

**LIST OF MODIFICATIONS**  
**UDP – Policy Framework Chapter 11 Community Facilities**

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) <i>(whichever is the latest approved by Council)</i>	Proposed Modification	Reason for Modification
<p><b>Mod</b> - Mod/PF/CF/1</p> <p><b>UDP</b> – Policy CF2 Education Contributions in New Residential Developments</p> <p><b>IR</b> –Policy Framework Paragraphs 11.3-11.6, pages 161-162</p>	<p>“Policy CF2  WHERE MAJOR NEW HOUSING PROPOSALS WOULD RESULT IN AN INCREASED DEMAND FOR EDUCATIONAL FACILITIES WHICH CANNOT BE MET BY EXISTING SCHOOLS AND COLLEGES. A DEVELOPER MAY BE REQUIRED TO ENTER INTO A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, IN ORDER TO SECURE THE PROVISION OF, OR CONTRIBUTION TOWARDS, NEW OR EXTENDED FACILITIES. “</p>	<p>“Policy CF2  WHERE NEW HOUSING PROPOSALS WOULD RESULT IN AN INCREASED DEMAND FOR EDUCATIONAL FACILITIES WHICH CANNOT BE MET BY EXISTING SCHOOLS AND COLLEGES, <del>—A DEVELOPER MAY BE REQUIRED—THE COUNCIL WILL SEEK</del> TO ENTER INTO A PLANNING OBLIGATION WITH THE DEVELOPER UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, IN ORDER TO SECURE THE PROVISION OF, OR A CONTRIBUTION TOWARDS, NEW OR EXTENDED FACILITIES.”</p>	<p>For the reasons set out in the Inspector’s report.</p>
<p><b>Mod</b> - Mod/PF/CF/2</p> <p><b>UDP</b> – Paragraph 11.11</p> <p><b>IR</b> – Policy Framework Paragraphs 11.7-11.8, pages 162-163</p>	<p>“Non Operational Hospital Land  11.11 There is land adjacent to hospitals in the District, which is not in active use for hospital purposes. This is allocated as non-operational hospital land on the Proposals Maps and is reserved for possible use by the hospitals. However, should this land become surplus to the requirements of the adjoining hospital during the life of the Plan, then other proposals will be considered on the basis of their compatibility with the immediate surrounding land uses in the context of Policies UR2 and UR3. Accordingly:”</p>	<p><del>Non Operational Hospital Land</del>  11.11 <del>There is land adjacent to hospitals in the District, which is not in active use for hospital purposes. This is allocated as non-operational hospital land on the Proposals Maps and is reserved for possible use by the hospitals. However, should this land become surplus to the requirements of the adjoining hospital during the life of the Plan, then other proposals will be considered on the basis of their compatibility with the immediate surrounding land uses in the context of Policies UR2 and UR3. The existing sites of the main hospitals in the District are shown on the proposals map and are reserved for hospital use.</del> Accordingly:”</p>	<p>For the reasons set out in the Inspector’s report.</p>

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<p><b>Mod</b> - Mod/PF/CF/3</p> <p><b>UDP</b> – POM/DW/CR/67/1</p> <p><b>IR</b> – Policy Framework Page 107 / Para. 7.62</p>	<p>None</p>	<p><b><i>Protection of Rural Shops and Community Facilities</i></b></p> <p><b>11.12a</b> <i>Within the District’s smaller settlements, village shops, public houses, post offices, surgeries and village halls play a vital commercial, social and community role and are central to the continued vitality of these settlements. In recent years, a variety of demographic, social and economic factors have resulted in the loss of such facilities and put the continued operation and availability of others under threat. This trend is likely to be sustained with the continued development and expansion of town centre and out of town stores, internet shopping, privatized agency rationalisation (e.g. Post Office), and increased personal mobility.</i></p> <p><b>11.12b</b> <i>PPG7 Countryside contains a paragraph specifically devoted to services. This states in paragraph 3.23 “People who live in rural areas should have reasonable access to a range of services. Local planning authorities can facilitate provision and help to retain existing services by, for example, assessing the nature and extent of rural needs, identifying suitable sites and buildings for development to meet these needs, and promoting mixed and multi-purpose uses.”</i></p> <p><b>11.12c</b> <i>Planning Policy Statement PPS7 (replaces PPG7) contains two paragraphs specifically devoted to community facilities and services. Paragraph 6 states that “People who live or work in rural areas should have reasonable access to a range of services</i></p>	<p>For the reasons set out in the Inspector’s report. Policy to be inserted in the Community facilities chapter rather than the retail chapter as it relates to a wide range of community facilities , not just shops.</p>

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		<p><i>and facilities.” The Statement then outlines ways in which local planning authorities have a key role in achieving this aim.</i></p> <p><i>11.12d Paragraph 7 states that “ Planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities, e.g. village shops and post offices, rural petrol stations, village and church halls and rural public houses, that play an important role in sustaining village communities. Planning authorities should support the retention of these local facilities and should set out in LDDs the criteria they will apply in considering planning applications that will result in the loss of important village services (e.g. as a result of conversion to residential use).</i></p> <p><i>11.12e The Rural White Paper “Our Countryside: the future” November 2000, and the implementation plan, recognise the important role performed by key local services.</i></p> <p><i>11.12f One third of the District population live in rural areas. However, many of the District’s small settlements lie relatively close to either the main towns or other larger villages. In some cases public transport options are limited, and often only secured at their current levels through public subsidy. The further loss of shops and community facilities would have the combined effect of disadvantaging those without access to the car, whilst conversely</i></p>	

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		<p><i>encouraging more trips by car for those with access to them. This would both undermine rural communities and be contrary to the principle of sustainable development and Government policy set out in PPG6, PPS7 and PPG13 (Revised)</i></p> <p><b>11.12g</b> <i>It is not the role of the planning system to stifle change or prevent competition. Nevertheless it is important that unnecessary losses of shops and community facilities in rural areas are avoided. In particular, all options for the retention of such facilities should be explored for it may not follow that just because one party has not been able to make a village shop or facility successful, that others may not be able to do so.</i></p> <p><b>11.12 h</b> <i>For the reasons stated above, the Council will only allow redevelopment or changes of use which would lead to the loss of the village shop or community facility where one or more of the three circumstances apply:</i></p> <p><b>(i)</b> <i>Where the applicant can clearly demonstrate that the facility is no longer financially viable. In such circumstances the applicant will be required to provide evidence that the property or business has been advertised locally on the open market for a reasonable period and that no reasonable offer which would allow retention of the facility has been refused. This will normally involve the facility being advertised at least four times over a twelve month period at roughly equal periods over the year</i></p>	

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		<p><i>with the valuation attributed to it reflecting its existing use; or</i></p> <p><i>(ii) Where there is no longer a significant need for the facility in that locality. In assessing this, the Council will pay particular attention to the views of local people and the relevant Parish Council;or</i></p> <p><i>(iii) Where equivalent and accessible alternative services / facilities are available or would be made available nearby.</i></p> <p><b>POLICY CF5</b></p> <p><b>OUTSIDE THE TOWNS AND RURAL SERVICE CENTRES (KEIGHLEY, BINGLEY AND ILKLEY) PROPOSALS WHICH, THROUGH CONVERSION OR REDEVELOPMENT, WOULD RESULT IN THE LOSS OF A COMMUNITY FACILITY (VILLAGE SHOPS, POST OFFICES, PUBLIC HOUSES, DOCTORS/DENTISTS SURGERIES AND VILLAGE HALLS) WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:</b></p> <p><i>(i) THE FACILITY IS NO LONGER FINANCIALLY VIABLE; OR</i></p> <p><i>(ii) THERE IS NO SIGNIFICANT DEMAND FOR THE FACILITY; OR</i></p> <p><i>(iii) EQUIVALENT SERVICE / FACILITIES IN TERMS OF THEIR NATURE AND ACCESSIBILITY ARE AVAILABLE OR WOULD BE MADE AVAILABLE NEARBY.</i></p>	

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<p><b>Mod</b> - Mod/PF/CF/4</p> <p><b>UDP</b> – Policy CF6 Development of Unallocated Land in Community Priority Areas</p> <p><b>IR</b> – Policy Framework Paragraphs 11.9-11.12, page 163</p>	<p>“Policy CF6 IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS PLANNING CONSENT FOR THE DEVELOPMENT OF UNALLOCATED LAND WILL BE GRANTED PROVIDED THAT THERE IS ADEQUATE OPEN SPACE PROVISION, OR THE SITE IS INAPPROPRIATE FOR SUCH USE</p> <p>AND</p> <p>PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)</p> <p>(1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES;</p> <p>(2) HOUSING TO MEET LOCAL NEEDS</p> <p>(3) EMPLOYMENT GENERATING USES.”</p>	<p>Policy CF6 <del>IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS PLANNING CONSENT FOR THE DEVELOPMENT OF UNALLOCATED LAND WILL BE GRANTED PROVIDED THAT THERE IS ADEQUATE OPEN SPACE PROVISION, OR THE SITE IS INAPPROPRIATE FOR SUCH USE</del></p> <p><i>IN THE COMMUNITY PRIORITY AREAS, DEFINED ON THE PROPOSALS MAP, PLANNING PERMISSION FOR THE DEVELOPMENT OF OPEN SPACE OR OTHER LAND IN COMMUNITY USE WILL BE GRANTED PROVIDED THERE IS ADEQUATE PROVISION OF SUCH LAND</i></p> <p>AND</p> <p>PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)</p> <p>(1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES;</p> <p>(2) HOUSING TO MEET LOCAL NEED</p> <p>(3) EMPLOYMENT GENERATING USES.”</p>	<p>For the reasons set out in the Inspector’s report</p>
<p><b>Mod</b> - Mod/PF/CF/5</p> <p><b>UDP</b> - Policy CF7 Change of Use of Buildings in</p>	<p>“Policy CF7 IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS</p>	<p>Policy CF7 <del>IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS PLANNING CONSENT FOR THE CHANGE OF USE OF BUILDINGS WILL BE</del></p>	<p>For the reasons set out in the Inspector’s report</p>

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<p>Community Priority Areas</p> <p>IR – Policy Framework Paragraphs 11.13-11.15, page 164</p>	<p>PLANNING CONSENT FOR THE CHANGE OF USE OF BUILDINGS WILL BE GRANTED PROVIDED THAT PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)</p> <p>(1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES</p> <p>(2) HOUSING TO MEET LOCAL NEEDS</p> <p>(3) EMPLOYMENT GENERATING USES”</p>	<p><del>GRANTED PROVIDED THAT PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)</del></p> <p><b><i>IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAP PLANNING PERMISSION FOR THE CHANGE OF USE OF BUILDINGS WILL BE GRANTED PROVIDED THAT THE PROPOSAL DOES NOT PLACE EXTRA BURDENS ON THE COMMUNITY INFRASTRUCTURE THAT CANNOT BE OVERCOME BY PLANNING CONDITIONS OR OBLIGATIONS, OR PROVIDED THAT PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)</i></b></p> <p>(1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES</p> <p>(2) HOUSING TO MEET LOCAL NEEDS</p> <p>(3) EMPLOYMENT GENERATING USES”</p>	
<p><b>MOD</b> – Mod/PF/CF/6</p> <p><b>UDP</b> – Para 12.36a</p> <p>IR – Policy Framework paras 12.31 – 12.33 pages 172-173</p>		<p><b><i>“11.15L Many built sport and recreation facilities will attract a large number of visits and should be located in highly accessible locations in or adjacent to town centres or in district or neighbourhood centres. Therefore:</i></b></p> <p><b><i>Policy CF7B PROPOSALS FOR INDOOR SPORTS AND RECREATION FACILITIES DEVELOPMENT THAT WOULD ATTRACT A LARGE NUMBER OF VISITORS BY PEOPLE FROM A WIDE AREA WILL ONLY BE PERMITTED ON SITES OUTSIDE THE CITY, TOWN AND DISTRICT CENTRES IF;</i></b></p>	<p>For the reasons set out in the Inspector's report</p>

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		<p>(1) <i>THE SITE IS OR WILL AS PART OF THE DEVELOPMENT BE MADE HIGHLY ACCESSIBLE FOR CUSTOMERS RELIANT ON FORMS OF TRANSPORT OTHER THAN THE MOTOR CAR; AND</i></p> <p>(2) <i>THE DEVELOPMENT WOULD NOT LEAD TO AN INCREASE IN THE NEED TO TRAVEL OR RELIANCE ON THE PRIVATE CAR, AND WOULD HELP TO FACILITATE MULTI PURPOSE TRIPS COMPARED WITH DEVELOPMENT OF OTHER SITES”</i></p>	