

## LIST OF MODIFICATIONS

### UDP – Keighley Chapter 5 Economy and Employment

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
<b>Mod</b> - Mod/K/E/1  <b>UDP</b> – Bradford North, Employment	5.0 ECONOMY AND EMPLOYMENT	5.0 <b><i>THE</i></b> ECONOMY, <del>AND</del> –EMPLOYMENT <b><i>AND TOURISM</i></b>	Consequential change, following the title change in the Revised Deposit Policy Framework.  Change also to be made to Contents page.
<b>Mod</b> - Mod/K/E/2  <b>UDP</b> – K/E1.1 SOM/K/H2/227  <b>Site</b> – Lyon Road, Eastburn  <b>IR</b> – Keighley – Pages 43-44, 145	K/E1.1 LYON ROAD, STEETON WITH EASTBURN (3.26)3.26  Site carried forward from adopted UDP. A greenfield site on the edge of the settlement. Access limitations could restrict development of the site to that of expansion land for adjacent firms. Part of site is liable to flooding and balancing facilities for surface water would be required. Development would be required to ensure preservation of streams, trees and hedges. Potential contamination of the site will require investigation. The site is in the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.	A) The following changes be made to Chapter 5 of the Keighley Volume:  <del>K/E1.1 LYON ROAD, STEETON WITH EASTBURN (3.26)3.26</del>  <del>Site carried forward from adopted UDP. A greenfield site on the edge of the settlement. Access limitations could restrict development of the site to that of expansion land for adjacent firms. Part of site is liable to flooding and balancing facilities for surface water would be required. Development would be required to ensure preservation of streams, trees and hedges. Potential contamination of the site will require investigation. The site is in the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</del>  B) The following text be added to chapter 4 of the Keighley volume:  <b><i>K/UR5.41 LYON ROAD, STEETON WITH EASTBURN (3.26)</i></b> <b><i>A greenfield site on the edge of the settlement. Access to the site is severely limited. The site is within high risk zone 3b of PPG25, therefore residential development would be unacceptable. Development of the site for the future expansion of the adjoining employment use would need to take account of increased precision in the determination of</i></b>	For the reasons set out in the Inspector's Report

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		<p><i>the boundaries of the floodplain, the availability of alternative locations and the implementation of appropriate flood mitigation measures.</i></p> <p>C) The Keighley Proposals Map be amended as shown in plan number Mod/K/E/2:</p>	
<p><b>Mod</b> - Mod/K/E/3</p> <p><b>UDP</b> - K/E1.4, SOM/K/GB1/17, SOM/K/E1/17, SOM/K/OS1/17,</p> <p><b>Site</b> – Keighley Road/Belton Road</p> <p><b>IR</b> – Keighley/Pages 44-46, 57, 182, 205- 206,</p>	<p>K/E1.4 KEIGHLEY ROAD/BELTON ROAD, SILSDEN 13.13</p> <p>Site carried forward from adopted UDP. A greenfield site beyond the edge of the settlement. Development would need to preserve landscape quality, bio-diversity and comply with Policy with regard to flood risk. The site may be contaminated. The site is in an employment zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</p>	<p>A) The following changes be made to chapter 5 of the Keighley volume:</p> <p><del><b>K/E1.4 KEIGHLEY ROAD/BELTON ROAD, SILSDEN 13.13</b></del>  <del><b>Site carried forward from adopted UDP. A greenfield site beyond the edge of the settlement. Development would need to preserve landscape quality, bio-diversity and comply with Policy with regard to flood risk. The site may be contaminated. The site is in an employment zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</b></del></p> <p>B) The following text be added to chapter 4 of the Keighley volume:</p> <p><i>K/UR5.40 KEIGHLEY ROAD/BELTON ROAD, SILSDEN 13.13</i>  <i>A greenfield site beyond the edge of the settlement. Any future development would need to preserve landscape quality, bio-diversity and comply with Policy with regard to flood risk. The site may be contaminated. The is located in the Airedale Corridor, a prime</i></p>	<p><b>Refer to full statement of decision in Appendix 2.</b></p> <p>Whilst the Council accepts the recommendation to delete the employment allocation E1.4, 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>

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		<p><i>location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought.</i></p> <p>C) The proposals map be amended as shown in plan number Mod/K/E/3.</p>	
<p><b>Mod</b> - Mod/K/E/4</p> <p><b>UDP</b> – K/E1.5</p> <p><b>Site</b> – Belton Rd, Silsden</p> <p><b>IR</b> – N/A</p>	<p>K/E1.5 BELTON ROAD, SILSDEN 4.99</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Retention of mature trees is essential, as is the provision of a buffer zone to the residential properties to the north of the site. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1and B8 employment provision as specified in the Hainsworth Road Development Brief (adopted in 1989) and in support of the 2020 Vision. A comprehensive development scheme for the whole of the site is sought in accordance with Policy E2. Planning permission for a building society headquarters has been granted on part of the site since April 2000.</p>	<p>K/E1.5 BELTON ROAD, SILSDEN 4.99</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Retention of mature trees is essential, as is the provision of a buffer zone to the residential properties to the north of the site. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1and B8 employment provision as specified in the Hainsworth Road Development Brief (adopted in 1989) and in support of the 2020 Vision. <del>A comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</del> Planning permission for a building society headquarters has been granted on part of the site since April 2000.</p>	<p>This change first appeared in the Council's Pre Inquiry Changes document published in January 2003. The purpose of the change was to reflect recent approvals that almost complete to site's potential.</p>
<p><b>Mod</b> - Mod/K/E/5</p> <p><b>UDP</b> – K/E6.1</p> <p><b>Site</b> – Keighley Road, Silsden</p> <p><b>IR</b> – Not Applicable</p>	<p>K/E6.1 Keighley Road, Silsden</p> <p>Revised Zone from the adopted UDP. The boundary of the zone includes a minor revision to that on the adopted UDP to exclude</p>	<p>A) The following amendments be made to chapter 5 of the Keighley volume:</p> <p>K/E6.1 Keighley Road, Silsden</p> <p>Revised Zone from the adopted UDP. <del>The boundary of the zone includes a minor revision to that on the adopted UDP to</del></p>	<p>This is a consequential change following changes to the allocations of Site K/E1.4 Keighley Road/Belton Road and Site K/E1.9 Sykes Lane, Silsden.</p>

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	housing at, and adjacent to , Low House Drive	<p><del>exclude housing at, and adjacent to , Low House Drive.</del> <i>The area of the Employment Zone has been reduced and the boundary altered to exclude the Belton Road Employment Site and part of the Sykes Lane employment site.</i></p> <p>B) The proposals map be amended as shown in plan number Mod/K/E/5.</p>	
<p><b>Mod</b> - Mod/K/E/6</p> <p><b>UDP</b> - K/E1.9, SOM/K/UR7/18, SOM/K/OS1/18, SOM/K/GB1/18</p> <p><b>Site</b> – Sykes Lane, Silsden</p> <p><b>IR</b> – Keighley Proposals Page 49</p>	K/E1.9 SYKES LANE, SILSDEN 8.41	<p>A) Delete part of allocation K/E1.9 on the proposals map and locate a phase 1 housing allocation on the eastern part of the site, utilising the previously developed land in that area.</p> <p>B) In the Keighley Proposals Report under Policy K/H1 Housing Sites, insert:  <b><i>K/HI.40 SYKES LANE, SILSDEN A new brownfield site close to Silsden Town centre and fronting the Leeds Liverpool Canal and Conservation area.</i></b></p> <p>C) Allocate the western section of the site K/E1.9 as safeguarded land.</p> <p>D) In the Keighley Proposals Report under Policy UR5 Safeguarded Land, insert:  <b><i>K/UR5.37 SYKES LANE, SILSDEN A new Greenfield site revised from that allocated for employment purposes in the adopted UDP. It lies on the south western fringes of the settlement.</i></b></p> <p>E) Amend the Keighley Proposals Report as follows:</p> <p>K/E1.9 SYKES LANE, SILSDEN</p>	<p>A) For the reasons set out in the Inspector's report.</p> <p>B) Consequential modification to A.</p> <p>C) The Inspector has not demonstrated special circumstances to allocate the land as green belt in accordance with the 'Copas' principle. See the full 'Statement of Decision' in Appendix 3.</p> <p>D) Consequential modification to C.</p> <p>E) Partly as a consequential modification to A. The central part of the site is retained as employment land to provide for local need and for the expansion of existing local employers. This will help maintain Silsden as a more sustainable settlement. See the full 'Statement of</p>

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	<p>Site carried forward from adopted UDP. A greenfield site within the settlement. Development would need to include a buffer to the Leeds - Liverpool Canal SEGI and Conservation Area. Drainage infrastructure investment is required along with archaeological and bio-diversity surveys. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</p>	<p><del>Site carried forward from adopted UDP. A greenfield site within the settlement. Development would need to include a buffer to the Leeds - Liverpool Canal SEGI and Conservation Area. Drainage infrastructure investment is required along with archaeological and bio-diversity surveys. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</del></p> <p><b>A Greenfield site carried forward from the adopted UDP. It lies within the Airedale Corridor and is a good location for B1 and B2 employment provision in accordance with 2020 Vision.</b></p> <p>F)The proposals map be amended as shown in plan number Mod/K/E/6</p>	Decision' in Appendix 3.
<p><b>Mod</b> - Mod/K/E/7</p> <p><b>UDP</b> - K/E1.11 SOM/K/E1/22 SOM/K/GB1/22 SOM/K/H1/22 SOM/K/BH7/22 SOM/K/OS1/22 SOM/K/OS2/22 SOM/K/OS3/22 SOM/K/TM20/22</p> <p><b>Site</b> - Ashlands Road, Ilkley</p>	<p>K/E1.11 ASHLANDS ROAD, ILKLEY (1.03)</p> <p>A new greenfield site within the settlement, one of only two Employment Sites in Ilkley. The site is well related to town/local facilities and public transport services. Development must incorporate a cycleway and publicly accessible recreation open space to redress a local deficiency. Development restricted to B1 or B8 uses to prevent adjacent housing being adversely affected.</p>	<p>K/E1.11 ASHLANDS ROAD, ILKLEY (1.03)</p> <p>A new greenfield site within the settlement, one of only two Employment Sites in Ilkley. The site is well related to town/local facilities and public transport services. Development must incorporate a cycleway and publicly accessible recreation open space to redress a local deficiency. Development restricted to B1 or B8 uses to prevent adjacent housing being adversely affected. <b>Development of the land should make provision for the retention of mature trees on the site.</b></p>	For the reasons set out in the Inspector's Report

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IR – Keighley – Pages 52-54, 57-58, 76,168,171,183, 188,194,208			
<b>Mod</b> - Mod/K/E/8  <b>UDP</b> -- K/E1.18- K/E1.21  <b>Site</b> - Beechcliffe, Keighley  <b>IR</b> – Keighley/ Pages 54-56	<p>K/E1.18 BEECHCLIFFE (SOUTH), KEIGHLEY 2.58</p> <p>Site carried forward from adopted UDP. Abrownfield site within the urban form. Development of the site would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity but would reclaim contaminated land. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</p> <p>K/E1.19 BEECHCLIFFE (NORTH: ADJACENT TO THE A629), KEIGHLEY 3.77</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the urban form. Development of the site would need to comply with PolicyNR15A with regard to flood risk and incorporate a buffer zone to protect Beechcliffe lngs SEGI. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</p>	<p>A) The following changes be made to the text:</p> <p><del>K/E1.18 BEECHCLIFFE (SOUTH), KEIGHLEY 2.58</del></p> <p><del>Site carried forward from adopted UDP. Abrownfield site within the urban form. Development of the site would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity but would reclaim contaminated land. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</del></p> <p><del>K/E1.19 BEECHCLIFFE (NORTH: ADJACENT TO THE A629), KEIGHLEY 3.77</del></p> <p><del>Site carried forward from adopted UDP. A greenfield site on the edge of the urban form. Development of the site would need to comply with PolicyNR15A with regard to flood risk and incorporate a buffer zone to protect Beechcliffe lngs SEGI. The site may be contaminated. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision, and a comprehensive development scheme for the whole of the site is sought in accordance with Policy E2.</del></p>	<p>PPG25 advises local authorities to apply the 'precautionary principle' when considering issues of flood risk. The Guidance also makes it clear that built development within functional floodplains should be wholly exceptional and limited to essential transport and utilities infrastructure that has to be there. The Inspector recognises at paragraph 5.57 that the areas of washland are accepted as functional flood plain in this location.</p> <p>However, in considering the objection the Inspector seems to have failed to fully address the precautionary principle, when considering the flood risk issues. At paragraph 5.58 the Inspector inappropriately applies evidence on mitigation submitted on site SOM/K/E1/352, to this site. There were no mitigation proposals submitted in support of this proposal. The Inspector concluded that he had no evidence to indicate that such measures could not be implemented and as such does not discount the areas of washland from potential development. This approach is in direct conflict with the precautionary principle, which logic would dictate requires clear evidence that acceptable mitigation measures are available in advance of its in principle allocation. In light of the lack of consideration of any evidence of appropriate mitigation measure the inspector should have followed the precautionary principle.</p>

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	<p>K/E1.20 BEECHCLIFFE (NORTH: OFF ROYD LANE), KEIGHLEY 0.88</p> <p>Site carried forward from adopted UDP. A brownfield site on the edge of the urban form. Development of the site would reclaim contaminated land but would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity of this and the adjoining site, which includes a SEGI. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</p> <p>K/E1.21 BEECHCLIFFE (NORTH: ADJACENT TO THE RAIL LINE), KEIGHLEY 2.25</p> <p>Site carried forward from adopted UDP. A brownfield site on the edge of the urban form. Development would reclaim contaminated land but would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</p>	<p><del>K/E1.20 BEECHCLIFFE (NORTH: OFF ROYD LANE), KEIGHLEY 0.88</del></p> <p><del>Site carried forward from adopted UDP. A brownfield site on the edge of the urban form. Development of the site would reclaim contaminated land but would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity of this and the adjoining site, which includes a SEGI. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</del></p> <p><del>K/E1.21 BEECHCLIFFE (NORTH: ADJACENT TO THE RAIL LINE), KEIGHLEY 2.25</del></p> <p><del>Site carried forward from adopted UDP. A brownfield site on the edge of the urban form. Development would reclaim contaminated land but would need to comply with Policy NR15A with regard to flood risk and must preserve bio-diversity. The site is in an Employment Zone and the Airedale Corridor, a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision.</del></p> <p>B) The following text be added:</p> <p><i>K/E1.18 BEECHCLIFFE, KEIGHLEY 5.41</i></p> <p><i>Amalgamation of four sites carried forward from the Adopted UDP. A combination brownfield/greenfield site on the edge of</i></p>	

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		<p><i>the urban area. Development of the site would need to comply with Policy NR15A with regard to flood risk, consequently only 5.41 ha of land is available for development, the remaining 4.07 ha being categorised as functional floodplain (Zone 3c in PPG25 Classification). The development will also have to preserve the biodiversity of the area and provide a buffer zone to protect Beechcliffe Ings SEGI. The site may be contaminated and will require a full contamination survey. The site is within the Beechcliffe/Hard Ings Employment Zone and is a key site in the Strategic Development Corridor. It is a prime location for B1, B2 and B8 employment provision in support of the 2020 Vision. A comprehensive development scheme for the whole site is sought especially in relation to policies NE9 and NR15A.</i></p> <p>C) The proposals map be amended as shown in plan number Mod/K/E/8</p>	
<p><b>Mod</b> - Mod/K/E/9</p> <p><b>UDP</b> - K/E1.22 SOM/K/H1/20</p> <p><b>Site</b> - Station Road, Oxenhope</p> <p><b>IR</b> – Keighley – Pages 56-57,75</p>	<p>K/E1.22 STATION ROAD, OXENHOPE (0.49)</p> <p>Site carried forward from adopted UDP. A part brownfield part greenfield site on the edge of the settlement. Development must protect mature trees, adjacent open countryside and bio-diversity, and enhance the Lower Town Conservation Area.</p>	<p>A) The text be amended as follows:</p> <p><del>K/E1.22 STATION ROAD, OXENHOPE (0.49)</del></p> <p><del>Site carried forward from adopted UDP. A part brownfield part greenfield site on the edge of the settlement. Development must protect mature trees, adjacent open countryside and bio-diversity, and enhance the Lower Town Conservation Area.</del></p> <p>B) The employment site allocation be deleted from the proposals map as shown in plan</p>	<p>For the reasons set out in the Inspector’s report</p>



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<p><b>Mod</b> - Mod/K/E/10</p> <p><b>UDP</b> – SOM/K/E1/238; SOM/K/GB1/238; SOM/K/NR/238</p> <p><b>Site</b> – Land at Bradford Road, Crossflatts, Bingley</p> <p><b>IR</b> – Keighley Proposals Pages 59 – 60 &amp; 230</p>		<p>number <b>Mod/K/E/9</b>.</p> <p>A) The following text to be inserted into the Keighley Proposals Report.</p> <p><b><i>K/E1.23 New Greenfield predominately flat employment site. The site is well located for employment use and within the Airedale development corridor.</i></b></p> <p>B) The following changes to be made to the Keighley Proposals Map as shown in plan number Mod/K/E/10:</p> <ul style="list-style-type: none"> <li>• The area indicated on the map to be allocated for employment.</li> <li>• The Greenfield and washland boundaries to be amended to reflect the above changes.</li> </ul>	<p>The Council accepts the recommendation though it does not fully accept that the reasoning given by the Inspector in paragraph 5.81 of his report, as written, represents exceptional circumstances for the removal of land from the Green Belt.</p> <p>The Council does, however, consider that exceptional circumstances exist for making the proposed Green Belt change. In paragraphs 3.19 and 3.20 of his report into the Policy Framework volume of the Plan, the Inspector points out the two main exceptional circumstances which could justify Green Belt deletions. These are firstly the removal of land to meet the district's development needs and secondly to remove anomalies in the original delineation of Green Belt boundaries or anomalies which have arisen since the boundaries were first defined. The latter circumstance applies in this instance as it is clearly an anomaly that the current Green Belt boundary cuts across the central section of the site and does not relate to any identified feature on the ground.</p>