

LIST OF MODIFICATIONS

UDP – Shipley 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
Mod/S/H/1 UDP - Paragraph 6.0 IR – Shipley page 21	6.0 HOUSING Policy H1 Housing Sites The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1.	6.0 HOUSING <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> Policy H1 Housing Sites The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H1.	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.
Mod/S/H/2 UDP – S/H2.3, SOM/S/GB1/184 & SOM/S/NE9/184 Site – Former Reservoir, Leyfield, West Lane, Baildon IR – Shipley pages 52 - 54	S/H2.3 FORMER RESERVOIR, LEYFIELD, WEST LANE, BAILDON 3.09 Housing site carried forward from the adopted UDP. Amended to take account of draft development brief prepared for the site. Part brownfield, characterised by an open reservoir structure now surplus to requirements and part greenfield characterised by grazing/pasture. Access via an eastern point along the West Lane frontage. The reservoir structure is of potential archaeological interest. TPO and dry stone walls are site features to be retained. Site is not well placed in providing access to town and district centre services and facilities. In addition the site is served by an infrequent public transport service to Baildon and Shipley centres.	A) S/H2.3 FORMER RESERVOIR, LEYFIELD, WEST LANE, BAILDON 3.09 Housing site carried forward from the adopted UDP. Amended to take account of draft development brief prepared for the site. Part brownfield, characterised by an open reservoir structure now surplus to requirements and part greenfield characterised by grazing/pasture. Access via an eastern point along the West Lane frontage. The reservoir structure is of potential archaeological interest. TPO and dry stone walls are site features to be retained. Site is not well placed in providing access to town and district centre services and facilities. In addition the site is served by an infrequent public transport service to Baildon and Shipley centres.	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. 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.

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		<p>B) <i>S/H1.32 FORMER RESERVOIR, LEYFIELD, WEST LANE, BAILDON 3.09</i></p> <p><i>Housing site carried forward from the adopted UDP. Amended to take account of draft development brief prepared for the site. Part brownfield, characterised by an open reservoir structure now surplus to requirements and part greenfield characterised by grazing/pasture. Access via an eastern point along the West Lane frontage. The reservoir structure is of potential archaeological interest. TPO and dry stone walls are site features to be retained. Site is not well placed in providing access to town and district centre services and facilities. In addition the site is served by an infrequent public transport service to Baildon and Shipley centres.</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see map mod ref. Mod/S/H/2)</p> <ul style="list-style-type: none"> ○ Delete Phase 2 housing site ref. S/H2.3 ○ Allocate as a Phase 1 housing site ref. S/H1.32 	<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>
<p>Mod/S/H/3</p> <p>UDP – S/H2.6, SOM/S/GB1/46, SOM/S/OS1/46, SOM/S/OS2/46, SOM/S/NE9/46 & SOM/S/CF3/46</p>		<p>The following changes be made to the Shipley Proposals Map (see Map, mod ref Mod/S/H/3)</p> <ul style="list-style-type: none"> ○ Allocate majority of site as a Recreation Open Space under Policy OS2 	<p>At Revised Deposit the Council deleted the housing allocation from the site and showed it as having no allocation. However, the Inspector concluded that 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</p>

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<p>Site – Crow Nest, Bingley</p> <p>IR – Shipley pages 54, 80, 88, 90, 112 - 113</p>			<p>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>Mod/S/H/4</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>S/H2.7 COTTINGLEY MOOR ROAD, COTTINGLEY 0.43</p> <p>New site identified by the Vacant Land Survey. Greenfield site located on the edge of Cottingley. The site is essentially landlocked but abuts an adjacent housing site, which has a recent planning approval. Access could be gained from the adjacent development site. Cottingley Beck runs along the northern site boundary this has flooded in the past. A development will need to ensure that there is no adverse impact on the ecology of the area and the adjacent listed buildings.</p>	<p>A) S/H2.7 COTTINGLEY MOOR ROAD, COTTINGLEY 0.43</p> <p>New site identified by the Vacant Land Survey. Greenfield site located on the edge of Cottingley. The site is essentially landlocked but abuts an adjacent housing site, which has a recent planning approval. Access could be gained from the adjacent development site. Cottingley Beck runs along the northern site boundary this has flooded in the past. A development will need to ensure that there is no adverse impact on the ecology of the area and the adjacent listed buildings.</p> <p>B) S/OS7.8 COTTINGLEY MOOR ROAD, COTTINGLEY</p> <p><i>New site. Small wooded area immediately south of Cottingley Beck, forming a backdrop to the buildings in the original village core.</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see Map, mod ref Mod/S/H/4)</p> <ul style="list-style-type: none"> • Delete the housing allocation S/H2.7 • Allocate the site as village greenspace, S/OS7.8 	<p>For the reasons set out in the Inspector's Report.</p>

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<p>Mod/S/H/5</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, 91 – 92, 98 – 101 & 103.</p>	<p>S/H2.9 ST. PHILIPS DRIVE, BURLEY IN WHARFEDALE 1.63</p> <p>Housing site carried forward from the adopted UDP. Greenfield site used for informal recreation. Any development will need to be sensitive to Burley House a Grade 1 Listed Building as well as tree and watercourse features along Woodhead Beck.</p>	<p>A) S/H2.9 ST. PHILIPS DRIVE, BURLEY IN WHARFEDALE 1.63</p> <p>Housing site carried forward from the adopted UDP. Greenfield site used for informal recreation. Any development will need to be sensitive to Burley House a Grade 1 Listed Building as well as tree and watercourse features along Woodhead Beck.</p> <p>B) The following changes be made to the Shipley Proposals Map (see map mod ref Mod/S/H/5)</p> <ul style="list-style-type: none"> ○ Delete housing allocation S/H2.9 ○ Allocate the site as a village greenspace, to form an extension to S/OS7.1 ○ Allocate the site as a recreation open space under policy OS2 	<p>For the reasons set out in the Inspector's Report</p> <p>(See also Statement of Decisions ref. SD/S/OS/9 referring to village greenspace S/OS7.1)</p>
<p>Mod/S/H/6</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>S/H2.12 PENDLE ROAD, GILSTEAD 0.67</p> <p>Housing site carried forward from the adopted UDP. Greenfield site located in the urban area. Located on an exposed skyline any development should be set back and incorporate a landscape buffer to minimise impact. There have been past problems of fly nuisance from the adjacent water treatment works, but these now appear to be under control. Access via Pendle Road. Informal footpath links to be retained within site.</p>	<p>A) S/H2.12 PENDLE ROAD, GILSTEAD 0.67</p> <p>Housing site carried forward from the adopted UDP. Greenfield site located in the urban area. Located on an exposed skyline any development should be set back and incorporate a landscape buffer to minimise impact. There have been past problems of fly nuisance from the adjacent water treatment works, but these now appear to be under control. Access via Pendle Road. Informal footpath links to be retained within site.</p>	<p>For the reasons set out in the Inspector's Report</p>

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		<p>B) <i>S/H1.13 PENDLE ROAD, GILSTEAD 0.67</i></p> <p><i>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.</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see map mod ref Mod/S/H/6)</p> <ul style="list-style-type: none"> ○ Delete Phase 2 Housing notation from the site ○ Allocate as a Phase 1 Housing Site ref S/H1.13, boundary to reflect 1976 planning permission. 	
<p>Mod/S/H/7</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>S/H2.13 HAZEL BECK, COTTINGLEY 1.05</p> <p>Housing site carried forward from the adopted UDP. Greenfield site located on the edge of Cottingley. Any development will need to provide adequate clearance to Hazel Beck watercourse. Significant tree planting along west and southern site boundaries would minimise impact on adjacent Bradford Wildlife Area. Access via Hazel Beck.</p>	<p>A) S/H2.13 HAZEL BECK, COTTINGLEY 1.05</p> <p>Housing site carried forward from the adopted UDP. Greenfield site located on the edge of Cottingley. Any development will need to provide adequate clearance to Hazel Beck watercourse. Significant tree planting along west and southern site boundaries would minimise impact on adjacent Bradford Wildlife Area. Access via Hazel Beck.</p> <p>B) The following change be made to the Shipley</p>	<p>For the reasons set out in the Inspector's Report</p>

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		Proposals Map (see map mod ref Mod/S/H/7) <ul style="list-style-type: none"> ○ Delete housing allocation S/H2.13 	
<p>Mod/S/H/8</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 to 24, 81 and Addendum 1/9/04</p>	<p>S/H2.14 FERNIEHURST FARM, BAILDON WOOD COURT, BAILDON 0.57</p> <p>New housing site. Greenfield site identified by the Vacant Land Survey. Used as pasture, but within the built up area of Baildon. Opportunities exist to develop site in conjunction with adjacent housing site and former site of Ferniehurst First School.</p>	<p>A) S/H2.14 FERNIEHURST FARM, BAILDON WOOD COURT, BAILDON 0.57</p> <p>New housing site. Greenfield site identified by the Vacant Land Survey. Used as pasture, but within the built up area of Baildon. Opportunities exist to develop site in conjunction with adjacent housing site and former site of Ferniehurst First School.</p> <p>B) S/H1.6 FERNIEHURST FARM, BAILDON WOOD COURT, BAILDON 0.57</p> <p><i>New housing site. Greenfield site identified by the Vacant Land Survey. Used as pasture, but within the built up area of Baildon. Opportunities exist to develop site in conjunction with adjacent housing site and former site of Ferniehurst First School.</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see Map, Mod ref Mod/S/H/8)</p> <ul style="list-style-type: none"> • Delete phase 2 housing site S/H2.14 • Allocate as a phase 1 housing site ref. S/H1.6 	<p>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/9</p> <p>UDP - S/H2.15 (SITE/S/H1.7/1)</p>	<p>S/H2.15 VALLEY VIEW, BAILDON 1.04</p> <p>Housing site carried forward from the adopted</p>	<p>A) S/H2.15 VALLEY VIEW, BAILDON 1.04</p> <p>Housing site carried forward from the</p>	<p>For the reasons set out in the Inspector’s Report</p> <p>(See also Statement of Decisions ref. SD/S/OS/8 for</p>

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<p>Site - Valley View, Baildon</p> <p>IR – Shipley pages 22 to 24 (See also page 97 relating to open space SOM/S/OS4/356)</p>	<p>UDP. Greenfield site used as pasture but within the urban area and surrounded by development on three boundaries. Opportunities exist to develop site in conjunction with adjacent housing sites to the north and east. Access via Valley View.</p>	<p>adopted UDP. Greenfield site used as pasture but within the urban area and surrounded by development on three boundaries. Opportunities exist to develop site in conjunction with adjacent housing sites to the north and east. Access via Valley View.</p> <p>B) S/H1.7 VALLEY VIEW, BAILDON 1.04</p> <p><i>Housing site carried forward from the adopted UDP. Greenfield site used as pasture but within the urban area and surrounded by development on three boundaries. Opportunities exist to develop site in conjunction with adjacent housing sites to the north and east. Access via Valley View.</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see Map, Mod ref Mod/S/H/9)</p> <ul style="list-style-type: none"> • Delete phase 2 housing site S/H2.15 • Allocate as a phase 1 housing site S/H1.7 	<p>SOM/S/OS4/356 relating to open space)</p>
<p>Mod/S/H/10</p> <p>UDP - S/H2.16 (SITE/S/H1.8, 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>S/H2.16 FORMER FERNIEHURST FIRST SCHOOL, VALLEY VIEW, BAILDON 0.94</p> <p>New housing site. Comprised of vacant school land and buildings identified for redevelopment as part of the Education Re-organisation. Brownfield site within the Baildon urban area. Incidental open space within site has been rearranged and relocated to north of site. Access via Valley View/Cliffe Lane West. Opportunities exist to develop site</p>	<p>A) S/H2.16 FORMER FERNIEHURST FIRST SCHOOL, VALLEY VIEW, BAILDON 0.94</p> <p>New housing site. Comprised of vacant school land and buildings identified for redevelopment as part of the Education Re-organisation. Brownfield site within the Baildon urban area. Incidental open space within site has been rearranged and relocated to north of site. Access via Valley View/Cliffe Lane West.</p>	<p>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>

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<p>IR – Shipley pages 22 - 24, 80 and Addendum 1/9/04 (See also page 97 relating to open space SOM/S/OS4/356)</p>	<p>comprehensively in conjunction with adjacent housing sites.</p>	<p>Opportunities exist to develop site comprehensively in conjunction with adjacent housing sites.</p> <p>B) S/H1.8 FORMER FERNIEHURST FIRST SCHOOL, VALLEY VIEW, BAILDON 0.94</p> <p><i>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.”</i></p> <p>C) The following changes be made to the Shipley Proposals Map (see Map, Mod ref Mod/S/H/10)</p> <ul style="list-style-type: none"> • Delete phase 2 housing site S/H2.16 • Allocate as a phase 1 housing site S/H1.8 	
<p>Mod/S/H/11</p> <p>UDP – SOM/S/H2/393</p> <p>Site – Bolton Hall Road, Bolton Woods</p>		<p>A) S/H1.30 BOLTON HALL ROAD, BOLTON WOODS 1.01</p> <p><i>Previously developed site, which is part of a former quarry. It is located within the</i></p>	<p>For the reasons set out in the Inspector’s Report.</p>

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IR – Shipley page 64		<p><i>main urban area and is surrounded by a current housing development. Substantial preparation and consolidation work may be required which may result in a contribution of dwellings to phase 2 of the Plan. Any development would need to take account of the air shaft on the site.</i></p> <p>B) The following change be made to the Shipley Proposals Map (see map mod ref Mod/S/H/11):</p> <ul style="list-style-type: none"> • Allocate as a phase 1 housing site ref. S/H1.30. 	