

LIST OF MODIFICATIONS UDP – Keighley Chapter 6 Housing

| 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>Mod - Mod/K/H/1</p> <p>UDP – Paragraph 6.0</p> <p>IR – Keighley, Page 65</p> | <p>6.0 HOUSING</p> <p>Policy H1 Housing Sites</p> <p>The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1</p> | <p>6.0 HOUSING</p> <p><i>Appendix F to the Policy Framework contains a matrix of housing sites in Phase 1 of the Plan. Appendix G to the Policy Framework contains a matrix of housing sites in Phase 2 of the Plan. Both appendices show the status of sites in relation to the sequential approach of the Plan, including whether or not the land is previously developed.</i></p> <p>Policy H1 Housing Sites</p> <p>The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1</p> | <p>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> |
| <p>Mod - Mod/K/H/2</p> <p>UDP - K/H1.2 & SOM/K/GB1/75</p> <p>Site - Aireburn Avenue, Steeton with Eastburn, Keighley</p> <p>IR – Keighley, Pages 65-66</p> | <p>K/H1.2 AIREBURN AVENUE, STEETON WITH EASTBURN 0.70</p> <p>Site carried forward from adopted UDP. Greenfield site on the edge of the settlement. Development must include an ecological survey.</p> | <p>A) The following changes be made to chapter 6 of the Keighley volume:</p> <p>K/H1.2 AIREBURN AVENUE, STEETON WITH EASTBURN 0.70</p> <p>Site carried forward from adopted UDP. Greenfield site on the edge of the settlement. Development must include an ecological survey</p> <p><i>K/H2.42 AIREBURN AVENUE, STEETON WITH EASTBURN 0.70</i></p> <p><i>Site carried forward from adopted UDP. Greenfield site on the edge of the settlement. Development must include an ecological survey.</i></p> | <p>For the reasons set out in the Inspector's Report.</p> |

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| | | B) The proposals map be amended as shown in plan number Mod/K/H/2 to reflect the re-allocation of the site as phase 2 housing site. | |
| Mod - Mod/K/H/3 UDP - K/H1.8 Site - Leeds Road, Ilkley IR – Keighley, Pages 66-67 | K/H1.8 LEEDS ROAD, ILKLEY 0.51 Former All Saints' First School, a new brownfield site within the urban form. The southern boundary of the site fronts on to the Ilkley Conservation Area, the character of which any development would have to enhance, preferably by a scheme that includes the sensitive conversion of the original Victorian school building. Access to the site via Bath Street has been improved by the inclusion of additional land at its junction with Rivadale View. Land at the former public conveniences on the Leeds Road frontage has been included to enable a comprehensive development of the whole site. | K/H1.8 LEEDS ROAD, ILKLEY 0.51 Former All Saints' First School, a new brownfield site within the urban form. The southern boundary of the site fronts on to the Ilkley Conservation Area, the character of which any development would have to enhance, preferably by a scheme that includes the sensitive conversion of the original Victorian school building. Access to the site via Bath Street has been improved by the inclusion of additional land at its junction with Rivadale View. Land at the former public conveniences on the Leeds Road frontage has been included to enable a comprehensive development of the whole site. | For the reasons set out in the Inspector's Report. |
| Mod - Mod/K/H/4 UDP - K/H1.15 Site - Bradford Road, Riddlesden, Keighley IR – Keighley, Pages 72-73 | K/H1.15 BRADFORD ROAD, RIDDLESDEN, KEIGHLEY 0.59 Site carried forward from adopted UDP. A greenfield site within the urban form. | A) The following changes be made to chapter 6 of the Keighley volume: K/H1.15 BRADFORD ROAD, RIDDLESDEN, KEIGHLEY 0.59 Site carried forward from adopted UDP. A greenfield site within the urban form. K/H2.43 BRADFORD ROAD, RIDDLESDEN, KEIGHLEY 0.59 Site carried forward from adopted UDP. A greenfield site within the urban form. | For the reasons set out in the Inspector's Report. |

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| | | B) The proposals map be amended as shown in plan number Mod/K/H/4 to reflect the re-allocation of the site as phase 2 housing site. | |
| <p>Mod - Mod/K/H/5</p> <p>UDP – SOM/K/H1/98 & SOM/K/GB1/98</p> <p>Site – High Wheathead Farm, Wheathead Lane, Keighley</p> <p>IR – Keighley / Pages 84-85</p> | | <p>A) The Keighley Proposals Map be amended as shown in plan number Mod/K/H/5 to:</p> <ul style="list-style-type: none"> • Delete the site from the Green Belt • Allocate the site as Safeguarded Land (site reference K/UR5.35) <p>B) The following text to be inserted in the Keighley Proposals Report:</p> <p><i>K/UR5.35 HIGH WHEATHEAD FARM, WHEATHEAD LANE, KEIGHLEY 0.61</i></p> <p><i>Greenfield site on the edge of the urban area. Development would need to provide a clear boundary between the site and the adjacent Green Belt.</i></p> | <p>A) The Inspector concludes that the site performs rather weakly in terms of Green Belt purposes and that there is little logic in the present Green Belt boundary.</p> <p>The Inspector also concludes that the removal of this site from the Green Belt is necessary towards fulfilling the safeguarded land provision for the district.</p> <p>For these reasons the Council accepts that there are exceptional circumstances to justify removing this site from the Green Belt and allocating it as Safeguarded Land.</p> <p>It should be noted that the Council does not accept the Inspector's wider conclusions with regard to the life of the Green Belt (see SD/PF/PP/4)</p> <p>B) The text relating to the need to provide a clear boundary has been inserted in the Keighley Proposals Report because:</p> <ul style="list-style-type: none"> • The new Green Belt boundary is defined by a post and wire fence. • Guidance in PPG2 (paragraph 2.9) states that Green Belt boundaries should be clearly defined. |
| <p>Mod - Mod/K/H/6</p> <p>UDP –K/H2.1 and K/CF1.2</p> <p>Site – Parkway/Clough Avenue, Steeton with Eastburn, Keighley.</p> <p>IR – Keighley Proposals page 116</p> | <p>K/H2.1 PARKWAY/CLOUGH AVENUE, STEETON WITH EASTBURN</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Development must provide an area of open space and retain the mature trees and World War Two pillboxes on site. A buffer zone will be required to ensure that new dwellings on site are protected from any potential adverse impact from the Employment Site K/E1.2. Improvements to the junctions between the estate roads and Skipton Road will be</p> | <p>K/H2.1 PARKWAY/CLOUGH AVENUE, STEETON WITH EASTBURN</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Development must provide an area of open space and retain the mature trees and World War Two pillboxes on site. A buffer zone will be required to ensure that new dwellings on site are protected from any potential adverse impact from the Employment Site K/E1.2. Improvements to the junctions between the estate roads and Skipton Road will be</p> | <p>For the reasons set out in the Inspector's report.</p> |

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|---|---|--|---|
| | <p>required. Approximately 1 hectare of the site is to be reserved for a new primary school.</p> <p>K/CF1.2 Parkway/Clough Avenue, Steeton with Eastburn</p> <p>Carried forward from the adopted UDP. Approximately one hectare within Housing Site K/H2.1 is needed for a new school, the exact location of which is still to be identified, hence the Proposals Map shows an indicative site.</p> | <p>required. Approximately 1 hectare of the site is to be reserved for a new primary school.</p> <p>K/CF1.2 Parkway/Clough Avenue, Steeton with Eastburn</p> <p>Carried forward from the adopted UDP. Approximately one hectare within Housing Site K/H2.1 is needed for a new school, the exact location of which is still to be identified, hence the Proposals Map shows an indicative site.</p> | |
| <p>Mod - Mod/K/H/7</p> <p>UDP - K/H2.4 SOM/K/GB1/76</p> <p>Site - Daisy Hill West</p> <p>IR – Keighley/Pages 118,119, 217</p> | <p>K/H2.4 DAISY HILL (WEST), SILSDEN.</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Investment required for access improvements, provision of open spacer and possible drainage balancing works.</p> | <p>A) The following amendments be made to the text:</p> <p>K/H2.4 DAISY HILL (WEST), SILSDEN.</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Investment required for access improvements, provision of open spacer and possible drainage balancing works.</p> <p>B) The proposals map will be amended accordingly as shown in plan number Mod/K/H/7.</p> | <p>The Council accepts the inspectors recommendations to delete the housing allocation K/H2.4.</p> <p>The Council agrees with the inspector in paragraph 6.236 that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt.</p> <p>For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan.</p> |
| <p>Mod - Mod/K/H/8</p> <p>UDP - K/H2.5, SOM/K/GB1/26</p> <p>Site - Daisy Hill Centre</p> <p>IR – Keighley/Pages</p> | <p>K/H2.5 DAISY HILL (CENTRE), SILSDEN</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Investment required for access improvements, provision of open space and possible drainage</p> | <p>A) The following amendments be made to the text:</p> <p>DAISY HILL (CENTRE), SILSDEN</p> <p>Site carried forward from adopted UDP. A greenfield site within the settlement. Investment required for access improvements, provision of open space</p> | <p>The Council accepts the inspector's recommendations to delete the housing allocation K/H2.4.</p> <p>The Council agrees with the inspector in paragraph 6.236 (Keighley Constituency Volume) that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt.</p> |

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| 118, 119, 209 | balancing works. | and possible drainage balancing works. B) The proposals map will be amended accordingly as shown in plan number Mod/K/H/8. | For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan. |
| Mod - Mod/K/H/9 UDP - K/H2.6, SOM/K/GB1/27 Site - Daisy Hill East IR – Keighley/ Pages 118, 119, 209 | K/H2.6 DAISY HILL EAST, SILSDEN Site carried forward from adopted UDP. A greenfield site within the settlement. Development must provide a landscaping scheme that retains hedgerows and trees on site. Investment required for access improvements, open space provision and a comprehensive drainage system. | A) The following amendments be made to the text: K/H2.6 DAISY HILL EAST, SILSDEN Site carried forward from adopted UDP. A greenfield site within the settlement. Development must provide a landscaping scheme that retains hedgerows and trees on site. Investment required for access improvements, open space provision and a comprehensive drainage system. B) The proposals map will be amended accordingly as shown in plan number Mod/K/H/9. | The Council accepts the inspectors recommendations to delete the housing allocation K/H2.4. The Council agrees with the inspector in paragraph 6.236 (Keighley Constituency Volume) that this site is open and therefore greenfield land. The site differs from the other housing allocations in Silsden, and does not function as Green Belt. The site has never been in the Green Belt and should not be placed in the Green Belt. For the reasons set out in the inspectors report the housing allocation will be deleted and because the land does not meet the requirements to be allocated as Green Belt or Safeguarded land it will become unallocated land within the Plan. |
| Mod - Mod/K/H/10 UDP - K/H2.7 SOM/GB1/28, SOM/K/GB1/28, K/OS6 SOM/K/OS2/28 SOMK/UR5/28 Site – Banklands Avenue West IR – Keighley/Pages 34,119-120, 171, 189- 190, 195, 210 | K/2.7 BANKLANDS AVENUD (WEST), SILSDEN. 8.51ha Revised site from the adopted UDP. A greenfield site on the edge of the settlement. Development must be co-ordinated with the construction of an appropriate length of the Silsden by-pass to overcome inadequate highway infrastructure. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required. | A) The following amendments be made to the text of chapter 6 and 4: K/2.7 BANKLANDS AVENUD (WEST), SILSDEN. 8.51ha Revised site from the adopted UDP. A greenfield site on the edge of the settlement. Development must be co-ordinated with the construction of an appropriate length of the Silsden by-pass to overcome inadequate highway infrastructure. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required. | Refer to full Statement of Decision in Appendix 4. Whilst the Council accepts the recommendation to delete the housing allocation K/H2.7, 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. |

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| | | <p><i>K/UR5.38 BANKLANDS AVENUE (WEST), SILSDEN. 8.51ha</i> <i>A greenfield site on the edge of the settlement. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required.</i></p> <p>B) The proposals map will be amended accordingly as shown in plan number Mod/K/H/10.</p> | |
| <p>Mod - Mod/K/H/11</p> <p>UDP - K/H2.8 SOM/K/UR5/29, SOM/K/GB1/29, SOM/K/UR5/29</p> <p>Site – Banklands Avenue East</p> <p>IR – Keighley/Pages 34, 119-120, 210</p> | <p>K/2.8 BANKLANDS AVENUE EAST, SILSDEN 20.44ha</p> <p>Site carried forward from adopted UDP. A greenfield site beyond the edge of the settlement. Development must be co-ordinated with the construction of the appropriate length of the Silsden by-pass to overcome inadequate highway infrastructure. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required.</p> | <p>A) The following amendments be made to the text of chapter 6 and 4:</p> <p>K/2.8 BANKLANDS AVENUE EAST, SILSDEN 20.44ha</p> <p>Site carried forward from adopted UDP. A greenfield site beyond the edge of the settlement. Development must be co-ordinated with the construction of the appropriate length of the Silsden by-pass to overcome inadequate highway infrastructure. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required.</p> <p>K/UR5.39 BANKLANDS AVENUE EAST, SILSDEN 20.44ha. A greenfield site on the edge of settlement. Developer contributions towards improved public transport links and recreation open space provision to redress local deficiencies would be required.</p> | <p>Refer to full Statement of Decision in Appendix 5.</p> <p>Whilst the Council accepts the recommendation to delete the housing allocation K/H2.8, 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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| | | B) The proposals map will be amended accordingly as shown in plan number Mod/K/H/11 . | |
| Mod - Mod/K/H/12 UDP - K/H2.19 Site - Hainworth Wood Road, Woodhouse, Keighley IR – Keighley, Pages 124-125 | K/H2.19 HAINWORTH WOOD ROAD, WOODHOUSE, KEIGHLEY 1.61 Part of site carried forward from adopted UDP. Greenfield site on the edge of the urban form | K/H2.19 HAINWORTH WOOD ROAD, WOODHOUSE, KEIGHLEY 1.61 Part of site carried forward from adopted UDP. Greenfield site on the edge of the urban form. | For the reasons set out in the Inspector's Report. |
| Mod - Mod/K/H/13 UDP - K/H2.20 & SOM/K/GB1/33 Site – Spring Gardens Lane, Utley, Keighley IR – Keighley, Pages 125-7 & 211 | K/H2.20 SPRING GARDENS LANE, UTLEY, KEIGHLEY 0.67 A new greenfield site within the urban form. Trees, topography and restricted local highway capacity may constrain development. | A) The following changes be made to the text: K/H2.20 SPRING GARDENS LANE, UTLEY, KEIGHLEY 0.67 A new greenfield site within the urban form. Trees, topography and restricted local highway capacity may constrain development. B) The proposals map be amended as shown in plan number Mod/K/H/13 to reflect the deletion of the land as a phase 2 housing site and its designation instead as Urban Greenspace. | The Council accepts the Inspector's reasons with the exception of the comment at the start of paragraph 6.270 relating to the adequacy of phase 2 housing land. The Council's consideration of this matter is contained within the Policy Framework section of this report. |
| Mod - Mod/K/H/14 | | | |

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| <p>UDP – K/H2.27</p> <p>Site – Maple Avenue, Oakworth</p> <p>IR – Keighley / Pages 131-132</p> | <p>K/H2.27 MAPLE AVENUE, OAKWORTH, KEIGHLEY 1.02</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the urban form.</p> | <p>A) The following changes be made to the Keighley Proposals Map as shown on plan number Mod/K/H/14:</p> <ul style="list-style-type: none"> • Delete the Phase 2 Housing allocation K/H2.27 • Allocate the site as Phase 1 Housing site K/H1.39 <p>B) The following changes be made to the Keighley Proposals Report:</p> <p>K/H2.27 MAPLE AVENUE, OAKWORTH, KEIGHLEY 1.02</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the urban form.</p> <p>K/H1.39 MAPLE AVENUE, OAKWORTH, KEIGHLEY 1.02</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the urban form. The site has planning permission for residential development.</p> | <p>For the reasons set out in the Inspector's Report.</p> |
| <p>Mod - Mod/K/H/15</p> <p>UDP - K/H2.37 K/H1.3 SOM/K/UR5/21, SOM/K/H1/21, SOM/K/H1/21.01, , SOM/K/GB1/21</p> <p>Site - Hainsworth Road, Silsden</p> <p>IR – Keighley/Pages</p> | <p>K/H2.37 HAINSWORTH ROAD, SILSDEN 9.35</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the settlement. Development of the site would be dependent on construction of the Silsden by-pass between Keighley Road and Holden Lane . Provision of recreation open space and playing fields as part of the development is required to redress an existing deficiency in</p> | <p>A) The following changes be made to chapters 6 and 4 of the Keighley volume:</p> <p>K/H2.37 HAINSWORTH ROAD, SILSDEN 9.35</p> <p>Site carried forward from adopted UDP. A greenfield site on the edge of the settlement. Development of the site would be dependent on construction of the Silsden by-pass between Keighley Road and Holden Lane . Provision of recreation open space and playing fields as part of the development is required to redress an</p> | <p>Refer to full Statement of Decision in Appendix X.</p> <p>Whilst the Council accepts the recommendation to delete the housing allocation K/H2.37, it does not accept the recommendation to add the land to 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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|---|--|--|-------------------------|
| 33, 66, 75, 76, 143, 207 | the area. | <p>existing deficiency in the area.</p> <p><i>K/UR5.36 HAINSWORTH ROAD, SILSDEN</i></p> <p><i>Site previously allocated for housing in the adopted UDP. A greenfield site on the edge of the settlement. Development of the site would be dependent on construction of the Silsden by-pass between Keighley Road and Holden Lane . Provision of recreation open space and playing fields as part of the development is required to redress an existing deficiency in the area.</i></p> <p>B) The proposals map be amended as shown on plan number Mod/K/H/15.</p> | |