/28&29 below. (Page 34 para 4.115) • I recommend the RDDP be modified by the deletion of allocations K/H2.7 and 2.8. (Page 120 para 6.245) • I recommend that the RDDP be modified by inclusion of sites K/H2.7 and K/H2.8 within the Green Belt. (Page 210 para 13.42) 	<p>Decision : Accepted in part.</p> <p>Whilst the Council accepts the recommendation to delete the housing allocation K/H2.8, it does not accept the recommendation to add the land to the green belt, but instead proposes that the site be allocated as safeguarded land. The inspector has not demonstrated special circumstances to allocate the land as green belt in accordance with the 'Copas' principle.</p> <p>Refer to full Statement of Decision in Appendix 5.</p>	<p>Mod/K/H /11</p>
<p>SD – SD/K/H/29</p> <p>UDP – K/H2.9, SOM/K/CF3/30, SOM/K/OS2/30 & SOM/K/OS7/30:</p> <p>Site – Chapel Street, Addingham</p> <p>IR – Keighely, Pages 120- 21</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/30</p> <p>UDP – K/H2.19</p> <p>Site – Hainworth Wood Road, Woodhouse, Keighley</p> <p>IR – Keighley, Pages 124- 125</p>	<p>I recommend that no modification be made to the RDDP other than deletion of the word "Wood" from the site description.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	<p>Mod/K/H /12</p>

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<p>SD – SD/K/H/31</p> <p>UDP - K/H2.20 & SOM/K/GB1/33</p> <p>Site – Spring Gardens Lane, Utley, Keighley</p> <p>IR – Keighley, Pages 125-7 & 211</p>	<p>I recommend that the RDDP be modified by the deletion of the land's allocation as a housing site and its addition, together with the public footpath to its eastern side, to the adjoining urban greenspace notation on the Proposals Map.</p>	<p>Decision : Accepted.</p> <p>Reasons : The Council accepts the Inspector's reasons with the exception of the comment at the start of paragraph 6.270 relating to the adequacy of phase 2 housing land. The Council's consideration of this matter is contained within the Policy Framework section of this report.</p>	<p>Mod/K/H /13</p>
<p>SD – SD/K/H/32</p> <p>UDP – K/H2.27</p> <p>Site – Maple Avenue, Oakworth</p> <p>IR – Keighley / Pages 131-132</p>	<p>I recommend that the RDDP be modified by deleting the site's phase 2 housing allocation and substituting for it a phase 1 allocation.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	<p>Mod/K/H /14</p>

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<p>SD – SD/K/H/33</p> <p>UDP - K/H2.28: SOM/K/UR5/77 & SOM/K/OS7/77: (now, in part, K/UR5.30)</p> <p>Site – Mill Lane, Oakworth, Keighley</p> <p>IR – Keighley, Pages 132- 33</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/34</p> <p>UDP – K/H2.30 (Now K/UR5.31)</p> <p>Site – Worstead Road, Bocking, Keighley</p> <p>IR – Keighley Page 133</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's report.</p>	
<p>SD – SD/K/H/35</p> <p>UDP - Former K/H2.34: SOM/K/H1/40, SOM/K/CL3/40,</p>	<p>I recommend that no modification be made to the RDDP other than any approved amendment to the conservation area boundary being shown on the Proposals Map.</p>	<p>Decision : Accepted</p> <p>Reasons : The Council agrees with the Inspector's comments and recommendations. With respect to the Haworth Conservation Area the boundary was amended in February 2004 following a re-appraisal and public consultation. The land</p>	<p>Mod/K/B H/1</p>

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<p>SOM/K/CF3/40, SOM/K/TM/23/40, SOM/K/BH7/40 & SOM/K/OS2/40 SOM/K/E4/40 SOM/K/E5/40 SOM/K/E8/40 SOM/K/CF1/40</p> <p>Site – Butt Lane, Haworth, Keighley</p> <p>IR – Keighley, Pages 62- 64, 81, 138-39, 158-9, 170, 172-3, 174, 177, 190</p>		<p>in question is now within the defined Conservation Area. The revised boundary will therefore be incorporated into the adopted version of the Proposals map.</p>	
<p>SD – SD/K/H/36</p> <p>UDP – Former K/H2.36, SOM/K/E4/79, SOM/K/BH7/79 & SOM/K/OS6/79:</p> <p>Site – Ivy Bank Lane, Haworth, Keighley</p> <p>IR – Keighley, Pages 141- 3</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/37</p> <p>UDP – K/H2.37 SOM/K/UR5/21, K/H1.3, SOM/K/H1/21, SOM/K/H1/21.01, SOM/K/GB1/21</p>	<p>I recommend that no modification be made to the RDDP in response to this specific objection. (Page 76 paragraph 6.43)</p> <p>I recommend that no modification be made to the RDDP in response to this specific objection. (Page 76 paragraph 6.45)</p> <p>I recommend that the RDDP be modified by the deletion of housing allocation K/H2.37. (Page 143 paragraph 6.345)</p>	<p>Decision : Accepted in part.</p> <p>Reasons : Whilst the Council accepts the recommendation to delete the housing allocation K/H2.37, it does not accept the recommendation to add the land to green belt, but instead proposes that the site be allocated as safeguarded land. The inspector has not demonstrated special circumstances to allocate the land as green belt in accordance with the “Copas “principle.</p>	<p>Mod/K/H /15</p>

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<p>Site – Hainsworth Road, Silsden</p> <p>IR – Keighley/Pages 33, 66, 75, 76, 143, 207</p>	<p>I recommend that the RDDP be modified by inclusion of site K/H2.37 within the Green Belt, with the exception of the former gas works. It is for the Council to decide on the Green Belt boundary in the north-western part of the site. (Page 207 paragraph 13.31)</p>	<p>Refer to full Statement of Decision in Appendix 6.</p>	
<p>SD – SD/K/H/38</p> <p>UDP - SOM/K/H2/77: (Formerly part of K/H2.28)</p> <p>Site - Mill Lane, Oakworth</p> <p>IR – Keighley, Page 144</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accepted.</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	
<p>SD – SD/K/H/39</p> <p>UDP – SOM/K/H2/239 & SOM/K/GB1/239</p> <p>Site – Land at Old Lodge Hill / Hardings Lane, Ilkley</p> <p>IR – Keighley / Pages 145-146</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p>Decision : Accept</p> <p>Reasons : For the reasons set out in the Inspector's Report.</p>	