

INSPECTORS REPORT – STATEMENT OF DECISIONS
UDP – Shipley Chapter 12 Open Land in Settlements

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
SD/S/OS/1 UDP - S/OS1.1 & SOM/S/OS2/315 Site - Land between the River Aire & the Leeds- Liverpool Canal, North of Bingley IR – Shipley page 85	I recommend that no modification be made to the RDDP	Decision: Accepted Reasons: For the reasons set out in the Inspector’s Report	N/A
SD/S/OS/2 UDP - S/OS1.5 Site - Wrose Brow to Idle Hill IR – Shipley pages 85 - 86	I recommend that no modification be made to the RDDP.	Decision: Accepted Reasons: For the reasons set out in the Inspector’s Report	N/A
SD/S/OS/3 UDP – S/OS1.9 & S/GB1.2 Site - Area Surrounding Baildon Green, Baildon Bank, former Belmont, Saltaire and Glenaire Schools IR – Shipley pages 86 - 87, 105 - 107		See statement of decisions ref. SD/S/GB/2 relating to S/GB1.2	Mod/S/G B/3

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<p>SD/S/OS/4</p> <p>UDP – S/OS1.11 (See also BN/OS1.8)</p> <p>Site – Poplars Farm, Bolton Woods</p> <p>IR – Shipley Pages 87-88 (& Bradford North Pages 48-49)</p>	<p>I recommend that the RDDP be modified by the deletion of the eastern end of the Poplars Farm area from the urban greenspace.</p>	<p>Decision: Accept</p> <p>Reasons: The Inspector concludes that the eastern end of the Poplars Farm allocation does not fulfil the description of urban greenspace as set out in paragraph 12.5 of the RDDP Policy Framework.</p> <p>The Council accepts this conclusion and the Inspector’s recommendation to delete the area from the urban greenspace.</p> <p>The Inspector advises that the Council should assess where the new eastern boundary should be drawn, and that this should be based on which part of the land is not prominent in long distance views.</p> <p>The Council’s new boundary (as shown in map mod. ref. Mod/S/OS/1) marks the most easterly point of the urban greenspace which is prominent in long distance views from around Bradford city centre.</p> <p>The new boundary follows the high metal fence which runs between the ridge of the quarry to the bridleway known as Wood Lane. From there it follows the motorbike barriers across the bridleway and ends at the rear curtilage of 35 and 37 Lichfield Mount.</p>	<p>Mod/S/O S/1</p>
<p>SD/S/OS/5</p> <p>UDP – SOM/S/OS2/359 & SOM/S/OS7/359</p> <p>Site - Butterfield Park, Moor Lane, Menston</p> <p>IR – Shipley Pages 93 - 94</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>N/A</p>
<p>SD/S/OS/6</p> <p>UDP – S/OS4.1 & SOM/S/GB1/205</p> <p>Site - Dowley Gap Lane, Dowley Gap, Bingley</p> <p>IR – Shipley Pages 94 - 95</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>N/A</p>

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<p>SD/S/OS/7</p> <p>UDP – S/OS4.2; S/OS4.4 & SOM/S/H1/311</p> <p>Site - Jenny Lane, Baildon</p> <p>IR – Shipley Pages 95 - 97</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] PROPOSALS MAP – delete the Policy OS4 allocation from the Jenny Lane objection site, and allocate the land, excluding the former allotments, as playing fields under the terms of Policy OS3.</p> <p>[b] SITE REFERENCE S/OS4.2 – delete the heading and paragraph from the Shipley constituency volume.</p> <p>[c] SECTION HEADED “PLAYING FIELDS” – delete the whole section from the Shipley constituency volume.</p>	<p>Decision: Accepted</p> <p>Reasons: The Inspector concludes that since the previous UDP Inspector’s decision to allocate the site for housing revised PPG17 has been issued. This seeks to tighten the protection of playing fields and open spaces.</p> <p>The majority of this site (excluding the former disused allotments) is an existing open space that is largely laid out, maintained and used for recreation and sport by the community. The recreational and open space uses of the land should therefore be protected.</p> <p>As the site is an “existing” and not a “new” recreation open space a series of consequential changes are proposed to the Shipley Proposals Report and Map to reflect this.</p> <p>In considering the former disused allotments, the Inspector concludes that there is no evidence to suggest that these will be brought into recreational use and they should be unallocated on the Proposals Map</p> <p>The Council agrees with the above conclusions and therefore accepts the Inspector’s recommendations</p>	<p>Mod/S/O S/2</p>
<p>SD/S/OS/8</p> <p>UDP – SOM/S/OS4/356</p> <p>Site – Proposed Recreation Open space adjacent to Former Ferniehurst School, Valley View, Baildon</p> <p>IR – Shipley Page 97 (See also pages 22 – 24 relating to adjacent housing sites)</p>	<p>I recommend that the RDDP be modified by the inclusion in the Shipley constituency volume of the following wording:</p> <p>S/OS4.5 LAND ADJACENT TO THE FORMER FERNIEHURST FIRST SCHOOL, VALLEY VIEW, BAILDON</p> <p>New site identified to replace incidental open space surrounding the former school. The site is to be laid out as part of the development of the phase 1 housing site S/H1.XX.</p>	<p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p> <p>(See also statement of decisions refs. SD/S/H/19 – SD/S/H/21 relating to adjacent housing sites ref. S/H2.14 to S/H2.16)</p>	<p>Mod/S/O S/3</p>
<p>SD/S/OS/9</p> <p>UDP – S/OS7.1 SOM/S/OS2/50</p>	<p>I recommend that the RDDP be modified as follows:</p> <p>[a] Delete housing allocation S/H2.9 (St. Philip’s Drive, Burley in Wharfedale) and designate the site as village greenspace (Policy OS7).</p>	<p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report. However, a consequential change is proposed to the text accompanying the site in the Shipley Proposals Report. To reflect that the village greenspace has been extended to</p>	<p>Mod/S/O S/4</p>

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<p>Site – Burley Hall, Burley House and Woodhead Beck, Burley in Wharfedale</p> <p>IR - Shipley pages 98 – 101, 103 & 56.</p>	<p>[b] Designate the objection land north of Burley House, and all of the objection land south of Burley House, including the RDDP housing allocation, as recreation open space under the terms of Policy OS2.</p>	<p>include the deleted housing proposal S/H2.9</p> <p>(See also Statement of Decisions ref. SD/S/H/15 relating to adjacent housing site ref. S/H2.9)</p>	
<p>SD/S/OS/10</p> <p>UDP - S/OS7.3, S/GB1.6 & SOM/S/OS2/47</p> <p>Site – Ellar Gardens, Menston</p> <p>IR – Shipley pages 90 - 91, 101 - 102</p>	<p>I recommend that the RDDP be modified by the addition of the recreation open space notation to the Proposals Map in relation to land at Ellar Gardens as shown on page 59 of the Council’s proposed changes, dated January 2003.</p>	<p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	<p>Mod/S/O S/5</p>
<p>SD/S/OS/11</p> <p>UDP - S/OS7.7, SOM/S/OS2/358 & SOM/S/OS7/358</p> <p>Site - Cleasby Road, Menston</p> <p>IR – Shipley pages 93, 102 & 104</p>	<p>I recommend that the RDDP be modified by the deletion of the paragraph following Policy S/OS7.7 and its replacement with the paragraph as drafted on page 57 of the Council’s proposed changes, dated January 2003.</p>	<p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	<p>Mod/S/O S/6</p>