

INSPECTORS REPORT – STATEMENT OF DECISIONS
UDP – Shipley Chapter 5 Economy and Employment

SD Ref UDP – Case Ref IR – Page No.	Inspector’s Recommendation	CBMDC Decision and Reasons	Mod Ref
<p>SD/S/E/1</p> <p>UDP – S/E1.2, SOM/S/OS2/51, SOM/S/H1/51</p> <p>Site – Former Tong Park First School, Otley Road/Centenary Road, Baildon</p> <p>IR – Shipley Proposals Page 7, 33 & 92</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/S/E/2</p> <p>UDP – S/E1.3, SOM/S/OS1/174, SOM/S/OS2/174 & SOM/S/GB1/174</p> <p>Site - Buck Lane, Otley Road, Baildon</p> <p>IR – Shipley Proposals Pages 7 – 8</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/S/E/3</p> <p>UDP – S/E1.4 & SOM/S/E1/207 (see also S/E1.5)</p> <p>Site – Land West of Dowley Gap Lane, Dowley Gap, Bingley</p> <p>IR – Shipley Proposals Pages 8 – 10, 18 – 19</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> <p>(See Statement of Decisions ref. no. SD/S/E/4 for site S/E1.5)</p>	N/A

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<p>SD/S/E/4</p> <p>UDP – S/E1.5, SOM/S/NE8/316 & SOM/S/NE9/316</p> <p>Site – Dowley Gap Works, off Dowley Gap Lane, Dowley Gap, Bingley</p> <p>IR – Shipley Proposals Page 10</p>	<p>I recommend that the RDDP be modified by the deletion of the employment allocation from that part of site S/E1.5 that is within the Leeds-Liverpool Canal Conservation Area, and the inclusion of the remainder of the site in S/E1.4.</p>	<p>Decision: Accept</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	Mod/S/E/ 2
<p>SD/S/E/5</p> <p>UDP – S/E1.6</p> <p>Site - John Escritt Road, Bingley</p> <p>IR – Shipley Proposals Page 11</p>	<p>I recommend that the RDDP be modified by adding the following to the description of site S/E1.6:</p> <p>Development will need to have regard to the nearby Bingley Bog SSSI and the Leeds-Liverpool Canal Conservation Area.</p>	<p>Decision: Accept</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	Mod/S/E/ 3
<p>SD/S/E/6</p> <p>UDP – S/E1.7, SOM/S/UR7/127, SOM/S/H1/127, SOM/S/CR7/127, SOM/S/TM7/127, SOM/S/UR7/196 & SOM/S/UR11/196</p> <p>Site – Former Bingley Auction Mart, Keighley Road, Bingley</p> <p>IR – Shipley Proposals Report Pages 4, 5 – 6, 11 - 12</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>	N/A

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<p>SD/S/E/7</p> <p>UDP – S/E1.8, SOM/S/H1/126, SOM/S/OS1/126, SOM/S/UR7/196 & SOM/S/UR11/196</p> <p>Site – Coolgardie, Keighley Road, Bingley</p> <p>IR – Shipley Proposals Pages 4, 5 –6, 13 – 14</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>	N/A
<p>SD/S/E/8</p> <p>UDP – S/E1.9</p> <p>Site – Castlefields Lane, Crossflatts</p> <p>IR – Shipley Proposals Pages 14 - 15</p>	<p>I recommend that the RDDP be modified by the addition of the following text to S/E1.9:</p> <p>Part of the site has been subject to flooding in the past. Therefore, development should be guided by an appropriate flood risk assessment to clarify whether flood-resistant construction and suitable warning/evacuation procedures may be required.</p>	<p>Decision: Accept</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	Mod/S/E/ 4
<p>SD/S/E/9</p> <p>UDP – S/E1.11, SOM/S/UR7/45 & SOM/S/H1/45</p> <p>Site – Main Street, Ling Bob, Wilsden</p> <p>IR – Shipley Proposals Pages 15 - 16</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>	N/A
<p>SD/S/E/10</p> <p>UDP - S/E1.12, S/E1.13, SOM/S/NE9/177, SOM/S/NE9/178 &</p>	<p><i>The following recommendation incorporates wording as defined in the Inspector’s addendum letter dated 1st September 2004.</i></p> <p>I recommend that the RDDP be modified by the deletion of the employment use allocation from that part of S/E1.12 designated</p>	<p>Decision: Accept</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	Mod/S/E/ 5 See also Mod/S/N

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<p>SOM/S/UR7/374</p> <p>Site - Land adjacent to Manywells Quarry/Manywells Industrial Estate, Cullingworth</p> <p>IR – Shipley Proposals Pages 16 – 18 and addendum 1/9/04</p>	<p>as a Bradford Wildlife Area.</p>		E/1
<p>SD/S/E/11</p> <p>UDP - S/E6.4 & SOM/S/H1/373</p> <p>Site - Canal Road</p> <p>IR – Shipley Proposals Pages 19 - 20</p>	<p>I recommend that the RDDP be modified by the deletion of the Employment Zone designation at the objection site, and its re-allocation for housing under Policy H1.</p>	<p>Decision: Accept</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p>	Mod/S/E/6