

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

| SD Ref UDP – Case Ref IR – Page No. | Inspector’s Recommendation | CBMDC Decision and Reasons | Mod Ref |
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| SD/S/H/1 UDP – Paragraph 6.0 IR – Shipley Page 21 | <p>I recommend the modification of the RDDP by the inclusion of information, for each housing site listed in the Shipley 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> | Mod/S/H/1 Mod/PF/AP/3 Mod/PF/AP/4 |
| SD/S/H/2 UDP – S/H1.5, SOM/S/CF3/194 & SOM/S/OS4/194 Site – Former Sandal First School, Green Road/Cliffe Avenue, Baildon IR – Shipley pages 21 & 22 | <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> | N/A |
| SD/S/H/3 UDP – S/H1.10, SOM/S/OS1/171.01 & SOM/S/GB1/171 Site – Warren Lane, Eldwick IR – Shipley pages 24 - 25, 89 - 90 & 113 | <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> | N/A |
| SD/S/H/4 UDP – S/H1.11 | <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> | N/A |

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| <p>Site – Warren Lane, Eldwick</p> <p>IR – Shipley pages 25 - 26</p> | | | |
| <p>SD/S/H/5</p> <p>UDP – S/H1.12, SOM/S/OS1/125, SOM/S/OS2/125 & SOM/S/NE9/125</p> <p>Site – Clarendon Road, Gilstead</p> <p>IR – Shipley page 26, 89, 93 & 129</p> | I recommend that no modification be made to the RDDP. | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector's Report.</p> | N/A |
| <p>SD/S/H/6</p> <p>UDP – S/H1.15, SOM/S/OS1/48 & SOM/S/OS2/48</p> <p>Site – Stanley Street, Bingley</p> <p>IR – Shipley, pages 28 - 29, 89 & 91</p> | I recommend that no modification be made to the RDDP. | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector's Report.</p> | N/A |
| <p>SD/S/H/7</p> <p>UDP – S/H1.19, SOM/S/OS6/305</p> <p>Site – Cottingley Moor Road, Cottingley</p> <p>IR – Shipley pages 30 - 31</p> | I recommend that no modification be made to the RDDP. | <p>Decision: Accepted</p> <p>Reasons: For the Reasons set out in the Inspector's Report.</p> | N/A |

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| SD/S/H/8 UDP – S/H1.24, SOM/S/CF3/314 Site – Former Eldwick First School, Otley Road/Lyndale Road, Eldwick IR – Shipley pages 31 & 32 | 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/H/9 UDP – S/H1.26, SOM/S/OS2/348, SOM/S/TM7/348 Site – Former Burley Church of England First School, Aireville Terrace, Burley in Wharfedale IR – Shipley pages 32 - 33 | 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/H/10 UDP – S/H2.1, SOM/S/GB1/176/1, SOM/S/NE9/176/1 Site – Tong Park, Baildon IR – Shipley pages 49 - 51 | 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/H/11 UDP – S/H2.2 Site – Southdown Road, Baildon | I recommend that no modification be made to the RDDP. | Decision: Accepted Reasons: For the Reasons set out in the Inspector’s Report. (See also Statement of Decisions ref. SD/S/TM/8 for SOM/S/TM20/330 relating to | N/A |

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| IR – Shipley pages 51 – 52, (See also SOM/S/TM20/330 pages 77 – 78) | | Otley Road/Green Lane junction) | |
| SD/S/H/12 UDP – S/H2.3, SOM/S/GB1/184 & SOM/S/NE9/184 Site – Former Reservoir, Leyfield, West Lane, Baildon IR – Shipley pages 52 - 54 | I recommend that no modification be made to the RDDP. | <p>Decision: Rejected</p> <p>Reasons: The Inspector recommends that this site is retained as a phase 2 housing site. In reaching his conclusions the Inspector was aware (see paragraph 6.166 of his report) that this site had been the subject of a section 78 appeal. He was aware that this appeal was dismissed because a Section 106 undertaking on affordable housing was poorly drafted, but that the appeal Inspector found against the Council on all other counts, including the phasing of the site under policy H2. The appeal Inspector considered that the site was suitable for development within phase 1, but rejected the scheme proposed by the developer on affordable housing grounds.</p> <p>The RUDP Inspector concluded that the site is part previously developed and part greenfield. He also concluded that the site performs poorly in terms of sustainability in comparison to the District's best performing greenfield sites, but that the sustainability of the site is not so bad as to outweigh the need for this site to contribute to meeting the overall housing requirement. The Inspector, in paragraph 6.175 of his report, states that the comparatively poor sustainability of the site overrides the consideration that part of the site is part previously developed, and on this basis it should be allocated as a Phase 2 housing site.</p> <p>Whilst the Council agrees with the RUDP Inspector's reasoning and conclusions, there has been a change in circumstances as the site has been granted planning permission for housing since the RUDP Inquiry, but prior to the Inspector's Report being received. This decision to grant permission was based on the appeal Inspector's conclusions. To accept the RUDP Inspector's recommendation would result in a Phase 2 allocation of a site which can be developed now. The Phase 2 allocation would be misleading to users of the RUDP and would not invalidate the current residential permission. A Phase 1 allocation would reflect the situation on the ground. On this basis, the Council rejects the Inspector's recommendation and allocates the site as a Phase 1 housing site.</p> | Mod/S/H/ 2 |
| SD/S/H/13 UDP – S/H2.6, SOM/S/GB1/46, | I recommend that the RDDP be modified by the allocation of the site as recreation open space under Policy OS2. | <p>Decision: Accepted in part</p> <p>Reasons: At Revised Deposit the Council deleted the housing allocation and showed the site as having no allocation in the Plan. However, the Inspector concluded that</p> | Mod/S/H/ 3 |

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| <p>SOM/S/OS1/46, SOM/S/OS2/46, SOM/S/NE9/46 & SOM/S/CF3/46</p> <p>Site – Crow Nest, Bingley</p> <p>IR – Shipley pages 54, 80, 88, 90, 112 – 113, 128</p> | | <p>the site is used and maintained as an area for informal recreation and should therefore be designated as a Recreation Open Space.</p> <p>Whilst the Council accepts the Inspector’s conclusions and recommendations for allocating the majority of this site as a Recreation Open Space under policy OS2. It would be impractical to apply such a designation to that part of the site to the rear of properties at 1 – 15 Belgrave Road; as this forms part of their rear gardens. The Council therefore proposes that this part of the site is retained as having no allocation in the Plan</p> | |
| <p>SD/S/H/14</p> <p>UDP – S/H2.7, SOM/S/OS6/306</p> <p>Site – Cottingley Moor Road, Cottingley</p> <p>IR – Shipley pages 55 & 56</p> | <p>I recommend that the RDDP be modified by the deletion of the housing allocation on site S/H2.7 and its replacement as village greenspace under Policy OS7.</p> | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p> | <p>Mod/S/H/ 4</p> |
| <p>SD/S/H/15</p> <p>UDP – S/H2.9, SOM/S/OS2/49 & SOM/S/OS7/49</p> <p>Site – St Philip’s Drive, Burley in Wharfedale</p> <p>IR – Shipley pages 56, 98 – 101, and 103.</p> | <p><i>Recommendation in relation to the housing proposal:</i></p> <p>See my recommendation under reference S/OS7.1 below.</p> <p><i>Recommendation under village greenspace reference S/OS7.1:</i></p> <p>I recommend that the RDDP be modified as follows:</p> <p style="margin-left: 40px;">[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 style="margin-left: 40px;">[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>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report</p> <p>(See also Statement of Decisions ref. SD/S/OS/3 relating to village greenspace S/OS7.1)</p> | <p>Mod/S/H/ 5</p> |

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| | <p><i>Recommendation in relation to SOM/SOS7/49/ proposal:</i></p> <p>See my recommendation under reference S/OS7.1 above.</p> | | |
| <p>SD/S/H/16</p> <p>UDP – S/H2.10, SOM/S/OS1/1, SOM/S/GB1/1 & SOM/S/UR5/1</p> <p>Site – Sty Lane, Micklethwaite.</p> <p>IR – Shipley pages 2, 56- 62, 88, 111-112.</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/H/17</p> <p>UDP – S/H2.12 SITE/S/H1.13/3, SOM/S/OS1/124/1, SOM/S/OS2/124/1, SOM/S/GB1/124/1</p> <p>Site – Pendle Road, Gilstead, Bingley</p> <p>IR – Shipley pages 27 - 28 and Addendum 1/9/04</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 allocation of the site for housing under Policy H1, in accordance with the Council’s proposed changes of January 2003 (page 57), and that the supporting text and Proposals Map be amended as follows:</p> <p style="margin-left: 40px;">[a] S/H1.13 PENDLE ROAD, GILSTEAD 0.67</p> <p style="margin-left: 40px;">Housing site carried forward from the adopted UDP. Planning permission for housing was granted in 1976, and implementation of the development commenced. Any further planning applications for development of the site must take account of the exposed skyline location, access from Pendle Road and the informal footpath links within the site.</p> <p style="margin-left: 40px;">[b] The Proposals Map be amended to show the actual area covered by the 1976 planning permission.</p> | <p>Decision: Accepted</p> <p>Reasons: For the Reasons set out in the Inspector’s Report.</p> | <p>Mod/S/H/ 6</p> |
| <p>SD/S/H/18</p> <p>UDP – S/H2.13 SITE/S/H1.17/1, SOM/S/GB1/2/1</p> <p>Site – Hazel Beck, Cottingley</p> <p>IR – Shipley pages 29 – 30, 62 – 63, & 112</p> | <p><i>Recommendation relating to the housing allocation:</i></p> <p>I recommend that the RDDP be modified by the deletion of the housing allocation at Hazel Beck, Cottingley.</p> <p><i>Recommendation in response to objections to add site to the Green Belt:</i></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>Mod/S/H/ 7</p> |

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| <p>SD/S/H/19</p> <p>UDP – S/H2.14 (SITE/S/H1.6/1, SOM/S/OS1/202/1, SOM/S/OS2/202/1 & SOM/S/CF3/202/1)</p> <p>Site – Ferniehurst Farm, Baildon Wood Court, Baildon</p> <p>IR – Shipley pages 22 - 24, 81 and Addendum 1/9/04 (See also page 97 relating to open space SOM/S/OS4/356)</p> | <p><i>Recommendation relating to the housing allocation:</i></p> <p>I recommend that the RDDP be modified as follows:</p> <p>[a] Shipley Constituency volume</p> <p>Delete sites S/H2.14, 2.15, and 2.16 from the Policy H2 section and add them to the Policy H1 section.</p> <p>Add wording to the reasoned justification for the former Ferniehurst First School site, so that the reasoned justification reads as follows: - “New housing site. Comprising vacant school land and buildings (now demolished) and identified for redevelopment as part of the Education Reorganisation. Brownfield site within the Baildon urban area. Incidental open space within the site has been rearranged and relocated to the north of the site. The relocated open space is identified as a recreation open space on the Proposals Map, and should be laid out as a recreation open space as part of the development of the site. Access via Valley View/Cliffe Lane West. Opportunities exist to develop the site comprehensively in conjunction with adjacent housing sites.”</p> <p>[b] Proposals Map</p> <p>Delete sites S/H2.14, 2.15, and 2.16 and reallocate the sites as phase 1 sites.</p> <p><i>Recommendation relating to community facilities issue incorporating wording as defined in the Inspector’s addendum letter dated 1st September 2004:</i></p> <p>I recommend that no modification be made to the RDDP in response to these objections.</p> | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report.</p> <p>(See also Statement of Decisions ref. SD/S/OS/8 for SOM/S/OS4/356 relating to open space)</p> | <p>Mod/S/H/ 8</p> |

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| <p>SD/S/H/20</p> <p>UDP – S/H2.15 (SITE/S/H1.7/1)</p> <p>Site – Valley View, Baildon</p> <p>IR – Shipley pages 22 - 24 (See also page 97 relating to open space SOM/S/OS4/356)</p> | <p>I recommend that the RDDP be modified as follows:</p> <p>[a] Shipley Constituency volume</p> <p>Delete sites S/H2.14, 2.15, and 2.16 from the Policy H2 section and add them to the Policy H1 section.</p> <p>Add wording to the reasoned justification for the former Ferniehurst First School site, so that the reasoned justification reads as follows: - “New housing site. Comprising vacant school land and buildings (now demolished) and identified for redevelopment as part of the Education Reorganisation. Brownfield site within the Baildon urban area. Incidental open space within the site has been rearranged and relocated to the north of the site. The relocated open space is identified as a recreation open space on the Proposals Map, and should be laid out as a recreation open space as part of the development of the site. Access via Valley View/Cliffe Lane West. Opportunities exist to develop the site comprehensively in conjunction with adjacent housing sites.”</p> <p>[b] Proposals Map</p> <p>Delete sites S/H2.14, 2.15, and 2.16 and reallocate the sites as phase 1 sites.</p> | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report.</p> <p>(See also Statement of Decisions ref. SD/S/OS/8 for SOM/S/OS4/356 relating to open space)</p> | Mod/S/H/ 9 |
| <p>SD/S/H/21</p> <p>UDP – S/H2.16 (SITE/S/H1.8/1, SOM/S/OS1/182/1, SOM/S/OS2/182/1, SOM/S/CF3/182/1)</p> <p>Site – Former Ferniehurst First School, Valley View, Baildon</p> <p>IR – Shipley pages 22 - 24, 80 and Addendum 1/9/04 (See also page 97 relating</p> | <p><i>Recommendation relating to the housing allocation:</i></p> <p>I recommend that the RDDP be modified as follows:</p> <p>[a] Shipley Constituency volume</p> <p>Delete sites S/H2.14, 2.15, and 2.16 from the Policy H2 section and add them to the Policy H1 section.</p> <p>Add wording to the reasoned justification for the former Ferniehurst First School site, so that the reasoned justification reads as follows: - “New housing site. Comprising vacant school land and buildings (now demolished) and identified for redevelopment as part of the Education Reorganisation. Brownfield site within the Baildon urban area. Incidental open</p> | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report.</p> <p>(See also Statement of Decisions ref. SD/S/OS/8 for SOM/S/OS4/356 relating to open space)</p> | Mod/S/H/ 10 |

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| to open space SOM/S/OS4/356) | <p>space within the site has been rearranged and relocated to the north of the site. The relocated open space is identified as a recreation open space on the Proposals Map, and should be laid out as a recreation open space as part of the development of the site. Access via Valley View/Cliffe Lane West. Opportunities exist to develop the site comprehensively in conjunction with adjacent housing sites.”</p> <p>[b] Proposals Map</p> <p>Delete sites S/H2.14, 2.15, and 2.16 and reallocate the sites as phase 1 sites.</p> <p><i>Recommendation relating to community facilities issue incorporating wording as defined in the Inspector’s addendum letter dated 1st September 2004:</i></p> <p>I recommend that no modification be made to the RDDP in response to these objections.</p> | | |
| <p>SD/S/H/22</p> <p>UDP – SOM/S/H2/393</p> <p>Site – Bolton Hall Road, Bolton Woods</p> <p>IR – Shipley page 64</p> | <p>I recommend that the RDDP be modified as follows:</p> <p>[a] PROPOSALS MAP – show the objection site on Bolton Hall Road as a phase 1 housing allocation.</p> <p>[b] SHIPLEY CONSTITUENCY VOLUME – include an entry for this objection site as a phase 1 housing site, but with an explanation of the likely programme of development and the reasons for this.</p> | <p>Decision: Accepted</p> <p>Reasons: For the reasons set out in the Inspector’s Report.</p> | Mod/S/H/ 11 |