

# Bradford District Wide Local Plan

## Site Assessment Update Report

February 2021

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## 1. Introduction

1.1 The Council is preparing a new Local Plan for the District. One of the key roles of the Local Plan is to identify and allocate the sites which will provide for the districts development needs. Sites (above a minimum threshold) are being assessed with a view to their potential allocation for a range of uses most notably for residential or employment use.

1.2 The Council has produced and consulted upon a site assessment methodology which will be used to assess and compare potential development sites. The methodology outlines the end to end process and the stages involved in getting to a set of finalised allocations for inclusion in the Regulation 19 Submission Plan. The methodology is available on the Council's website at:

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/core-strategy-dpd/?Folder=Core Strategy Partial Review\Preferred Options Report\evideance>

1.3 The methodology has been designed to ensure that the site choices made comply with the requirements of the Government's national planning guidance, reflect the local context and in so doing generate sustainable options for meeting the district's needs. The Council has now reached the point where it is able to publish a draft list of preferred option sites and indicate those which it considers should not be allocated for development. However, these are draft proposals which will be subject to further change and refinement in the period up to submission.

1.4 The aim of this paper is therefore to provide a brief overview of the work carried out so far by reference to the published site assessment methodology and the work still to be completed. It is important to underline the importance of carrying out engagement during the site assessment process as well as at the end of it and before the Plan is submitted to the Planning Inspectorate for Examination. While the scale of information gathered and analysis carried out so far, is considerable, it does require further enhancement. Carrying out the engagement which is now underway will enable local communities and other stakeholders the opportunity to influence site choices before they are finalised. It will enable them to comment on the assumptions and analysis which underpins them. It will allow consultees to add to the information and intelligence on the sites under consideration, and raise issues regarding site impacts or indeed benefits which require further consideration before decisions are finalised.

1.5 Sites which have been selected as housing and employment preferred options are detailed within section 5 of the Local Plan and on the draft policies map. This paper also includes two schedule of the sites which thus far have been rejected for housing or employment uses. These can be found at Appendices 3 and 4.

1.6 Maps for each settlement showing rejected housing and employment sites are included within Appendix 3. For those wishing to examine the location of each site in more detail and to zoom into a closer scale an interactive map viewer is available online at the following location:

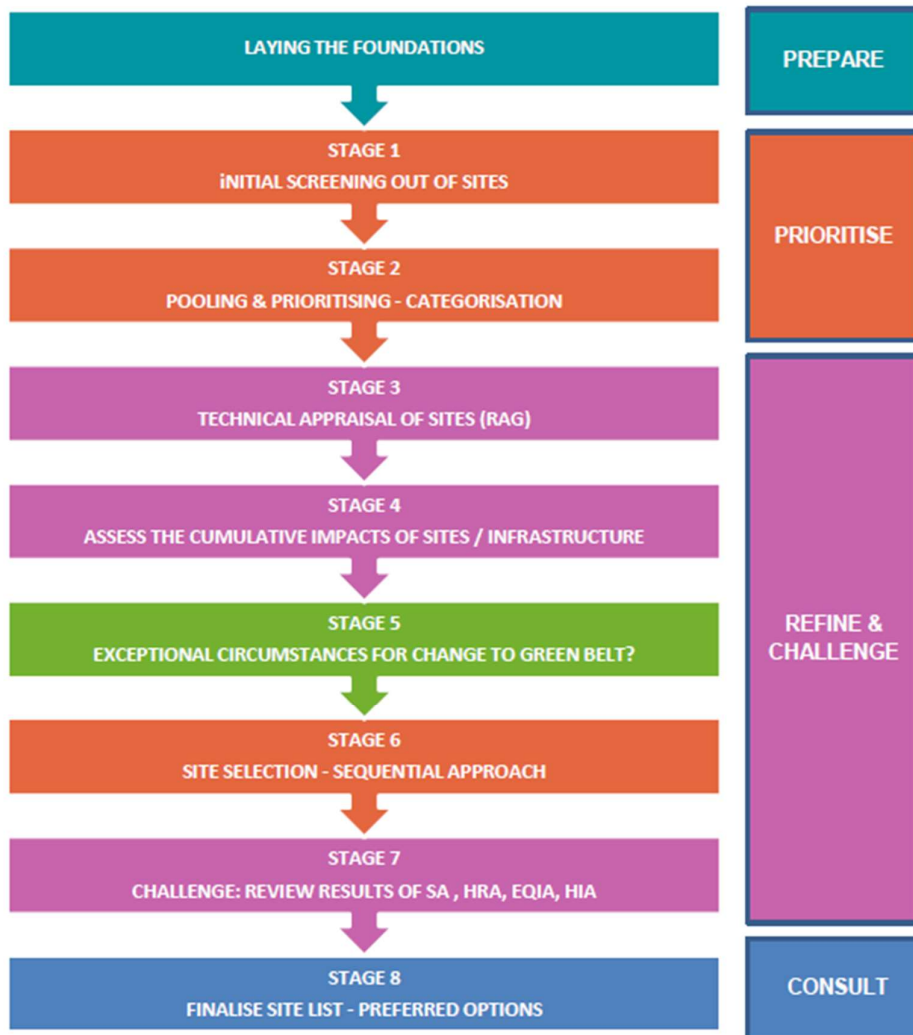
<https://bradford.opus4.co.uk/planning/localplan/maps/draft-bradford-district-local-plan-rejected-sites>

- 1.7 Since the last consultation on the Local Plan, the Council has made some important decisions regarding the make-up of the plan. It has decided to move from an approach which involved creating a portfolio of documents (a Core Strategy together with a series of area based actions plans or allocations plans) to a single Local Plan containing both strategy and allocations for the whole district. This means that the Plan now contains a review of existing allocations for the City Centre and Shipley & Canal Rd Corridors Areas which already have Area Action plans as well as allocations for the rest of the district.
- 1.8 Consultation on the District Wide Local Plan runs from February 8<sup>th</sup> to 24<sup>th</sup> March 2021
- 1.9 The Council's web pages contain all the information required. The entry page for the Local plan consultation, downloadable documents and interactive maps can be found at the link below.

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/>

## **2. Overview of Published Site Assessment Methodology**

- 2.1 In addition to preliminary work which lays the foundations for site assessments, the methodology includes 8 stages. Those stages are geared towards prioritising sites according to a small subset of key criteria to ensure alignment with national and local policy, carrying out work to assess sites, refining that assessment and challenging preliminary preferred options, and finally to consult on those options.



2.2 Further details on each stage can be found within the full published site assessment methodology.

2.3 The following sections outline work carried out and work still to be done under the 4 broad elements of site assessment i.e. prepare, prioritise, refine and challenge and consult.

### 3. Prepare

3.1 The preparation stage includes the following elements all of which are complete or substantially complete:

- establishing the **parameters** for the site assessment work developing a comprehensive list of candidate sites;
- setting up **systems** to record and analyse sites and potential site impacts;

- gathering **baseline information** on each site.

### 3.2 In terms of parameters the Council has:

- Developed and consulted upon a site assessment methodology;
- Determined that the site size threshold for allocations will be 0.2ha or sites which can deliver at least 5 homes. This represents a significant reduction to the traditional threshold of 0.4ha which was used in the Replacement Unitary Development Plan and has been set at a level which will maximise the identification of development opportunities within the built up area and thus minimise the need to release green field or green belt sites;
- Gathered an initial and comprehensive candidate list of sites as part of the production of the Strategic Housing Land Availability Assessments. Over 1000 potential sites have been identified from a variety of sources including the planning register (sites with planning permission), master plans, through survey work, via 'call for sites' exercises and via a review of Council land and property assets.

### 3.3 In terms of systems the Council has:

- Used spreadsheets and databases to collect and order information;
- It has created proformas and questionnaires for the collection of information on deliverability and for site survey work;
- Created a GIS mapping tool to import and display information on a range of topics and allow constraints relating to the natural environment (for example habitats areas, TPO's, nationally designated areas such as SSSI's etc.), the built environment (e.g. conservation areas, listed buildings etc.) and environmental protection (for example air quality, flood zones, hazards etc.)

### 3.4 In creating a baseline of information on each site the Council has:

- Updated SHLAA information on site suitability, availability and ownership and deliverability and used this to update 5-year land supply;
- Used SHLAA data and other intelligence to create a development trajectory for sites so that the potential pattern and pace of delivery over the plan period can be established which can then be used in dialogue with infrastructure providers;
- Carried out on-site surveys of all reasonable site options both to assess sites and enhance information about site characteristics, surrounding land uses, possible site access points and potential impacts;
- Carried out desktop analysis using GIS mapping of published data and environmental constraints, using aerial photography, information on historic land uses, planning histories (any relevant previous planning applications, permissions and appeals), and other sources; Data that has been imported and used is predominantly from already published and publically available sources. The types

of data and constraints includes (the list below gives examples and is not exhaustive):

- Boundary data – sites, political geographies (wards, local authorities etc.) regeneration areas
  - General information – for example council assets, historic land uses, planning histories; public rights of way, housing value areas etc.
  - Minerals data – minerals safeguarding areas;
  - Accessibility and infrastructure – pipelines, national grid, services and facilities (e.g. schools, hospitals);
  - Built environment – conservation areas, listed buildings, scheduled monuments etc.
  - Environmental protection – air quality, flood zones and surface water flooding data, former mining areas, hazards, former landfill areas;
  - Natural environment – designated sites, agricultural land classification, TPO's and ancient woodlands, areas of habitat value, green infrastructure etc.;
  - Transport – railway and cycle networks, high frequency bus networks
- Recorded any constraints which may rule out or limit development or which may require mitigation or affect site design, layout and yields - again relating to the built and natural environment, environmental protection etc.;
  - Carried out specific technical studies such as green belt assessments of each site lying on the green belt and a district wide open space audit;
  - Incorporated into its systems, relevant conclusions and summaries from technical reports (for example green belt site assessments) and other evidence base reports prepared within the Council or commissioned from consultants – for example summaries and headline conclusions from the draft Strategic Flood Risk Assessment, Sustainability Appraisal;
  - Consulted with Council specialist teams on ecology, conservation and heritage, landscape and highways and education.
  - Sent out deliverability questionnaires to site owners and promoters.

3.5 With regards to deliverability, gathering sufficient evidence on ownership, availability and deliverability of sites from promoters, land owners, developers and agents etc. is a key part of both the SHLAA work and the wider work in ensuring the selection of sites is sound.

3.6 The Council have designed a questionnaire a copy of which is at Appendix 1. The questionnaire sought information on the sites including contact details, the size and area of the site including what potential development could take place, deliverability,

viability and marketing of the site and any land constraints. It also asked for information on improving housing delivery, quality and design standards with the opportunity to offer any further information that was deemed appropriate for the site. It was sent to developers, agents and private owners. Land registry searches, ownership details and planning permissions were all researched to establish contact details and these were all contacted through an email or a letter over 130 questionnaires were sent out. Further work was undertaken to follow up any missing information, help complete the deliverability questionnaires after the initial contact and to those who had not responded. Despite the responses received the amount of information the Council holds on potentially sustainable site options varies considerably and thus this area of work is ongoing.

## 4. Prioritise

4.1 The prioritisation element of the site assessment process has been completed as has involved:

- Screening - Removing sites from the process where there are reasons to suggest that sites are not reasonable options for allocation;
- Poling & Prioritising - creation of pools of sites, ordered by reference to a number of key and strategic criteria and then also adopting a sequential approach to determining which sites are recommended for allocation.

### Initial Screening Out of Sites

4.2 The Council are required to assess and compare reasonable alternative options. The Council have therefore screened out any sites which are not reasonable or realistic options – where it is unlikely that development on that site is achievable. The main way to screen out such sites is to identify those which lie within designated areas and conflict with national planning policies which would automatically and unequivocally rule out development. The process of carrying out such screening is carried out mainly within the Strategic Land Availability Assessment (SLAA). The latest SLAA details those sites which have been assessed as unsuitable and therefore not considered reasonable site allocation options.

4.3 The criteria which have been applied and which are considered to render sites unsuitable for allocation are indicated below.

	Screening Criteria
<b>Unsuitable</b>	<ul style="list-style-type: none"> <li>• Green Belt sites which are not adjacent and contiguous to the built up area and or could not reasonably form an acceptable urban extension.</li> <li>• Sites containing areas of international or national wildlife importance – SSSI's / SPA's / SAC's; or Class 1 Archaeological Area (unless only a small part of the site falls within the designated area and there is a reasonable prospect that mitigation measures could make development acceptable)</li> </ul>



	<ul style="list-style-type: none"> <li>• Sites within the defined Flood Zone 3b (the functional flood plain) except where only a small part of the site falls within the designated area and there is reasonable prospect that mitigation measures could make development acceptable</li> <li>• Sites in proximity to HSE designated major hazard sites or hazardous installations and which following further testing have been ruled unacceptable due to the level of risk from that installation given the proposed end use and the size of the potential development.</li> </ul>
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## Pooling & Prioritisation

4.4 While there are a large number of criteria which could potentially affect a site's suitability for allocation there are a smaller subset which are of particular importance based on national policy within the NPPF and strategic policies within the Core Strategy. In order to ensure that these criteria are given sufficient weight the Council has used these criteria to place sites within 'pools' which have been accessed in sequence when searching for allocations on a settlement by settlement basis.

4.5 The criteria used have been:

- Which flood risk zone the site lies within;
- Location and PDL status including Green Belt;
- Regeneration priority – whether the site is in a regeneration priority area, or whether it is a site or area based initiative contained within the Council's Housing Delivery Action Plan or whether it has the potential to regenerate an area by reclaiming derelict land.

POOL		ORDERED ACCORDING TO:
<b>Sites Within Settlements</b>		
<b>POOL 1</b> ↓	Flood Zone 1 Sites	PDL status i.e. (PDL, mixed, greenfield) and regeneration priority
<b>POOL 2</b> ↓	Flood Zone 2 Sites	PDL status i.e. (PDL, mixed, greenfield) and regeneration priority
<b>POOL 3</b> ↓	Flood Zone 3a Sites	PDL status i.e. (PDL, mixed, greenfield) and regeneration priority

Sites Outside Settlement Boundaries		
<b>POOL 4</b> ↓	Green Belt Sites	Flood risk zone then; Green Belt - Strategic Parcel Result. PDL / Greenfield status Regeneration Category

- 4.6 It is important to stress that the pooling and prioritising approach can only be used and has only been used as a loose framework in guiding the selection of sites. Ultimately it is the overall sustainability of a site option which is critical. Sustainability is determined by a wide range of factors (economic, social and environmental) and it is perfectly possible for a site which is greenfield to be appraised as being a more sustainable option than a brownfield one and it is perfectly possible for a green belt site option to perform more strongly in sustainability terms than a non green belt option. Much will also depend on the range of site options within each settlement. Having said that the benefit of pooling and ordering sites is that it enables the Council to ensure that within the myriad of competing constraints and priorities which have to be considered it is maximising the use of deliverable and developable brownfield sites, directing development as far as possible to areas of lowest flood risk and only identifying green belt sites where there is a need to do so which meets the Government's exceptional circumstances test.
- 4.7 Of the 325 preferred housing sites allocated in the plan, the majority lie within flood zone 1 and within existing settlement boundaries meaning most are drawn from pool 1. However, the limitation of deliverable sites within settlements to meet the needs for housing and employment mean that 67 of those housing sites lie within pool 4 i.e. within the green belt and a further 3 employment sites in green belt locations have also been proposed.

## 5. Refine and Challenge

- 5.1 There are a number of elements of site assessment which involve detailed and sometimes technical work. This technical work results in refinement of the identification of site options which would arise by using the by pooling and prioritising alone. This work includes:
- Technical appraisal of sites and their RAG (Red / Amber / Green) rating against a suite of criteria;
  - Detailed appraisals where particular impacts are identified;
  - Assessing the cumulative impacts of sites including transport modelling and infrastructure planning;
  - Overview and challenge – SA, HRA, EQIA
- 5.2 Work on each of these elements is underway and at varying stages of completion. The work carried out so far has been sufficient to enable a draft set of preferred option sites

to be produced and consulted upon but inevitably the final list of allocations within the submission plan will be further refined by the outcomes of this work.

### Technical appraisal / RAG Rating

- 5.3 The Council is in the process of assigning a RAG rating to each site under a range of criteria where:
- Green is assigned where there would be no adverse impacts or where there is reasonable expectation that impacts can be completely or substantially reduced or mitigated;
  - Amber is assigned where there is potential for adverse impacts but those impacts are can only be partially mitigated;
  - Red is assigned where there would significant adverse impacts with only limited or no reasonable prospect of mitigation
- 5.4 Final RAG ratings will be assigned once the findings of detailed appraisals have been completed and therefore the potential for mitigation of any impacts fully resolved and also when key work streams such as transport modelling has been undertaken (see below).
- 5.5 A further key aspect of site assessment is accessibility testing – assessing the location of sites in relation to employment, education and health facilities and their accessibility by public transport. Data on the location of bus routes and service frequency and distance to rail stations has been collected and the Sustainability Appraisal process has included an assessment of sites under several objectives as follows:
- SA Objective 10 – transport – location in relation to bus stops and railway stations
  - SA Objective 12 - Accessible Services
  - SA Objective 14 – Culture and Leisure – locations of sites in relation to pubs, restaurants, churches, outdoor leisure spaces etc.;
  - SA Objective 17 – Education – location of sites in relation to primary and secondary schools
  - SA Objective 18 – location of sites in relation to concentrations of employment such as employment zones, city and town centres.
- 5.6 The Council is also in the process of working with WYCA using TRAC software to map sites against journey time 'heat maps'. When produced this will display journey times at peak hours by public transport to key services on a settlement basis so that relative accessibility of different parts of settlements (and thus sites) can be compared. An example of the sort of heat maps being produced is provided within the Council's published site assessment methodology.

## Detailed Appraisals

- 5.7 The Council has carried out **Heritage Impact Assessments (HIAs)** of a number of sites where the initial assessment indicated that there may be significant heritage impacts which require further investigation. In the first instance only those sites with which would be potentially that were thought likely to be RAG rated as Red under the site assessment process have been taken forward for full HIA work. These HIAs have been carried out by council officers in the Landscape, Design and Conservation Team.
- 5.8 The purpose of HIA is to help inform the process of site selection to ensure that the sites put forward for allocation avoid harm to the significance of designated and undesignated heritage assets, including their setting. HIAs are used to evaluate the impact that development might have upon those elements that contribute to the significance of a heritage asset, including its setting, and thereby identify any constraints to development and/or any mitigation that may need to be put in place to make the development acceptable. The HIA work undertaken to date has already helped to inform decisions on site selection. Further HIA work will be carried out on other sites which have been provisionally rated as 'Amber' under the site assessment process in due course, with the findings helping to refine site options and the development considerations for those sites.
- 5.9 The HIA report lists the 20 sites which have been red raged and subject to assessment (see below) and a further 84 sites where potential site impacts were amber rated and where assessments are underway or yet to commence.

Red RAG sites that have been subject to HIA			
Plan Reference	(SHLAA) Site Reference	Site Name	Settlement
AD3/H	AD/004A	Main Street / Addingham Bypass (East)	Addingham
AD4/H	AD/004B	Main Street / Addingham Bypass (West)	Addingham
BA1/H	BA/002	Stubblings Road	Baildon
N/A	BA/004	The Rowans	Baildon
BA2/H	BA/005	West Lane (1)	Baildon
N/A	BA/007	Ferniehurst Farm	Baildon
BA3/H	BA/008B	Cliffe Lane West	Baildon
BA6/H	BA/023	West Lane (2)	Baildon
BI4/H	BI/013	West of Heights Lane, Eldwick	Bingley
BI8/H	BI/059	West of Heights Lane, Eldwick	Bingley
N/A	IL/013	Wheatley Lane	Ilkley
IL3/H	IL/014	Countances Way	Ilkley
N/A	KY/002	Hollins Lane, Utley	Keighley
KY1/H	KY/003	Hollins Lane	Keighley
N/A	KY/095	Woodville Road, Spring Gardens Lane, Keighley	Keighley
NW21/H	NW/054	Land to rear of Fearnside Terrace and Whetley Mills	Bradford North West
QB3/H	QB/004	Blackdyke Mills	Queensbury
SW1/H	SW/002	Back Fold, Clayton	Bradford South West
SW10/H	SW/022	Stocks Lane, Old Dolphin, Clayton Heights	Bradford South West
N/A	SW/054	The Meadows, Wibsey	Bradford South West

- 5.10 The Council have commissioned consultants JBA Ltd to produce a Level 1 **Strategic Flood Risk Assessment (SFRA)**. This is designed to identify the main source of flood risk across the District and has involves screening of proposed site allocations against the available flood risk evidence. The SFRA provides a high level assessment of the vulnerability to flooding of potential development sites and identifies the level of flood

risk and development considerations, including the need to apply the exceptions test where necessary. The Council is currently working constructively with the Environment Agency to produce an updated SFRA Level 1 that will include the most up to date river model outputs, climate change allowances and be fully in alignment with the latest national planning policy and guidance. This alongside a SFRA Level 2 will provide more detailed site assessments of flood risk, including applying the exceptions test where required. Together this updated evidence will inform the preparation of the Local Plan.

- 5.11 As part of the green belt selective review the Council has published **Green Belt Assessments** at two spatial scales with the outputs informing the selection of sites. These are:
- Identification of strategic parcels and an assessment of each against the 5 purposes of green belts as set out in the NPPF;
  - Green belt assessments of site options which are contiguous with settlement boundaries.
- 5.12 In both cases sites / parcels are assessed and rated as to whether they make a major, moderate, or low contribution to each purpose and in some cases whether they perform no role at all. Each site and parcel is given an overall rating.
- 5.13 Both the methodologies for these assessments and the results are available on the Council's Local Plan web pages and the results have been taken into account in determining whether sites should be allocated for development for those settlements and areas where there is a clear justification which meets the exceptional circumstances test as set out in the NPPF.

#### Infrastructure and Transport Modelling Work

- 5.14 The Council have been working in collaboration with a range of stakeholders and infrastructure providers including Children's Services, NHS Trusts, Public Health, Council's Highways Team, Yorkshire Water and other utility companies in order to produce a Local Infrastructure Plan (LIP). The aim of the LIP is to help ensure that new development and infrastructure are planned for and delivered in a timely and co-ordinated manner. The LIP focuses on infrastructure the Local Plan can help facilitate, improve or upgrade and includes assessment of infrastructure types such as highways and road network, rail network, walking and cycling, water supply, electricity and gas, primary and secondary education, healthcare provisions, sport facilities and playing pitches, community and cultural facilities, open space and green infrastructure etc.
- 5.15 It is important to note that infrastructure planning is an iterative process and the precise nature of infrastructure needed to support future development is influenced by a range of factors and arrangements that change over time. The LIP therefore is inherently a 'living' document and will be reviewed and updated taking account of all the changes as they come forward.
- 5.16 A key element of the site assessment process is to assess the direct and site specific highways impacts of candidate sites. The work carried out in support of the Regulation

18 preferred options documents has had the input of the Council's Highways team to ascertain whether and how sites can be safely accessed and to identify any further issues related to the local highway network which may need further investigation. In some cases these are preliminary assessments requiring more detailed work ahead of the submission plan stage.

- 5.17 Beyond the direct impacts it is important the cumulative and wider impacts of the development and growth planned are assessed taking account not just of highways safety but of wider goals such as climate change, modal shift and improving air quality. Since the last Local Plan consultation the Council has been working with consultants and partners in the City Region to develop, test and finalise a new district transport model which can assess sites or packages of sites cumulatively against a range of variables and inform policy development, spatial strategy as well as site assessment.
- 5.18 The Council has validated the use of the new multi-modal Strategic Transport Model for the Bradford District which reflects Department for Transport (DfT) best practice guidance. The model is being used to appraise the potential impact of growth and traffic movement linked to the development of the Clean Air Zone (CAZ) and also to consider and appraise transport schemes. The model will in addition be used to assess Local Plan preferred housing and employment site options to produce a transport assessment with costed mitigation measures. This information will in turn be used to update the Local Infrastructure Plan and a further iteration of the plan viability assessment. The majority of the work on appraising sites through the transport model will progress to inform the Regulation 19 stage of the Local Plan and associated technical evidence and updates.

## Overview and Challenge

- 5.19 In line with section 19 of the Planning & Compulsory Act (2004) the Council's preferred options has been informed by the results of a sustainability appraisal (SA). This has been applied not just to the development sites considered but also to the range of strategic policies included in the Local Plan. The role of SA is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 5.20 A further integral part of preparing the Local Plan, including the consideration of housing and employment site allocations, is undertaking a Habitats Regulations Assessment (HRA) to ensure that the Plan does not lead to adverse effects on the ecological integrity of internationally important habitats or species assemblages within or close to the district.
- 5.21 HRA is a requirement of the Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), commonly referred to as 'the Habitats Regulations', and must be applied to any plan or project in England and Wales with the potential to adversely affect the ecological integrity of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of

European sites. The relevant area in this case is the South Pennines Special Protection Area (SPA) and South Pennines Special Area of Conservation.

#### Site Referencing System, Site Boundary Changes and Site Proformas

- 5.22 All sites which have been assessed will have a SLAA reference and details of how their suitability, availability and deliverability has been appraised can be found within the new SLAA report itself which is available on the Council's website.
- 5.23 Sites which have been carried forward as preferred site allocations have a different reference which start with the settlement identifier letter/s for example NW for Bradford NW or BI for Bingley, a number and then either a H denoting a housing allocations or an E for an employment allocation.
- 5.24 One of the reasons for having a different referencing system is to reflect the fact that the site extent and boundaries as proposed within the Local plan will not necessarily be the same as that within the SHLAA. In some cases, the preferred options reflect smaller areas of land compared to the call for sites and SLAA sites proposals reflecting the detailed analysis of those sites and their potential impacts.
- 5.25 All site allocations have a proforma which sets out the key information relating to that site and why it is considered a suitable development option, potential impacts, means of access and development considerations. A blank example of the proforma is attached at Appendix 2.

## 6. Consultation & Next Steps

- 6.1 The Local Plan has reached what is referred to as 'preferred options' stage and has been published for consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations.
- 6.2 The consultation period runs until Wednesday 24<sup>th</sup> March. The Local Plan including site allocations, policies and a range of background material and technical evidence has been made available.
- 6.3 The main remaining stages of plan preparation before it is finalised are:
- Preparation of a Publications Draft Plan followed by a further period of consultation;
  - Submission of the Plan to the Secretary of State;
  - Examination in Public - consideration of the Plan by an independent Inspector from the Planning Inspectorate aimed at determining whether the Plan is sound and can be recommended for adoption;
  - Adoption of the Plan by the Council – sometimes, if recommended by the Inspector, the adopted plan incorporates a series of modifications which are judged to be necessary in order for the plan to be considered sound.

6.4 Before the Council reaches the stage of issuing a Publication Draft there is considerable further work to be done. In particular:

- Consideration of the representations and comments made on the Plan at Preferred Options stage including assessment of any new sites arising from the current call for sites exercise;
- Transport modelling and determination of any necessary improvements to the local highways network;
- Further work to develop proposals for new and enhanced infrastructure;
- Updating and procurement of additional evidence including SFRA Levels 1 & 2.
- Master planning in key growth areas;



## 7. Appendix 1: Deliverability Questionnaire



### Bradford Local Plan - Site Deliverability Request Form

December 2020

#### About this form and information

The Council has recently published the Core Strategy Partial Review (CSPR) Preferred Options which identifies a housing requirement of 28,951 and a need for at least 60 hectares of land suitable for 'employment use' over the next 17 years.

This form has been produced by Bradford Council and is part of its statutory duty to prepare a Local Plan. The Council is currently updating its records on the sites included in its land database. The information you provide will be used by the Council to inform its Local Plan and will be treated as supplementary to any decision made by the Council on which sites to allocate in its Allocations Development Plan Document (DPD).

It is important to note that the Council has not at this stage finalised which sites should be allocated in the Allocations DPD or detailed allocation boundaries. The sites identified in the published Allocation DPD will need to be robustly evidenced including information on site availability and deliverability / developability.

**Please complete this form as fully and accurately as possible to assist in the site assessment process.**

**Please note** that until such time as any site is formally allocated, any submissions will have no weight as a material planning consideration in the determination of planning applications.

The site boundary on the Council's records is shown in the window.

Please tick the box to confirm the boundary is correct

If not please return the form with the correct boundary.

**SHLAA Site Ref:**

### Data Protection Statement

Any information we receive will be processed in accordance with the General Data Protection Regulations (GDPR) and the Data Protection Act 2018. A Local Plan Privacy Statement sets out how the CBMDC Local Plan Team processes your personal data. This notice should also be read in conjunction with the Council's Corporate Privacy Notice and other specific service notices, which are available to view at <https://www.bradford.gov.uk/privacy-notice/>.

#### 1. Contact Information (\*indicates mandatory field)

1. I am...* (please tick)	A Site Promoter	
	A Planning Consultant	
	The Landowner (s)	
	A developer	
	Other please provide information	
2. I am representing* (please tick)	The landowner	
	A developer	
	Other please provide information	
3. Contact details*	Name	
	Title	
	Company Name	
	Address	
	Email Address	
	Main Contact Telephone	
4. Landowner(s) Contact details (please add extra sheets if more than one landowner)	Name	
	Title	
	Address	
5. Other Key Contacts / Interested Parties	Please explain relationship/role	
	Name	
	Title	

	Address	
	Email address	
6. Please confirm that you have the landowner/s approval in promoting this site *	Signature  Date:	

## 2. The Site

7. Gross Site Area (ha) <i>If submitting a different boundary</i>		
8. Are you aware of any a) legal, b) access or c) physical barriers which would restrict how this site could be developed?	a) Legal	
	b) Access	
	c) Physical	
9. Are there any other constraints which might delay when the site could come forward?		
10. Please estimate the number of homes which you think could be developed	a) Gross	
	b) Net	
11. Please indicate the proposed housing mix	Studio Flats	
	1 bed flats	
	2 bed flats	
	2+ bed flats	
	1 bed house	
	2 bed house	
	3 bed house	
	4+ bed house	
Specialist housing or		

	accommodation please provide information	
	Other Uses (please detail)	

### 3. Land Assembly (\*indicates mandatory field)

12. Please confirm the lawful existing use(s) of the site.  If unknown please state.	
13. Where there are a number of landowners, is there any agreement in place between all parties?  Please explain	
14. Please confirm that the landowner(s) are 'willing landowners' ?*	

### 4. Planning and Consents

15. Has the site been subject to any pre-application discussions? If so, please detail.	
16. Most recent planning status and planning application number(s) (if applicable)	
17. Is there a s.106 agreement in place which covers part or all of the site? Is so please detail?	
18. Is the site subject to any highway agreements (for example s.278 / s.38)? If so, please detail.	

5. Viability, Delivery and Marketing (\*indicates mandatory field)

19. Please confirm that you consider that the site can be viably developed for its proposed use?		
20. How is it intended to deliver the housing?  Please tick	a) Develop independently	
	b) Sell to house-builder(s)	
	c) As a joint venture with one or more developers	
	d) Other (please detail)	
21. Is there a current Subject to Planning, Option or Promotion Agreement(s) on the site? Please explain.		
22. Please tell us when the site is likely to be available*?  Please tick	Within 5 years (1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024)	
	5-10 years (1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2029)	
	10-15 years (1 <sup>st</sup> April 2029 to 31 <sup>st</sup> March 2034)	
	Longer (1 <sup>st</sup> April 2034+)	
23. When do you expect to start on site?  Please take account of any viability constraints, or infrastructure requirements, site remarketing, lead in times required to gain Reserved Matters approval (if applicable), signed s.106 / CIL payments and satisfying any pre-commencement conditions.		
24. Please describe your housing trajectory assumption(s).  a) Number of developers / outlets (including registered providers)  b) Completions per annum	<p>a) <i>Number of developers / outlets</i></p> <p>b) <i>Completions per annum</i></p>	

25. Please state if a house builder is on board at this stage and provide name	
26. Name of any commercial builders (if mixed use scheme)	
27. a) How is the site being actively marketed? b) Have any enquiries been received? If so, what is the nature of the enquiries?	a) Marketing  b) Enquiries

## 6. Improving Housing Delivery

28. Does your site have the potential to a) deliver earlier and / or b) at higher yield rates? Please explain.	a) Early Delivery          b) Higher Yield
29. What are the key issues, which need to be overcome to facilitate earlier delivery?	
30. What potential actions and / or interventions do you consider necessary to further the delivery of the site? (For example: access constraints, additional land assembly, public sector investment).	

## 7. Improving Housing Quality and Neighbourhood Design

<p>31. Well-designed neighbourhoods with high quality housing are central to the Local Plan and place-making. Please indicate where your site could contribute to the following key features?</p> <ul style="list-style-type: none"> <li>a) Housing choice - a broad range of adaptable and efficient homes that are affordable to build, buy, rent and run.</li> <li>b) Green - Green street and spaces.</li> <li>c) Inclusive - Accessible, inclusive and connected places with clear pedestrian routes.</li> <li>d) Healthy - Healthy and connected neighbourhoods that promote well-being and community life.</li> <li>e) Distinctive - neighbourhoods with identity, reflecting the District's varied character.</li> <li>f) Efficient and environmentally friendly - sustainable drainage, waste minimisation, energy efficiency.</li> <li>g) Topography - open up views and designed to make the most of the topography and ground.</li> </ul>	<ul style="list-style-type: none"> <li>a) Housing choice</li> <li>b) Green</li> <li>c) Inclusive</li> <li>d) Healthy</li> <li>e) Distinctive</li> <li>f) Environmentally Friendly</li> <li>g) Topography</li> </ul>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**8. Other information**

Please use this space to add any additional comments or further information. Further sheets can be added as necessary

Signature..... Date.....

**Please return this form to:**

**Email:** [Planning.Policy@bradford.gov.uk](mailto:Planning.Policy@bradford.gov.uk)

**Post:** Local Plan: Data and Intelligence Team  
4th Floor Britannia House  
Hall Ings  
BRADFORD  
BD1 1HX



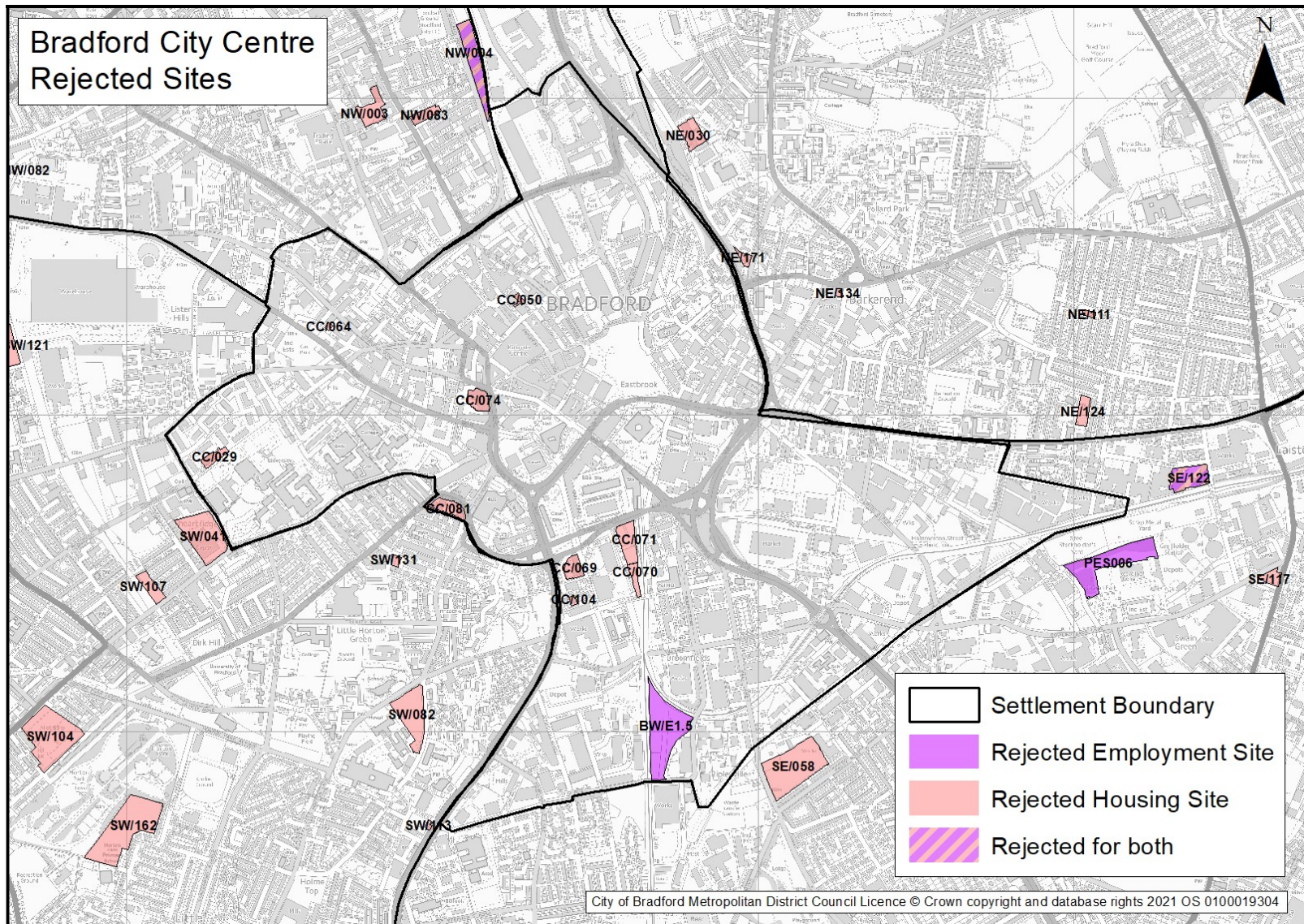
## 8. Appendix 2: Site Allocation Proforma

Preferred Option Site Details:	
Site reference:	Site name:
Site location:	Ward:
Site description:	
Map:	
Allocation Details:	
Proposed allocation:	SHLAA reference:
Indicative no. dwellings:	Site area (Gross) (ha):
Ownership:	Delivery timescales:
Type (PDL/Greenfield):	Green Belt:
Flood Zone:	
Potential site access:	Public Transport Accessibility:
Impact Assessments:	
SA:	
HRA:	
Green Belt:	
Site Assessment:	
Constraints and Opportunities:	Development considerations:
Conclusion / Summary:	

## 9. Appendix 3: Sites Assessed for Housing But Not Identified As Preferred Options

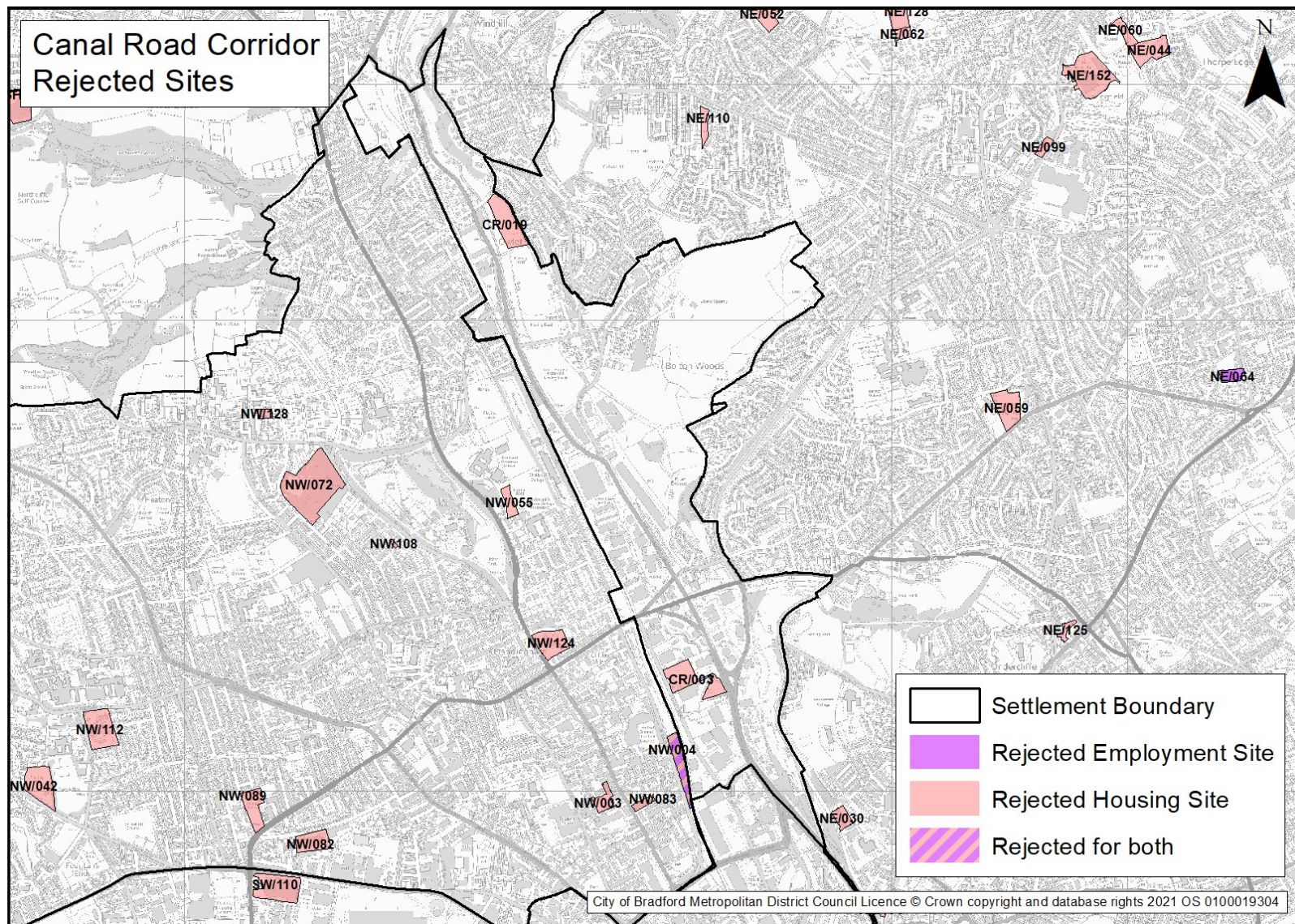
### REGIONAL CITY OF BRADFORD – BRADFORD CITY CENTRE

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
CC/029	Longside Lane	0.24		PDL		Not available
CC/050	31-35 Piccadilly	0.07		PDL		Not available
CC/064	Water Lane	0.03		PDL		Not available
CC/069	Clifford Street Car Park	0.35		PDL		Not available
CC/070	Britannia Street Car Park Phase 2	0.22		PDL		Not available
CC/071	Britannia Street Car Park Phase 1	0.62		PDL		Not available
CC/074 (V/1.9)	Sunwin House, Godwin Street / Sunbridge Road	0.39		PDL		Suitable for office/retail; owner intentions unclear
CC/081	Wilton Car park and buildings	0.42		PDL		Deleted - Not available
CC/104	Adelaide Street	0.05		PDL		Not currently available



**REGIONAL CITY OF BRADFORD – CANAL RD CORRIDOR**

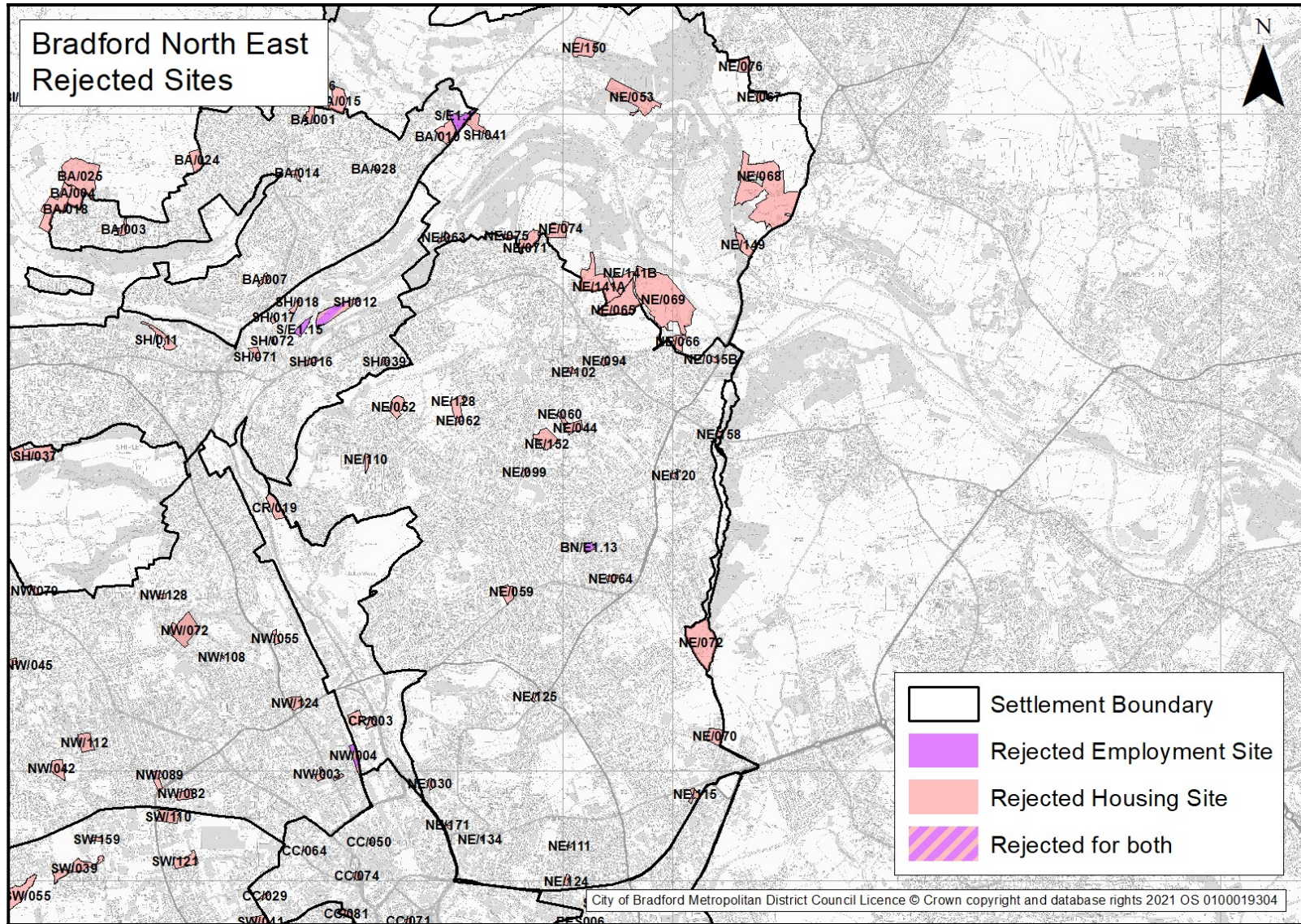
<b>Ref (SLAA)</b>	<b>Address</b>	<b>Gross Area</b>	<b>Pool</b>	<b>Status</b>	<b>Green Belt?</b>	<b>Reasons for Non Allocation</b>
CR/003	Valley Rd	1.80		PDL		Unsuitable residential location
CR/019	Poplar Road			Greenfield		Important open space; Flood risk



## REGIONAL CITY OF BRADFORD – BRADFORD NORTH EAST

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
NE/015B	Harrogate Rd	0.29		Greenfield		Not available
NE/030	Wapping Road	0.51		PDL		Not available
NE/044	Northwood Cres, Thorpe Edge	1.31		Greenfield		Not available
NE/052	Idle Hill Reservoir, Cotswold Avenue, Wrose	1.90		PDL		Limited access; Heritage
NE/053	Station Road, Esholt Water Treatment Works, Esholt village	6.20		PDL	Yes	Not attached to urban area
NE/059	Bolton Road/Myers Lane, Bolton Woods	1.45		Greenfield		Loss of playing fields; impact on conservation area
NE/060	Cavendish Road, Idle	0.50		Greenfield		Wildlife; Trees
NE/062	Lynmore Court, Idle	0.29		Greenfield		Limited access
NE/063	Brackendale Mills, Thackley	0.45		Greenfield	Yes	Not attached to urban area
NE/064	Victoria Road, Eccleshill	0.50		PDL		Not available
NE/065	Mitchell Lane, Thackley	5.86		Greenfield	Yes	Limited access
NE/066	Apperley Road	1.15		Greenfield	Yes	Not attached to the urban area
NE/067	Gill Lane, Yeadon	0.57		Greenfield	Yes	Not attached to the urban area
NE/068	Apperley lane, Apperley Bridge	21.21		Greenfield	Yes	Not attached to the urban area; wildlife; flood risk
NE/069	Apperley Road	18.90		Greenfield	Yes	Not attached to the urban area; wildlife; flood risk
NE/070	Gain Lane, Thornbury	1.73		PDL		Not attached to the urban area
NE/071	Park Road, Thackley	2.04		Greenfield	Yes	Valuable open space; railway tunnel; Landscape impact
NE/072	Lower Fagley Lane, Fagley	7.94		Greenfield	Yes	Limited access; Local Wildlife; Listed buildings
NE/075	Ainsbury Avenue, Thackley	0.38		Greenfield	Yes	Limited access
NE/074	Park Road, Thackley	2.23		Greenfield	Yes	Limited access; railway tunnel; Landscape impact
NE/076	Woodlea Close, Yeadon	1.18		Greenfield	Yes	Limited access
NE/094	Leeds Road, Thackley	0.39		Greenfield		Trees

NE/099	Bradford Road, Idle	0.32		PDL		Not available
NE/102	Croft Street, Idle	0.27		PDL		Not available
NE/110	Oakdale Road, Wrose	0.44		Greenfield		Limited access; valuable open space
NE/111	Folkestone Street, Bradford Moor	0.07		PDL		Too small
NE/115	Randolph Street, Leeds Old Road, Thornbury	0.70		PDL		Not available
NE/120	Rockwith Parade, Ravenscliffe	0.33		Greenfield		Not available
NE/124	Gladstone Street, Bradford Moor	0.33		Greenfield		Burial ground
NE/125	Idle Road, Bradford	0.25		Greenfield		Access
NE/128	Kenstone Crescent - Idle	1.63		Greenfield		Limited access
NE/134	196-198 Barkerend Road,	0.04		PDL		Too small
NE/141A	Land north of Thackey	6.27		Greenfield	Yes	No suitable access
NE/141B	Land North of Mitchell Lane, Apperley Bridge	2.11		Greenfield	Yes	Not attached to the urban area
NE/149	Apperley Lane	1.70		Greenfield	Yes	Not attached to the urban area
NE/150	Land at Station Road, Esholt	3.09		Greenfield	Yes	Not attached to the urban area
NE/152	Land at Friars Industrial Estate, Idle	2.58		PDL		Value for employment
NE/158	Carr Bottom Road	0.20		Greenfield	Yes	Too small
NE/171	New Otley Road, Barkerend	0.13		PDL		Too small

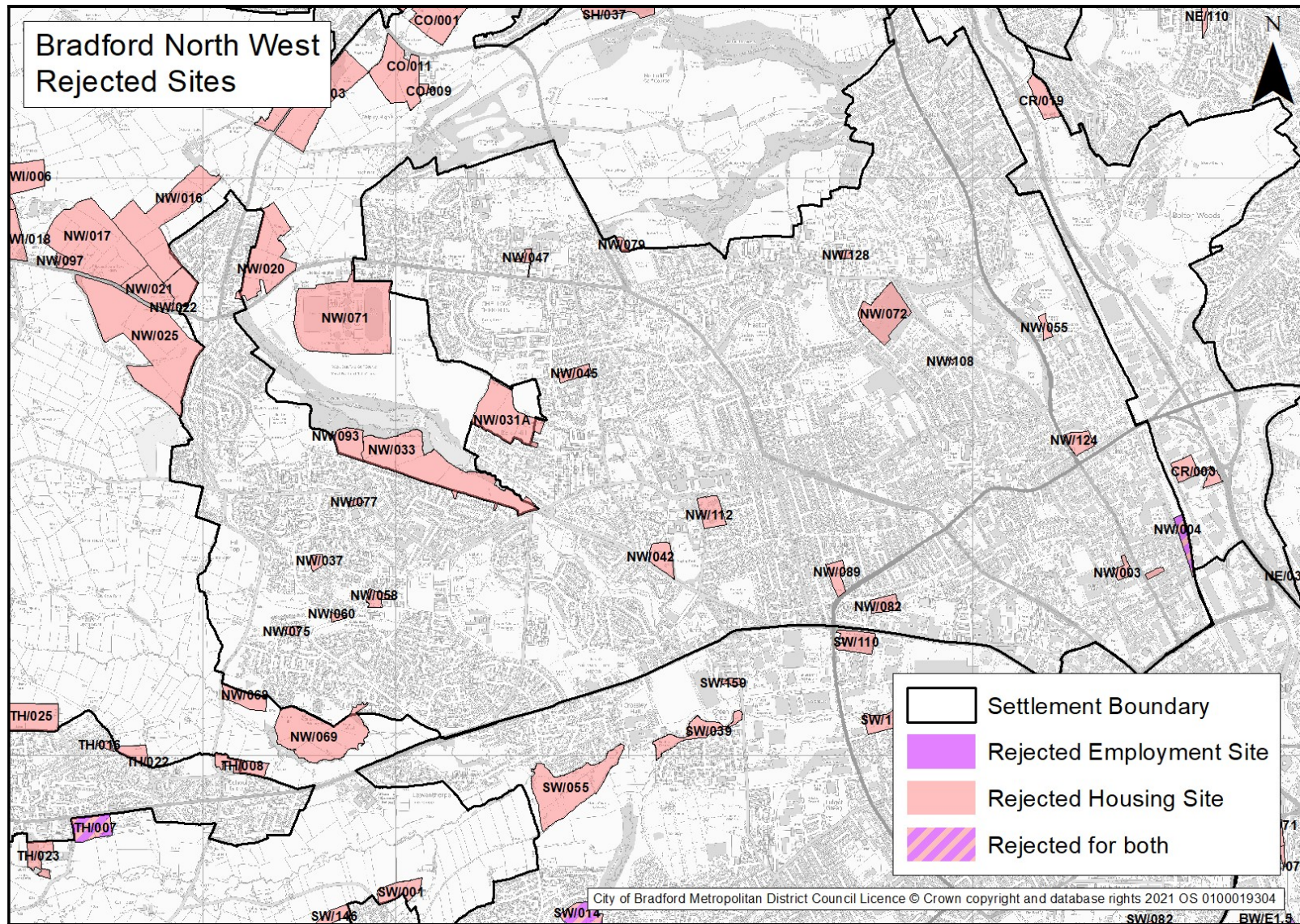




**REGIONAL CITY OF BRADFORD – BRADFORD NORTH WEST**

Ref (SLAA)	Address	Gross Area	Pool	Status	Notes	Reasons for Non Allocation
NW/003	Bowland Street	0.58		PDL		Not available
NW/004	Midland Road	1.00		PDL		Unsuitable location for homes Availability and deliverability uncertain
NW/016	Mount Pleasant Farm, Sandy Lane	11.17		Greenfield	Yes	Not attached to the urban area; Landscape impact; Green Belt impact.
NW/017	Wilsden Road, Sandy Lane,	13.75		Greenfield	Yes	Not attached to the urban area; Landscape impact; Green Belt impact.
NW/020	Haworth Road, Sandy Lane	7.55		Greenfield	Yes	Limited access; Landscape impact; Topography
NW/021	Wilsden Road, Sandy Lane,	3.24		Greenfield	Yes	Not attached to the urban area; Landscape impact; Topography; Green Belt impact.
NW/022	Wilsden Road/Sandy Lane	2.72		Greenfield	Yes	Limited access; Landscape impact
NW/025	Prune Park Lane, Allerton	18.57		Greenfield	Yes	Topography; Landscape impact; Green Belt impact
NW/031A	Hazel Walk, Daisy Hill	6.63		Greenfield	Yes	Limited access; Topography; Landscape impact;
NW/033	Chellow Dene, Bradford	12.96		Greenfield	Yes	Wildlife and habitat; Landscape impact; Loss of recreation space & green infrastructure.
NW/037	Brocklesby Drive	0.47		Greenfield		Not available
NW/042	Allerton Road, Four Lane ends	1.65		Greenfield		Loss of valuable open space; Protected trees
NW/045	Reservoir House, Heights Lane, Daisy Hill	0.87		PDL		Not available
NW/047	St Martins Church, Haworth Road, Heaton	0.58		Greenfield		Not available
NW/055	Off Manningham Lane, Manningham	0.50		Greenfield		Not available; Impact on Listed building; Trees; Difficult access.
NW/058	Land at buildings at Kenilworth House, Saffron Drive, Allerton	0.79		PDL		Not available
NW/060	Bell Dean Rd	0.25		PDL		Not available
NW/068	Allerton Lane east, Allerton	1.63		Greenfield	Yes	Wildlife; Landscape impact; Green Belt impact.
NW/069	Land south of Hoopoe Mews, Allerton	9.39		Greenfield	Yes	Wildlife; limited access; Landscape impact

NW/071	Chellow Water Treatment Works, Haworth Road, Daisy Hill	17.60		PDL	Yes	Not available
NW/072	Heaton Service reservoir, North Park Road, Heaton	4.58		Greenfield	Yes	Wildlife; trees; potential contamination; Flood risk; Heritage impact.
NW/075	Rayner Mount, Allerton	0.28		Greenfield		Valuable open space
NW/077	Garforth Street	0.21		PDL		Not available
NW/079	Bingley Road, Heaton	0.31		Greenfield	Yes	Trees; Limited access
NW/082	Walker Drive, Girdlington	1.07		PDL		Not available
NW/083	Springfield Place, Manningham	0.27		PDL		Not available
NW/089	Whetley Lane	1.12		PDL		Not available; site in school use
NW/093	Land behind Meadowbank Avenue, Allerton	2.10		Greenfield	Yes	No suitable access; Wildlife and habitat; village green
NW/097	150 Wilsden Road, Allerton	0.38		Greenfield	Yes	Not attached to urban area
NW/108	4 Victor Rd	0.05		PDL		Not available
NW/112	Squire Lane, Girdlington	1.81		PDL		Not available
NW/124	Bolton Royd, Manningham Lane	1.30		PDL		Not available
NW/128	Emmfield Drive, Heaton	0.23		Greenfield		Trees: loss of open space

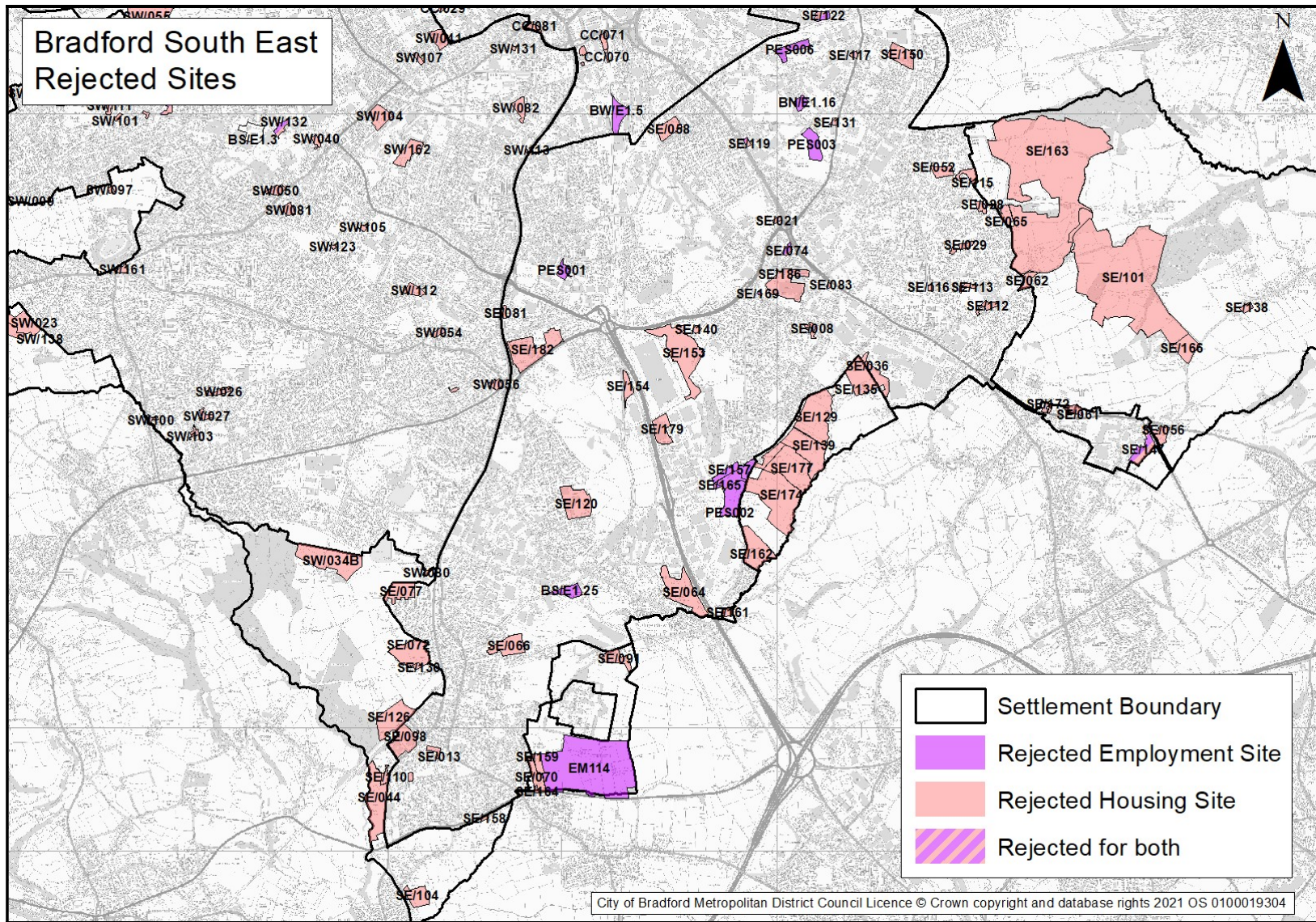


**REGIONAL CITY OF BRADFORD – BRADFORD SOUTH EAST**

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
SE/008	Burnham Avenue Bierley	0.55		Greenfield		Valuable open space
SE/013	Railway Street	0.51		Greenfield		Not available; Trees; Access
SE/021	Munster Street Dudley Hill	0.23		Greenfield		Trees
SE/028	Stirling Crescent	0.59		Greenfield		Not available; flood risk
SE/029	Kesteven Close, Holmewood	0.66		Greenfield		Not available
SE/036	Site off Shetcliffe Lane	2.30		Greenfield		Not available
SE/039	St Marys Square	0.26		Greenfield		Not available
SE/044	Huddersfield Road, Wyke	7.35		Greenfield	Yes	Topography; trees; Landscape impact
SE/052	Dane Hill Drive, Holmewood	1.36		Greenfield		Not available; important open space
SE/056	West Gate Hill Street	1.22		Greenfield	Yes	Impact on registered battlefield
SE/058	Paley Road - Bowling	2.16		PDL		Not available
SE/061	Westgate Hill Street	0.80		PDL		Not available
SE/062	Holme Lane/Raikes Lane - Holmewood	1.01		Greenfield	Yes	Heritage impact
SE/064	Lower Woodlands Farm - Oakenshaw	6.62		Greenfield		No suitable access; Wildlife; proximity to hazardous installation
SE/065	Holme Farm, Holme Lane, Holmewood	1.13		Greenfield	Yes	Topography; Heritage impact; Trees
SE/066	Wilson Road - Wyke	3.33		Greenfield		Proximity to hazardous installation
SE/070	The Knowle, Whitehall Road, Wyke	1.78		Greenfield	Yes	Proximity to hazardous installation
SE/072	Carr House Gate	4.89		Greenfield	Yes	Heritage impact; Limited access
SE/074	Factory Street, Dudley Hill			PDL		Not Available
SE/077	Summer Hall Ing, Delf Hill	2.96		Greenfield		Proximity to hazardous installation
SE/081	Manchester Road/Runswick Street	0.27		PDL		Not available
SE/083	De Lacy Mews/Tong Street	0.12		PDL		Too small
SE/091	Wyke Lane, Oakenshaw	2.02		Greenfield	Yes	Not attached to urban area
SE/098	Wyke Mills, Huddersfield Road, Wyke	3.56		PDL		Site is in use and is an important local employment area

SE/104	Lower Wyke Lane, Wyke	2.51		Greenfield	Yes	Not attached to defined urban area in Bradford
SE/101	Raikes Lane/New Lane, Tong	54.12		Greenfield	Yes	Not attached to urban area
SE/110	Highfield, Huddersfield Road, Wyke	0.61		Greenfield	Yes	Trees; Topography
SE/112	Holme Lane, Holmewood	0.83		Greenfield		Valuable open space
SE/113	Daniel Court, Holmewood	0.51		Greenfield		Topography
SE/115	Dane Hill Drive, Holmewood	1.14		Greenfield		Topography; Trees
SE/116	Broadstone Way, Holmewood	0.23		Greenfield		Not available
SE/117	Furnace Inn Street, Cutler Heights	0.23		PDL		Not available
SE/119	Wakefield Rd	0.24		PDL		Unsuitable location for residential
SE/120	Park House Road, Low Moor	5.11		PDL		Proximity to hazardous installation
SE/122	Greenhill Mills, Florence Street, Bradford Moor	0.80		PDL		Proximity to hazardous installation
SE/126	Hudson View Wyke	5.26		Greenfield	Yes	Impact on ancient woodland; Landscape impact; Access over railway tunnel
SE/129	Shetcliffe Lane, Bierley	8.73		Greenfield	Yes	Landscape impact;
SE/130	High Fernley Farm - High Fernley Road	0.21		Greenfield	Yes	Not attached to urban area
SE/131	310 Sticker Lane	0.25		PDL		Not available
SE/135	Shetcliffe Lane/Toftshaw New Road	4.64		Greenfield	Yes	Potential contamination; Not available
SE/138	Tong Lane	0.52		Greenfield	Yes	Not attached to urban area
SE/139	Shetcliffe Lane	6.72		Greenfield	Yes	Not attached to urban area
SE/140	Coop Place	0.31		Greenfield		Developed for other use
SE/147	Inmoor Rd, Tong	2.47		Greenfield		Unsuitable location for residential
SE/150	Dick Lane - Cutler Heights	2.72		PDL		Not available
SE/153	Rooley Lane	9.84		Greenfield		Developed for other use
SE/154	Staithgate Lane			Greenfield		Developed for other use
SE/157	Rockhill Lane			Greenfield		unsuitable
SE/158	Whitehall Road, Wyke	0.18		Greenfield	Yes	Too small
SE/159	Knowle Lane, Wyke	1.03		Greenfield	Yes	Proximity to hazardous installation
SE/161	Mill Carr Hill Road (south)	0.48		Greenfield	Yes	Not available

SE/162	Mill Carr Hill Road Oakenshaw	5.17		Greenfield	Yes	Access; Topography
SE/163	Ned Lane, Holmewood	72.33		Greenfield	Yes	Heritage impact; High Pressure Gas main; landscape impact
SE/164	Whitehall Road, Wyke	0.15		Greenfield	Yes	Too small
SE/165	Rockhil Lane			Greenfield		Unsuitable; wildlife, no suitable access
SE/166	New Lane/Tong Lane, Tong	2.80		Greenfield	Yes	Not attached to Urban area
SE/169	Burnham Avenue Bierley	0.10		PDL		Merged with SE/118
SE/172	Westgate Terrace	0.26		Greenfield		Proximity to hazardous installation
SE/173	Westgate Hill Street	0.13		Greenfield		Too small
SE/174	Cheesecake Farm, Greenfield Lane, Bierley	12.86		Greenfield	Yes	Landscape impact; Access
SE/177	Brogden House Farm A, Boy Lane, Bierley	7.73		Greenfield	Yes	Not attached to Urban area
SE/178	Brogden House Farm B Boy Lane, Bierley	1.60		Greenfield	Yes	Limited access
SE/179	Wharfedale Rd, Euroway	2.63		PDL		Unsuitable location for residential
SE/182	Richard Dunne, Rooley Avenue	7.27		Mixed		Not available for residential
SE/186	Rook Lane	5.75		PDL		Not available



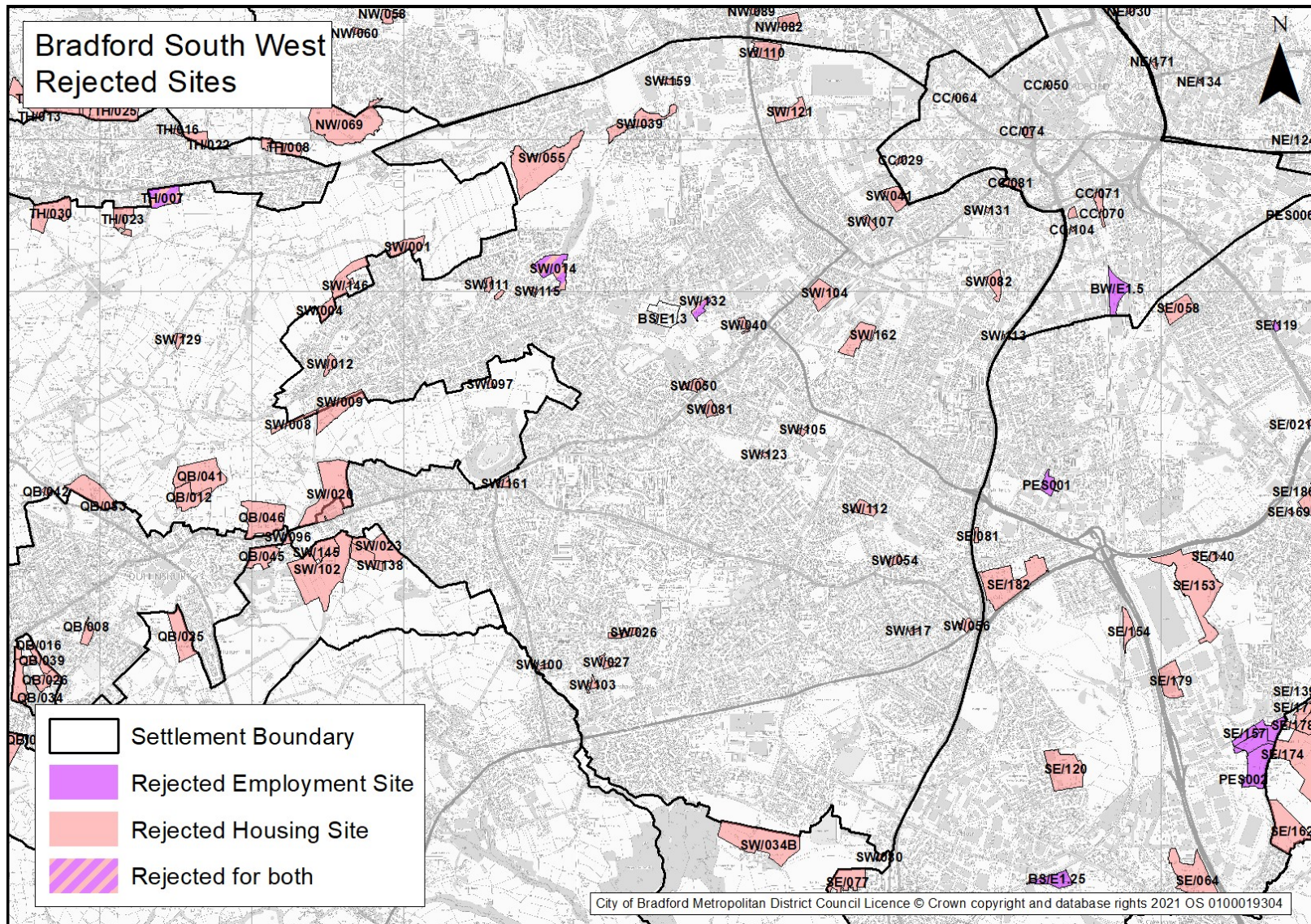
## REGIONAL CITY OF BRADFORD – BRADFORD SOUTH WEST

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
SW/001	Town End Road, Clayton	1.81		Greenfield	Yes	Limited access; Topography; Landscape impact; Heritage impact; Green Belt impact.
SW/004	Holts Lane, Clayton	1.03		Greenfield	Yes	No suitable access
SW/008	Baldwin Lane, Clayton	0.69		Greenfield	Yes	Site suggested as access option for neighbouring site only
SW/009	Langberries, Baldwin Lane, Clayton	3.31		Greenfield	Yes	Merged into SW/010
SW/012	Clayton Lane, Clayton	0.65		Greenfield		Developed for other use
SW/014	Bradford Road, Clayton	3.10		Greenfield		Limited access; Topography; Trees; Loss of greenspace.
SW/020	Back Lane & Sheephill Lane	8.17		Greenfield	Yes	Topography; Landscape impact.
SW/023	Stocks Lane, Clayton Heights	3.23		Greenfield	Yes	Limited access; Landscape impact; Green Belt impact.
SW/026	Reevy Road west, Buttershaw	0.71		Greenfield		Site is incidental open space and not considered achievable without more land coming forward
SW/027	Bishopdale Holme, Buttershaw	0.53		Greenfield		Not available
SW/034B	Land south of Fenwick Drive, Woodside	8.35		Greenfield		Heritage impact; Landscape impact; Green Belt impact;
SW/039	Cemetery Road	2.70		Greenfield		Limited access; Flood risk; heritage; potential contamination
SW/040	Westcroft Road, Great Horton	0.44		Greenfield		Burial ground; important open space; conservation areas; wildlife habitat / UK BAP
SW/041	Shearbridge Road	1.56		PDL		Not available
SW/050	Bartle Lane	0.84		PDL		Not available
SW/054	Chapel Street, Wibsey	0.45		Greenfield		Burial ground;
SW/055	Leaventhorpe Lane, Thornton	8.63		Greenfield		Landscape impact; Access; Flood risk; green infrastructure corridor.
SW/056	Odsal roundabout	0.56		PDL		Developed for other use



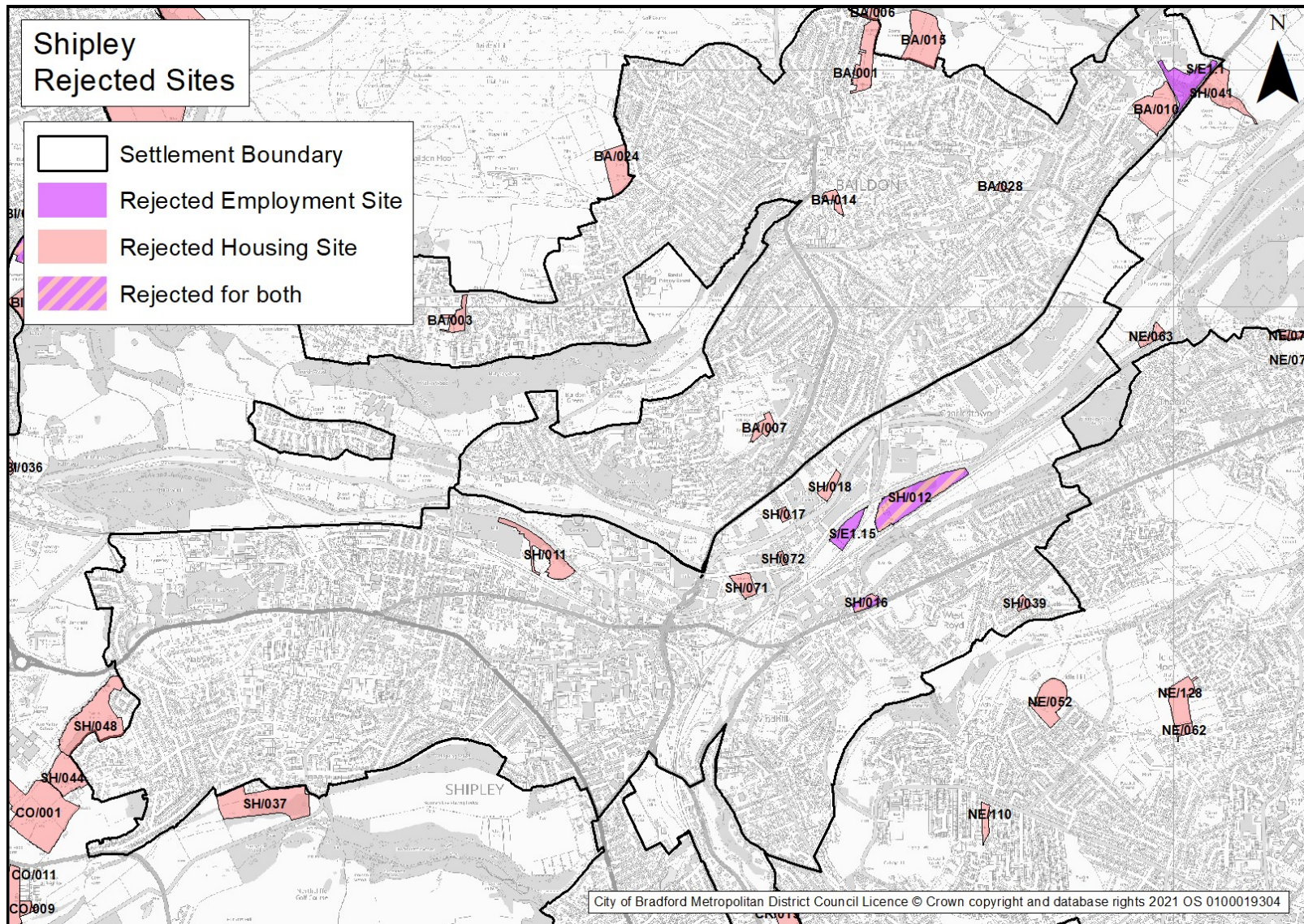
SW/080	Low Royd, Park Bottom, Low Moor	0.12		Greenfield		Too small
SW/081	Pannal Street, Great Horton	0.71		PDL		Not available
SW/082	St Lukes, Little Horton Lane, Little Horton	1.25		PDL		Not available
SW/096	Land at Scarlet Heights,	0.24		Greenfield		Trees; Wildlife habitat / UK BAP
SW/097	43 Beaconsfield Road, Clayton	0.22		Greenfield		Too small
SW/100	Stanbeck Gardens, Buttershaw	0.24		Greenfield		Too small
SW/101	Thornaby Drive, Clayton	0.20		Greenfield		Not available
SW/102	Little Moor, Clayton Heights	10.21		Greenfield	Yes	Access; Topography; Landscape impact; Green Belt impact.
SW/103	Rear Edge End Road, Buttershaw	0.37		PDL		No suitable access
SW/104	Cecil Avenue, Great Horton	2.15		Greenfield		Not available
SW/105	Clover Street/Haycliffe Road, Wibsey	0.22		PDL		Limited access
SW/107	Summerseat Place	0.38		Greenfield		Not available
SW/110	Hilmore House, Thornton Road, Girdlington	1.93		PDL		Not available
SW/111	Bradford Road/Thirsk Grove, Clayton	0.37		Greenfield		Access; Not available
SW/112	Briarwood Grove, Odsal	1.09		Greenfield		No Access; Topography; Wildlife habitat / UK BAP
SW/113	Manchester Rd	0.04		PDL		Too small
SW/115	Bradford Rd, Clayton	0.17		PDL		Too small
SW/117	Land South Of 47 Crawford Avenue	0.17		Greenfield		Too small
SW/121	Princeroyd Way	2.01		PDL		Not available
SW/123	Haycliffe Lane - Great Horton	0.14		PDL		Too small
SW/129	Cockin Lane Farm Clayton	0.45		Greenfield	Yes	Not attached to urban area; Green Belt Impact
SW/132	Brackenbeck Rd	0.78		PDL		Too small
SW/131	Sawrey Place	0.09		PDL		No suitable access; Landscape impact
SW/138	New House Lane, Clayton Heights	1.87		Greenfield	Yes	No suitable access
SW/145	Land south of Littlemoor, Clayton Heights	1.82		Greenfield	Yes	No suitable access
SW/146	Holts Lane, Clayton	2.56		Greenfield	Yes	Not available
SW/159	Cumberland House, Cemetery Rd, Girdlington	0.32		PDL		Not available

SW/161	Former Hare and Hounds Pub, Great Horton Rd, Clayton Heights	0.40		Mixed		Not available
SW/162	Land off Powell Road	2.51		Greenfield		No suitable access



## SHIPLEY

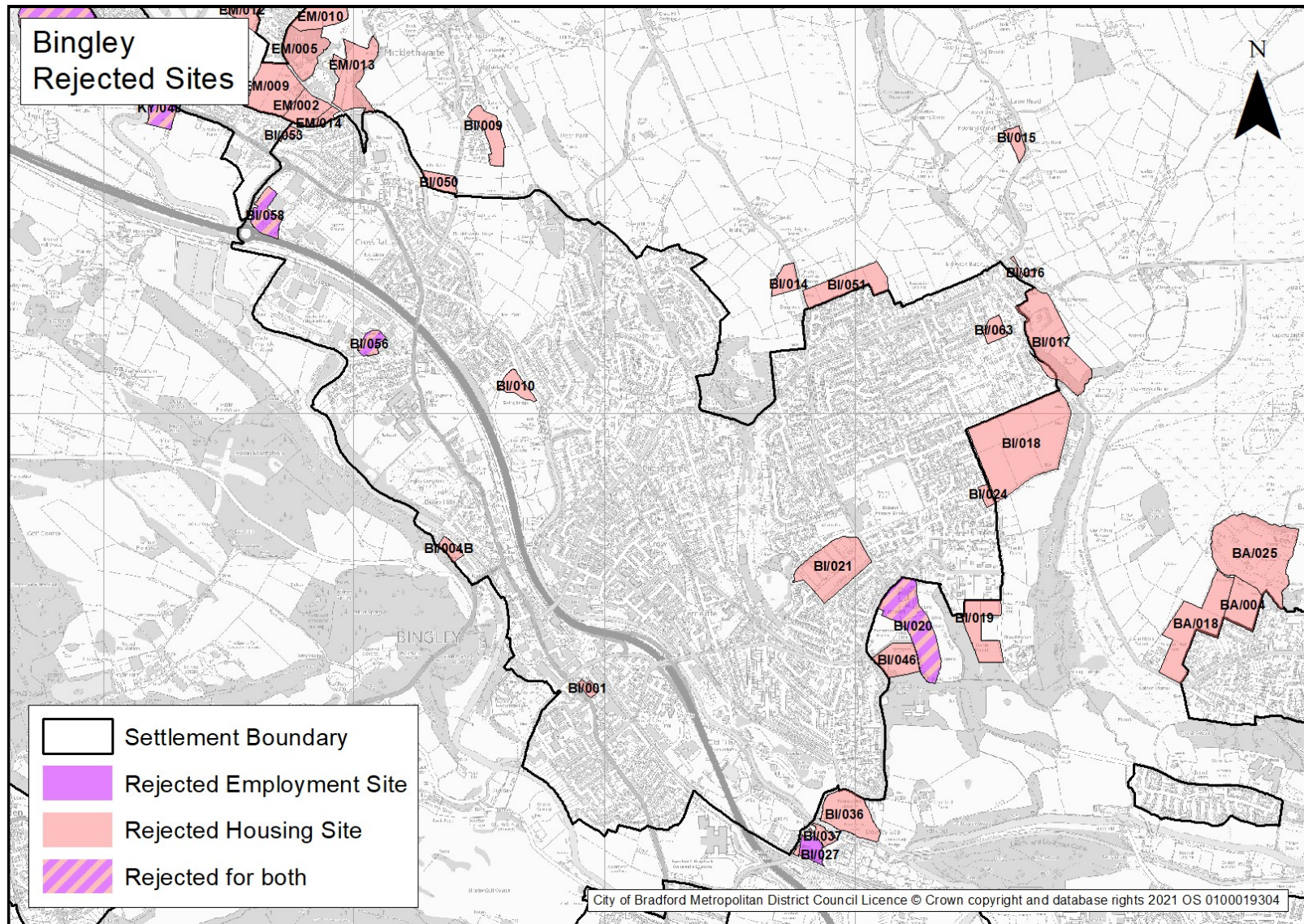
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
SH/011	Salts Mill Road, Saltaire, Shipley	1.79		PDL		Not available
SH/012	Dockfield Rd			Greenfield		Valuable open space
SH/016	Leeds Road/Thackley Old Road	0.51		Greenfield		Valuable open space
SH/017	Lower Holme Mill, Otley Road	0.22		PDL		Flood risk
SH/018	Otley Road	0.60		PDL		Flood risk
SH/037	Hollin Hall Farm, High Bank Lane, Shipley	4.18		Greenfield	Yes	Access; Heritage; Topography
SH/039	West Royd Gardens, Windhill	0.23		Greenfield		Not available
SH/041	Former Tannery, Hollins Hill Works, Hollins Hill	1.79		PDL	Yes	Flood risk
SH/044	Glenview Close Nab Wood	1.80		Greenfield	Yes	Access
SH/048	New Close Road, Nabwood			Greenfield	Yes	Landscape impact: Habitat impact
SH/071 (CR/021)	Dockfield Road, South, Shipley	0.68		PDL		Flood risk
SH/072 (CR/042)	Dockfield Road/Dockfield Place	0.13		PDL		Not available



## PRINCIPAL TOWNS - BINGLEY

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
BI/001	Victoria St	0.32		PDL		Not available
BI/004B	Ireland Street	0.49		PDL		Gas pipeline
BI/009	Greenhill Drive, Micklethwaite	1.58		Greenfield	Yes	Not attached to the urban area; Within Green Belt
BI/010	Sleningford Road, Crossflatts	0.87		Greenfield		Unsuitable access; Trees; Topography; heritage impact
BI/014	Heights Lane (west side) Eldwick	0.91		Greenfield	Yes	Landscape impact; Not attached to urban area
BI/015	Otley Road, Eldwick	0.63		Greenfield	Yes	Not attached to urban area
BI/016	Spring Lane, Saltaire Road Eldwick	0.23		Greenfield	Yes	Heritage impact;
BI/017	Spring Lane, Eldwick	5.78		Greenfield	Yes	Heritage impact; Topography; Habitats; Flood risk; Trees
BI/018	Sherrif Lane, Eldwick	10.59		Greenfield	Yes	Unsuitable access; Landscape impact; Wildlife; Heritage
BI/019	Sheriff Lane, Eldwick	2.45		Greenfield	Yes	Heritage impact; access
BI/020	Gilstead Lane	4.42		Greenfield	Yes	Heritage impact; Landscape impact
BI/021	Gilstead Water works. Warren Lane, Eldwick	4.49		PDL		Not available
BI/024	Sheriff Lane, (Laurel Bank)	0.33		Greenfield		Too small; Access
BI/036	Dowley Gap Lane	3.01		Greenfield	Yes	Proximity to the Dowley Gap water treatment works; Heritage impact; Landscape impact
BI/037	Dowley Gap Lane	0.47		Greenfield	Yes	Proximity to the Dowley Gap water treatment works; Heritage impact
BI/046	Primrose Lane, Gilstead	1.83		Greenfield	Yes	Heritage impact; Landscape impact
BI/050	Micklethwaite Lane	0.81		Greenfield	Yes	Heritage impact; Landscape impact
BI/051	Land off Pengarth, Eldwick	2.80		Greenfield	Yes	Not available
BI/053	Marley Court	0.2		Greenfield		Limited access
BI/054	Dowley Gap Lane	0.07		Greenfield	Yes	Too small

BI/056	Castlefield Lane	0.72		PDL		Unsuitable residential location; Flood risk
BI/058	Croft Road, Crossflatts	1.47		PDL		Unsuitable residential location
BI/063	Lyndale Road, Eldwick	0.67		Greenfield		No available access; Open Space

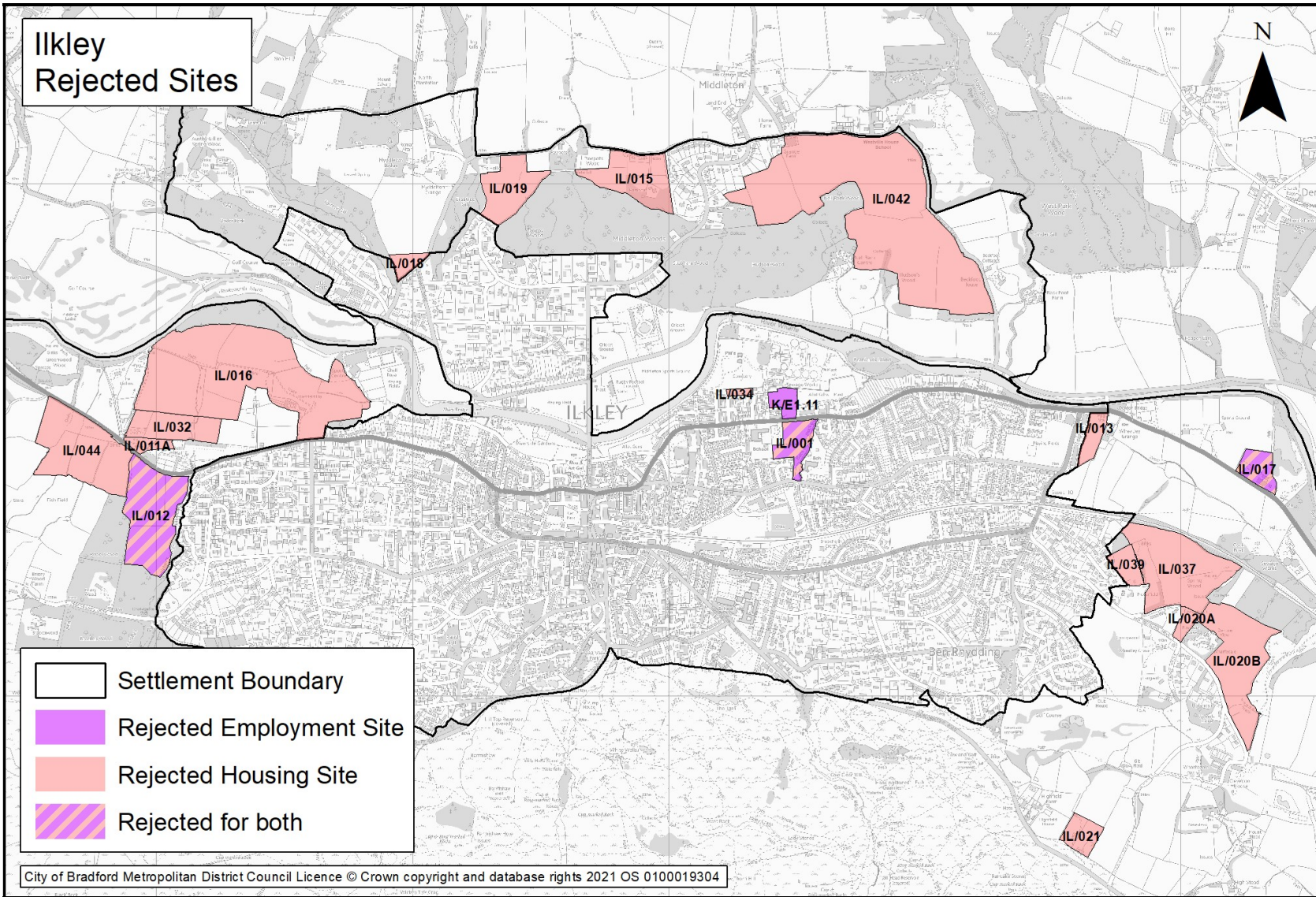




## PRINCIPAL TOWNS - ILKLEY

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
IL/001	Leeds Rd			Greenfield		Flood risk, Open Space
IL/011A	Skipton Road west	0.82		Greenfield	Yes	Not attached to urban area; Green Belt Impact, Landscape Impact, Heritage impact
IL/012	Skipton Road	7.82		Greenfield	Yes	Green Belt impact, landscape impact, Habitat/ecological impact
IL/013	Wheatley Lane, Ben Rhydding	1.28		Greenfield	Yes	Heritage impact; Green Belt impact
IL/015	Slates Lane	3.10		Greenfield	Yes	Not attached to the urban area, Green Belt Impact Landscape Impact, Habitat impact
IL/016	Hadfield Farm, Skipton Road	23.85		Greenfield	Yes	Green Belt impact, landscape impact; Access limited; Flood Risk
IL/017	Coutances Way	1.72		PDL	Yes	Not available; not attached to urban area; Flood Risk, Green Belt
IL/018	Hardings Lane	0.87		Greenfield	Yes	Heritage impact, Landscape Impact, Green Belt Impact, Habitats impact
IL/019	Hardings Lane	4.20		Greenfield	Yes	Green Belt impact, Landscape impact, Habitats impact
IL/020A	Ben Rhydding Drive	0.73		Greenfield	Yes	Not attached to the urban area, Green Belt Impact
IL/020B	Ben Rhydding Drive	8.20		Greenfield	Yes	Not attached to the urban area, Green Belt Impact, HSE hazard zone
IL/021	Hangingstone Road.	1.67		Greenfield	Yes	Not attached to the urban area, Green Belt, Accessibility, Ecological Impact, Landscape Impact
IL/032	Skipton Road	3.54		Greenfield	Yes	Not attached to urban area; Landscape Impact, Green Belt Impact
IL/034	Beanlands Parade	0.27		Greenfield		Not available
IL/037	Ben Rhydding Drive/Railway Lane	9.24		Greenfield	Yes	Not available; Green Belt impact
IL/039	Land off Moorfield Road, Ben Rhydding	1.29		Greenfield	Yes	No available; Access; Green Belt
IL/042	Land at Middleton Farm	33.03		Greenfield	Yes	Not attached to the urban area, Landscape Impact, Green Belt Impact, accessibility

IL/044	Skipton Road	8.70		Greenfield	Yes	Not attached to the urban area; Landscape Impact, Green Belt Impact
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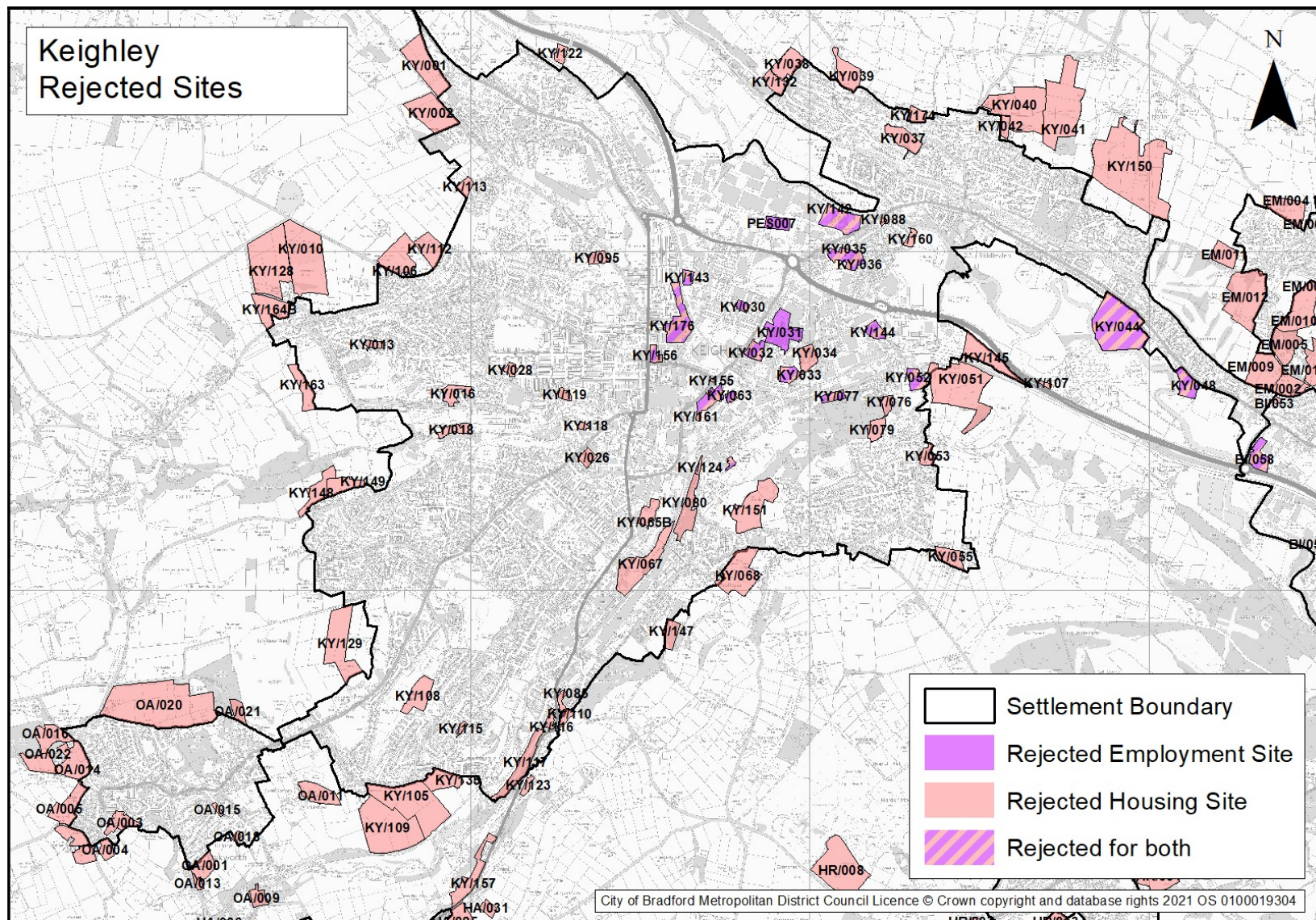
## PRINCIPAL TOWNS – KEIGHLEY

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
KY/001	Barr House Lane/Hollins Lane, Utley	4.15		Greenfield	Yes	Limited access; topography
KY/002	Hollins Lane, Utley	4.06		Greenfield	Yes	Limited access; Heritage impact; Landscape impact
KY/010	Black Hill Lane, Keighley	8.10		PDL	Yes	Not attached to the urban area; not available
KY/013	Braithwaite Avenue	0.41		Greenfield		Not available
KY/016	North Dean Road	1.09		Greenfield		Flood risk; Access; Heritage impact
KY/018	North Dean Road	0.97		Greenfield		Topography; Wildlife; Flood risk
KY/026	The Oaks, Oakworth Road, Keighley	0.70		PDL		Not available
KY/028	Devonshire Street/West Lane	0.44		Greenfield		Not available; Loss of open space
KY/030	Parson Street, Keighley	0.38		PDL		Not available
KY/032	Bradford Road	1.00		PDL		Not available
KY/033	Brewery Street			PDL		Unsuitable Location; Not available
KY/034	Dalton Mills, Dalton Lane	1.33		PDL		Not available
KY/035	Harclo Rd	1.33		PDL		Not available
KY/036	Aireworth Mills	1.74		PDL		Not Available
KY/037	Scott Lane, Riddlesden	1.92		Greenfield		Limited/Unsuitable access; Topography; TPOs
KY/038	Western Avenue, Riddlesden	2.02		Greenfield	Yes	Limited suitable access
KY/039	Banks Lane Riddlesden	2.14		Greenfield	Yes	Poor access; Topography
KY/040	Ilkley Road, Riddlesden (Barley Cote Farm)	6.96		Greenfield	Yes	Not attached to the urban area
KY/041	Ilkley Road, Riddlesden, Keighley	8.32		Greenfield	Yes	Not attached to the urban area
KY/042	Barley Cote Road, Riddlesden	0.65		Greenfield	Yes	Not attached to the urban area
KY/044	Bradford Road, Riddlesden	7.67		Greenfield	Yes	Flood risk
KY/048	Bradford Road, Sandbeds, Keighley	1.45		Greenfield	Yes	Flood risk; wildlife
KY/051	Thwaites Brow Road, Regency Court	8.47		Greenfield	Yes	Unsuitable access; Topography

KY/052	Thwaites Brow Road	1.06		Greenfield		Topography; Unsuitable access; Landscape impacts; Impact of neighbouring uses
KY/053	Thwaites Brow Road	0.75		Greenfield		Not available
KY/055	Moss Carr Road	1.43		Greenfield		Valuable open space
KY/063	Gresley Road	0.33		PDL		Not available
KY/065B	Mariner Road West	1.13		PDL		Not available
KY/067	Woodhouse Road	4.31		Greenfield		Not available; Trees; Flood risk (part)
KY/068	Land between Woodhouse and Glen Lee Lane	4.33		Greenfield	Yes	Topography; ;Landscape impact
KY/076	Primrose Street	0.58		Greenfield		Trees; Wildlife;
KY/077	Parkwood Street, Keighley	0.67		PDL		Not available
KY/079	Higherwood Close	1.04		Greenfield		Trees; Wildlife
KY/080	Land between Park Lane and KWVR	2.38		Greenfield		Unsuitable access; trees
KY/085	Wesley Place Halifax Road Keighley	0.44		Greenfield		Trees
KY/088	Florist Street, Stockbridge	0.11		PDL		Too small
KY/095	Woodville Road, Spring Gardens Lane	0.77		PDL		Heritage Impact; Trees
KY/102	St Pauls Rise	0.25		PDL		Not available; Restricted access; Overhead electricity transmission line.
KY/105	Harewood Hills Farm, Goose Cote Lane	7.68		Greenfield	Yes	Landscape impact; Heritage impact
KY/106	Black Hill Lane, Braithwaite	3.20		Greenfield	Yes	Landscape impact
KY/107	Aire Valley Road	0.20		Greenfield	Yes	Not attached to the urban area
KY/108	Harewood Rise, Bracken Bank	2.27		Greenfield		Limited access; Topography
KY/109	Harewood Hill Farm, Goose Cote Lane	8.35		Greenfield	Yes	No available access; Landscape impact
KY/110	Ingram Street, Wesley Place	0.51		PDL	Yes	Trees; Topography; Landscape impacts
KY/112	Blackhill Service Reservoir, Shann Lane	1.99		Greenfield	Yes	Topography
KY/113	Keighley Shann reservoir, Shann Lane, Keighley	0.63		Greenfield		Not available
KY/115	Off Central Avenue, Bracken Bank. Keighley	0.25		Greenfield		Not available
KY/116	Brewery Street, Keighley	0.51		PDL		Not available

KY/117	Damens Lane, Halifax Road, Keighley	2.49		Greenfield		Wildlife; Habitat; Trees; Topography; access
KY/118	North side of Becks Road, Keighley	0.22		PDL		Trees; Amenity
KY/119	West Lane, Keighley	0.42		PDL		Not available
KY/122	Keelham Lane - Low Utley	0.64		Greenfield	Yes	Not attached to the urban area
KY/123	Halifax Road - Keighley	0.42		Greenfield	Yes	Not attached to the urban area
KY/124	Bramwell House Park Lane	0.21		Greenfield		Not available
KY/128	Edge House Farm - Braithwaite Edge Road	7.83		Greenfield	Yes	Not attached to the urban area
KY/129	Land off Occupation Lane	5.14		Greenfield	Yes	Not attached to the urban area
KY/132	Land off Scott Lane West/ Elam Wood Road, Riddlesden	1.12		Greenfield	Yes	Unsuitable access; Topography; Landscape impact
KY/135	Land off Damens Lane	1.98		Greenfield	Yes	Heritage impact; Landscape impact
KY/142	Royd Ings Avenue			PDL		Unsuitable residential location; Flood risk
KY/143	East Avenue			PDL		Not available
KY/144	Airedale Rd			PDL		Not available; Flood risk: Unsuitable location for residential
KY/145	Aire Valley Road	2.80		PDL		Not available; Unsuitable location for residential
KY/147	Land at Hainworth Road (Cragg Hill Farm)	1.02		Greenfield	Yes	Trees; Limited access
KY/148	High Farm rear of Low Fell Close	1.96		Greenfield	Yes	Unsuitable access; Topography; Landscape impact; Wildlife
KY/149	High Farm, Fell Lane Keighley	1.58		Greenfield	Yes	Unsuitable access; Topography; Landscape impact
KY/151	Long Lee Lane	4.39		Greenfield		Topography; Landscape impact
KY/150	Land to south of West Morton	15.89		Greenfield	Yes	No suitable access; Landscape impact
KY/155	Victoria Hotel					Below threshold- potential windfall site
KY/156	Keighley College	0.55		PDL		Not available
KY/157	Halifax Road Keighley	2.40		Greenfield	Yes	Not attached to the urban area
KY/160	Florist Street, Keighley	0.47		PDL		Flood risk
KY/161	Gresley Road			PDL		Not available
KY/163	Land off North Dean Road	1.71		Greenfield	Yes	No suitable access; wildlife; Landscape impact

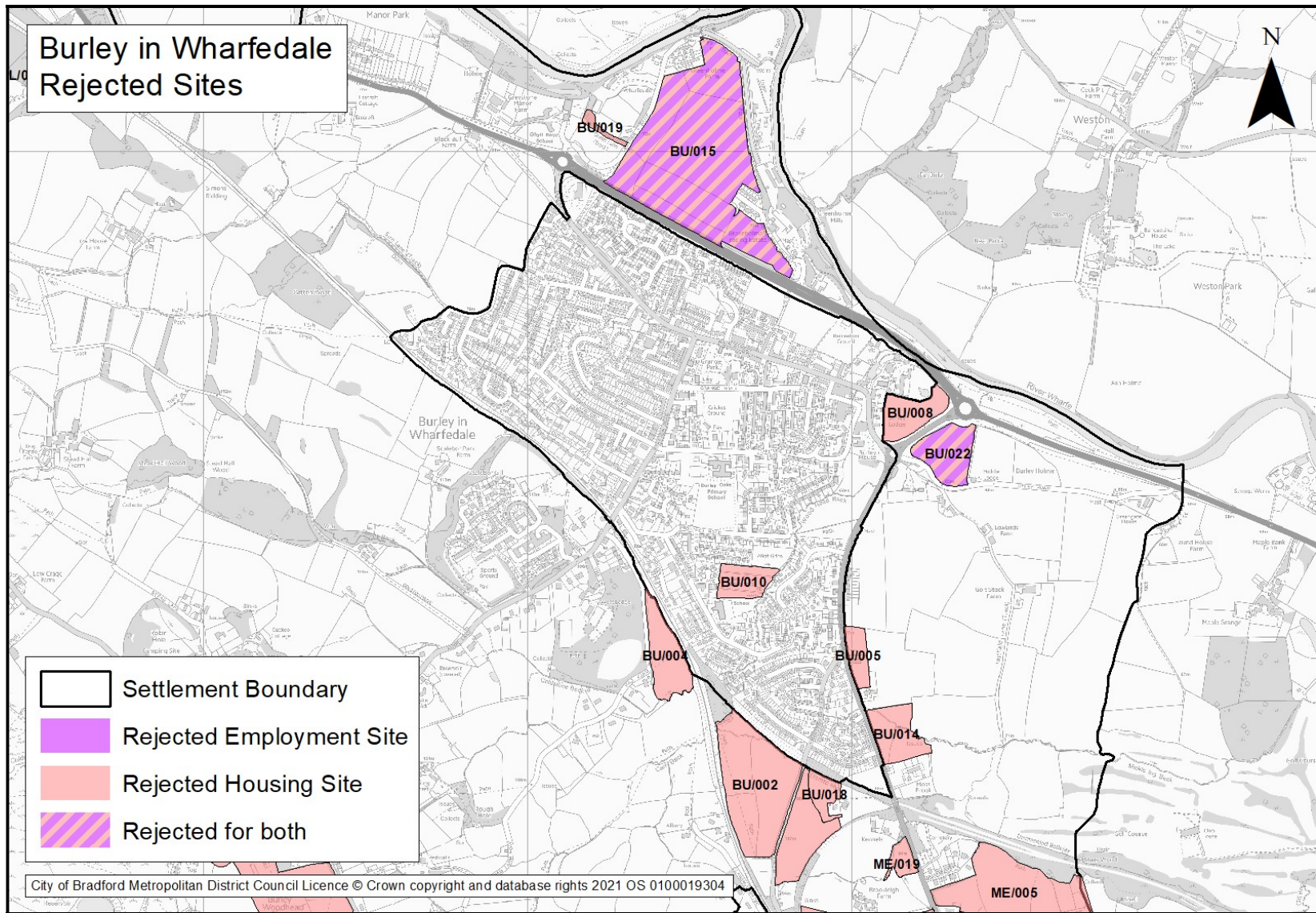
KY/164B	Land off Briathwaite Road	2.59		Greenfield	Yes	Limited access; Topography; Landscape impacts
KY/174	Ilkley Road, Riddlesden	0.80		Greenfield	Yes	Topography; No suitable access
KY/176	Airedale Mill, Lawkhome Lane	2.85		PDL		Not available





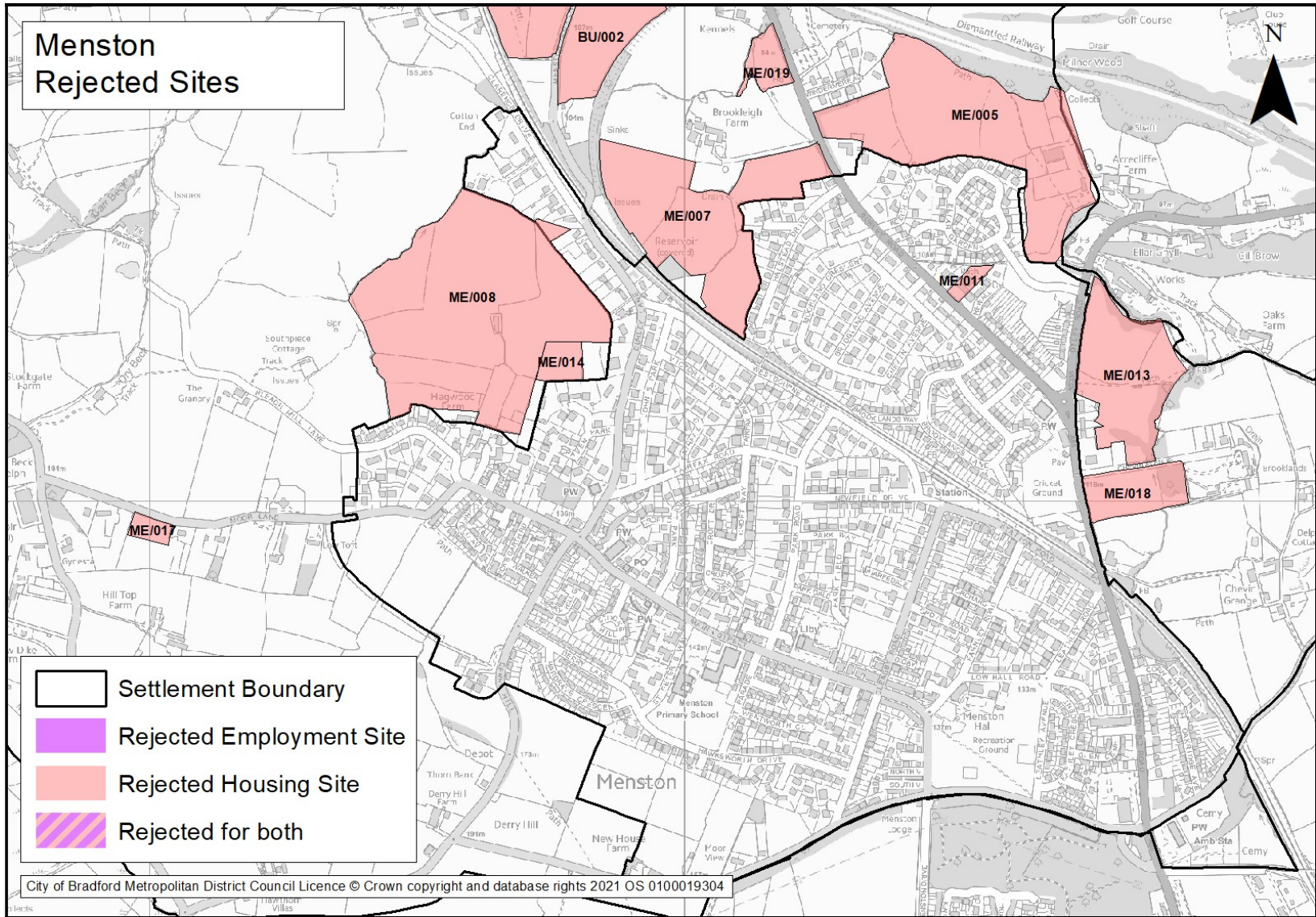
## LOCAL GROWTH CENTRES – BURLEY IN WHARFEDALE

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
BU/002	Menston Old Lane, Burley in Wharfedale	10.51		Greenfield	Yes	Landscape impact, Green Belt Impact, Accessibility
BU/004	Hag Farm Road	2.68		Greenfield	Yes	Access, Green Belt, Habitat network impact
BU/005	Banner Grange, Bradford Road	1.09		Greenfield	Yes	Landscape impact, Green Belt Impact
BU/008	Main Street	2.01		Greenfield	Yes	Heritage impact, Landscape Impact, Green Belt Impact
BU/010	East End Allotments, Oak Avenue	1.56		Greenfield		Valuable open space, Designated Allotment
BU/014	Bradford Road	2.27		Greenfield	Yes	Landscape impact, Green Belt Impact
BU/015	Land off Burley bypass			Greenfield	Yes	Landscape impacts, habitat and ecological impacts, not attached to urban area
BU/017	Crag Top Farm, Burley Woodhead	9.98		Greenfield	Yes	Landscape impact, Green Belt Impact, Accessibility
BU/018	Land off Menston Old Lane	0.99		Greenfield	Yes	Site not attached to urban area, Green Belt Impact
BU/019	Land off Leather Bank	0.33		PDL	Yes	Not attached to the urban area; Green Belt Impact; Landscape Impact
BU/022	Land south of Otley Rd	2.52		Greenfield	Yes	Not attached to the urban area



## LOCAL GROWTH CENTRES – MENSTON

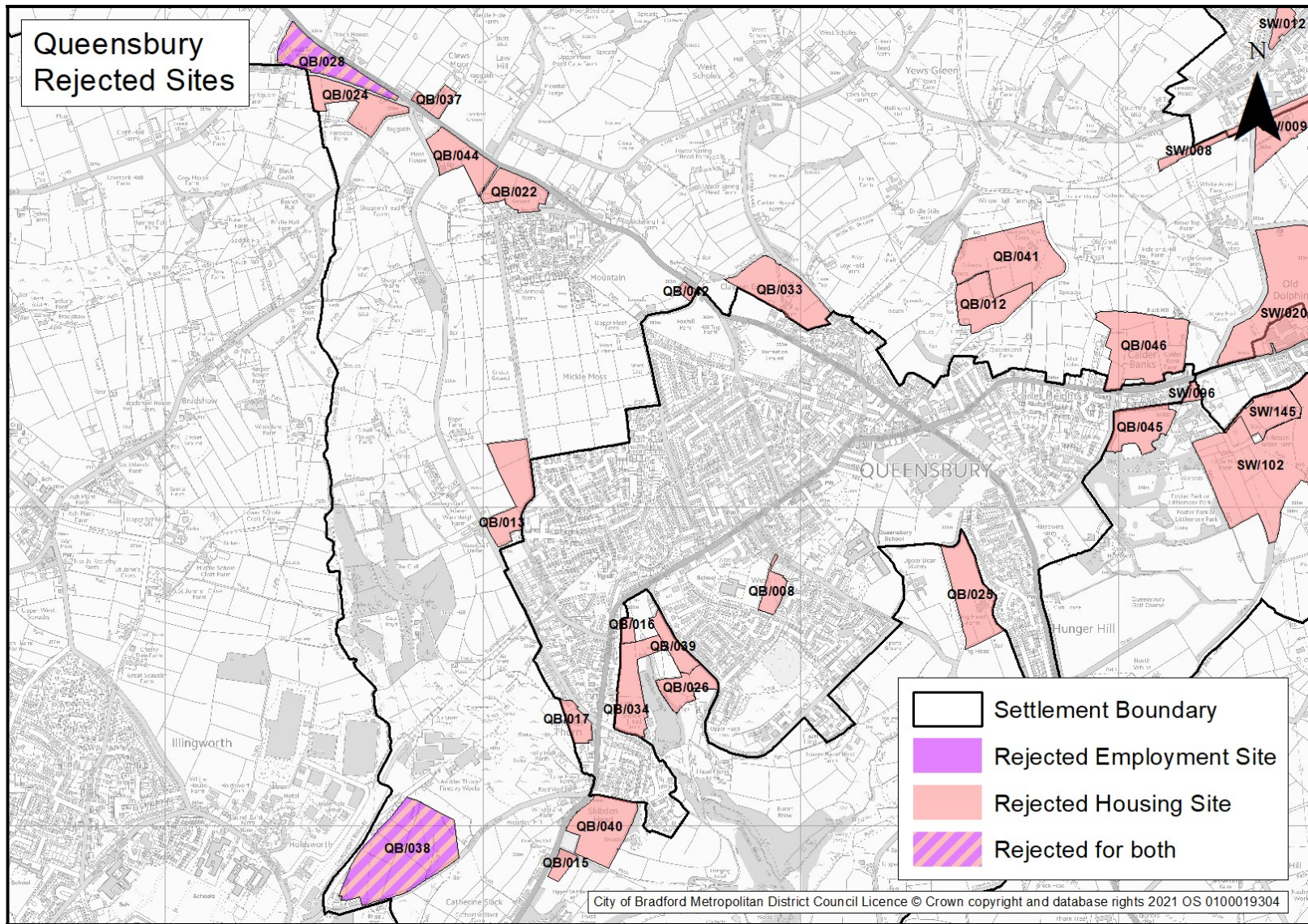
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
ME/005	Beech Close			Greenfield	Yes	Green Belt Impact; Landscape Impact
ME/007	Burley Road			Greenfield	Yes	Green Belt Impact
ME/008	Bleach Mill Lane, Menston	13.32		Greenfield	Yes	Access; Landscape impact, Green Belt impact
ME/011	Burley Road	0.25		PDL		Not available
ME/013	Otley Road,	4.10		Greenfield	Yes	Green Belt Impact
ME/014	Whiddon Croft	0.55		Greenfield	Yes	Access, Green Belt Impact, Landscape Impact
ME/017	Moor Lane	0.32		Greenfield	Yes	Not attached to the urban area, Green Belt Impact Landscape Impact
ME/018	Chevin Avenue/Bradford Road	1.59		Greenfield	Yes	Green Belt Impact; Habitat impacts
ME/019	Burley Road	0.72		Greenfield	Yes	Not attached to the urban area, Green Belt Impact Landscape Impact



## LOCAL GROWTH CENTRES – QUEENSBURY

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
QB/008	Deanstone Lane	0.79		Greenfield		Access; Open space
QB/012	Station Road east	2.56		Greenfield	Yes	Not attached to the urban area
QB/013	Cross Lane/Old Guy Road	2.86		Greenfield	Yes	Green Belt; Some landscape impact.
QB/015	Halifax Road,	0.47		Greenfield	Yes	Not attached to the urban area; Landscape impact
QB/016	Halifax Road	0.32		Greenfield	Yes	Access; Landscape impact
QB/017	Roper Lane, Ambler Thorn	0.80		Greenfield		Access, Topography, Landscape impact
QB/022	Cricket Ground, Mill Lane, Mountain	1.81		Greenfield		Access; Topography; Landscape impact
QB/024	Perseverance Lane/Green Lane, Mountain	2.46		Greenfield	Yes	Not attached to the urban area; Landscape impact
QB/025	Ing Head Farm, Hill Crest Road	3.30		Greenfield	Yes	Access; Moderate landscape impact
QB/026	Hill End Lane	1.40		Greenfield	Yes	Heritage and Landscape impacts; Some topography and access issues
QB/028	Small Tail Farm - Preserverance Road	2.41		Greenfield	Yes	Not attached to the urban area; Moderate landscape impact
QB/033	Land south of Thornton Road, east of Harp Lane	3.44		Greenfield	Yes	Access; Topography; Moderate landscape impact
QB/034	Land east of Halifax Road, Shibden Head	2.57		Greenfield	Yes	Access; Landscape impact;
QB/037	Brighouse and Denholme Road	0.65		Mixed	Yes	Not attached to the urban area; Moderate landscape impact
QB/038	School Cote Brow/Brow Lane			Greenfield	Yes	Not attached to the urban area; Moderate landscape impact
QB/039	Hill End Lane	0.97		Greenfield	Yes	Landscape impact
QB/040	Brewery Lane	3.19		Greenfield	Yes	Topography; Landscape impact; Some access issues
QB/042	Pineberry Inn, Brighouse and Denholme Road	0.21		PDL	Yes	Conversion of an existing building could come forward as windfall; Green Belt
QB/041	Station Road	5.25		Greenfield	Yes	Not attached to urban area
QB/044	Roper Lane	2.01		Greenfield	Yes	Not attached to the urban area; Landscape impact

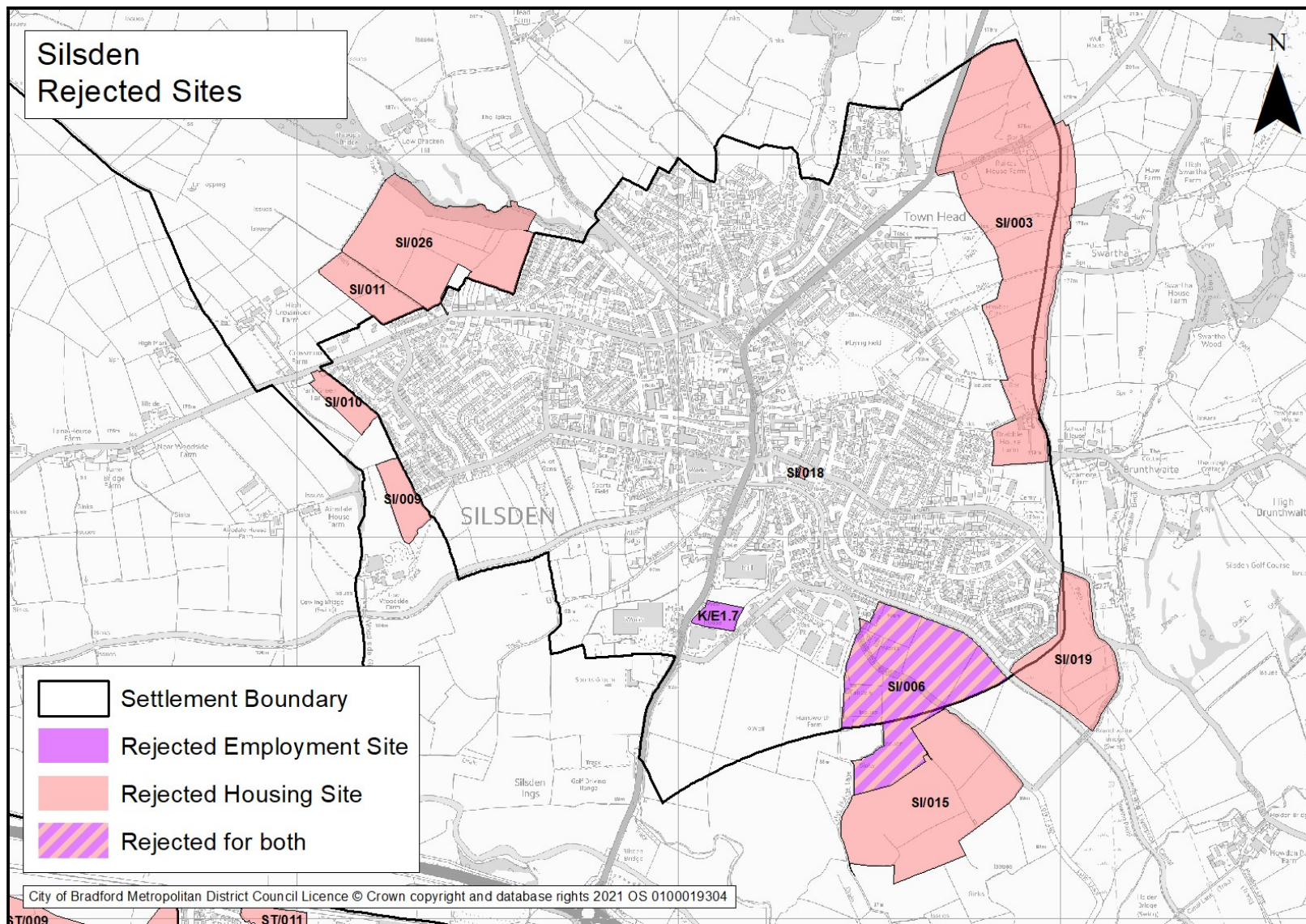
QB/045	Land to rear of Upper Fawth Close	2.23		Greenfield	Yes	Open space; Trees; Habitat Network; Landscape and Heritage impacts
QB/046	Land north of Scarlet Heights	5.18		Greenfield	Yes	Topography; Landscape impact; Habitat Network; Overhead power line



## LOCAL GROWTH CENTRES – SILSDEN

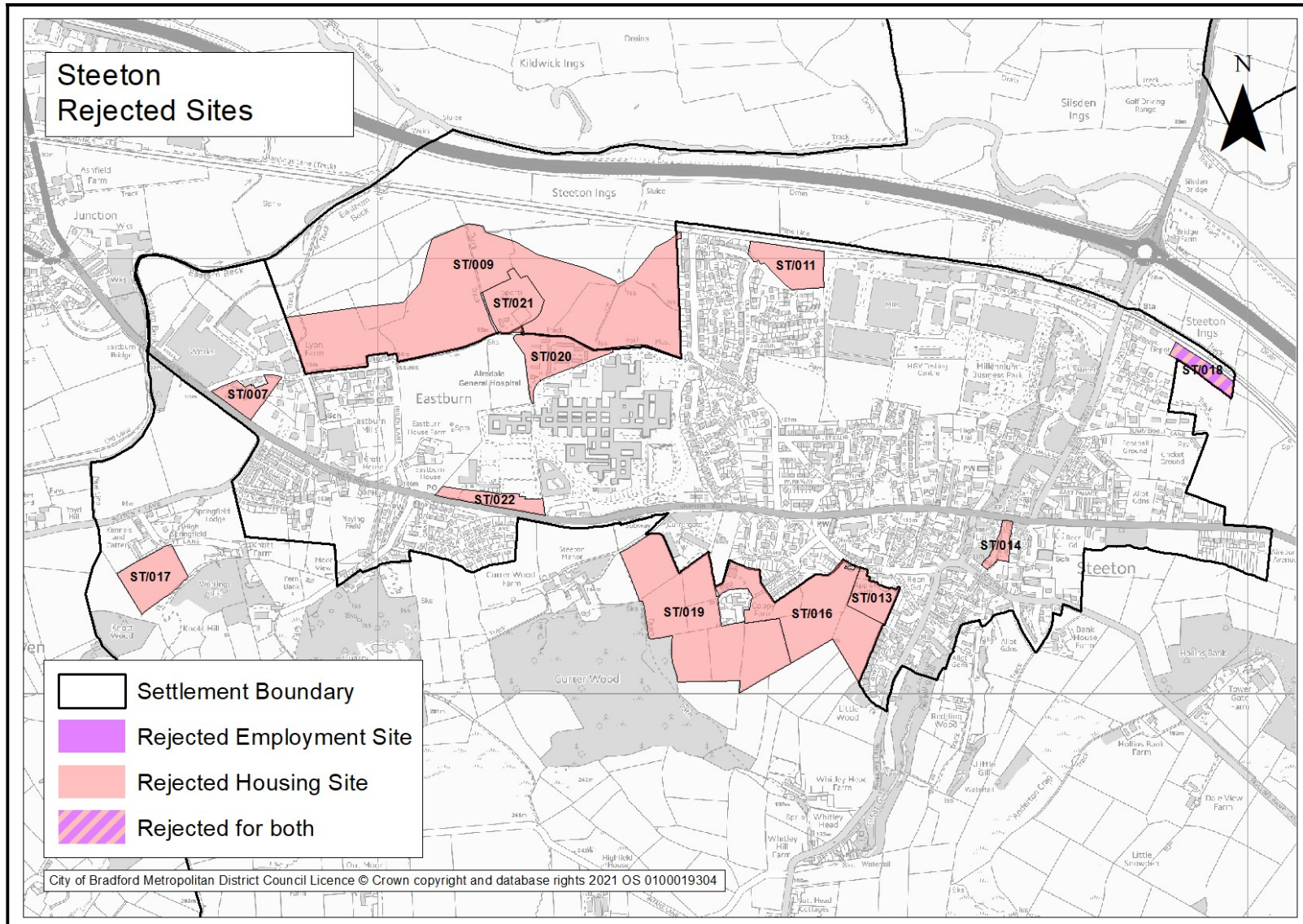
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
SI/003	Brownbank Lane	21.05		Greenfield		Access; Landscape impact; Heritage impacts
SI/006	Hainsworth Road			Greenfield	Yes	Access; Protected hedges; Landscape impacts; Flood risk (part)
SI/007B	Keighley Rd	6.52		Greenfield		Flood risk
SI/009	Westerly Crescent, Silsden	1.48		Greenfield	Yes	Access; Landscape impact
SI/010	Skipton Old Road	1.15		Greenfield	Yes	Limited access; Landscape impacts
SI/011	Skipton Road, Silsden	2.14		Greenfield	Yes	Access; Landscape impacts
SI/015	Land off Hainsworth Road	11.44		Greenfield	Yes	Not attached to the urban area; Flood risk
SI/018	Waterloo Mills	0.07		PDL		Not available
SI/019	Land off Holden Lane	5.75		Greenfield	Yes	Access; Landscape impacts
SI/026	Land off Skipton Rd	10.15		Greenfield	Yes	Access; Landscape impacts; Wildlife





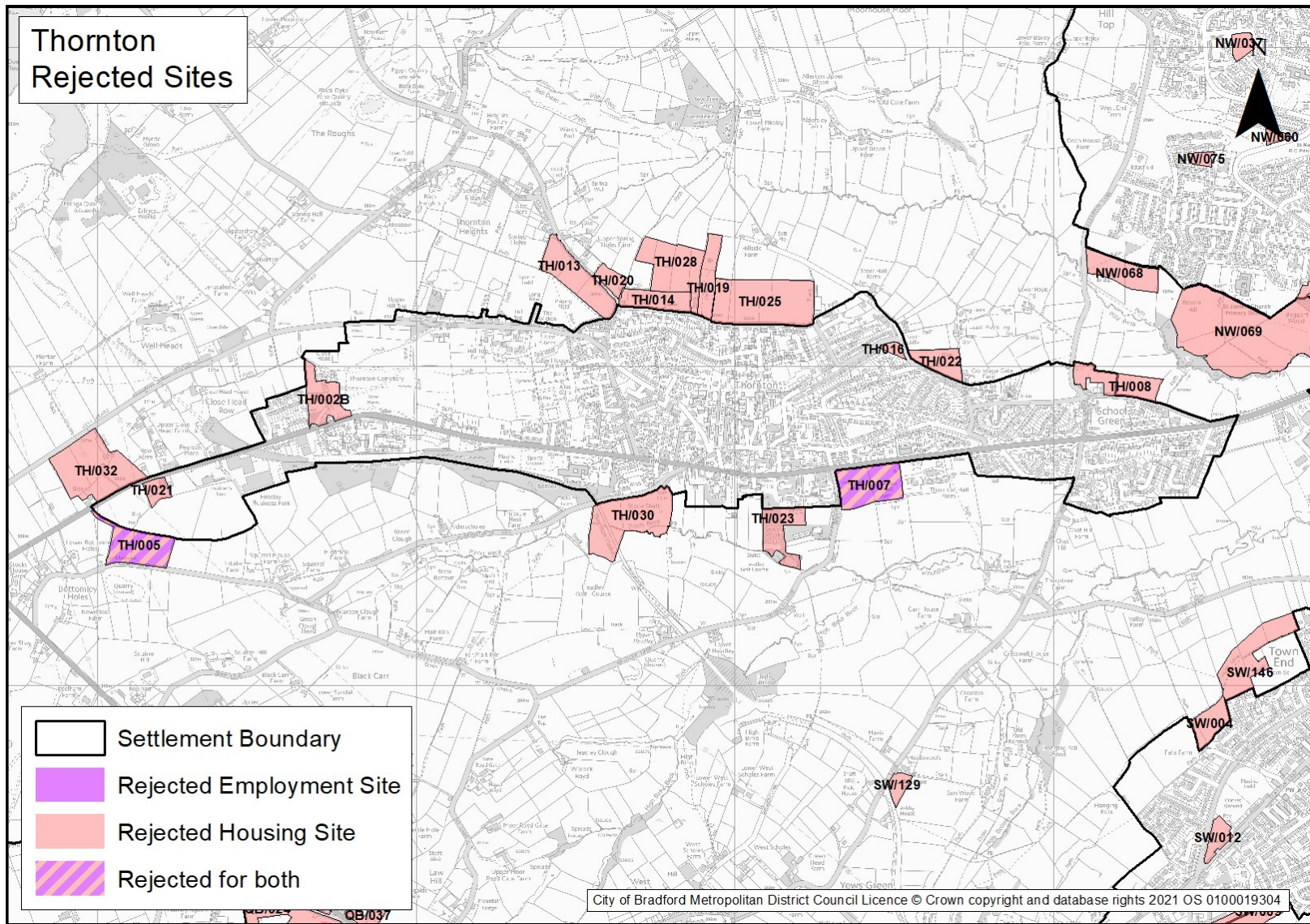
## LOCAL GROWTH CENTRES – STEETON WITH EASTBURN

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
ST/007	The Croft, Lyon House Farm, Eastburn	0.72		Greenfield		Access; noise/smells from dairy and factory adjacent
ST/009	Lyon Road, Eastburn	14.95		Greenfield	Yes	Site has very inadequate access; Landscape impacts
ST/011	Ings Road	1.48		Greenfield		Flood risk
ST/013	Hob Hill, Chapel Road	0.82		Greenfield	Yes	Access; Topography; Landscape impacts
ST/014	Skipton Road	0.35		PDL		Valuable open space; Heritage impacts
ST/016	Chapel Road	4.44		Greenfield	Yes	Access; Topography; Landscape impacts
ST/017	Knott Lane, Eastburn	1.39		Greenfield	Yes	Not attached to the urban area
ST/018	Station Rd	0.55		PDL		Not available
ST/019	Land south of Skipton Road	6.73		Greenfield	Yes	Access; Topography; Landscape impacts
ST/020	Former nurses accomodation, north of Airedale hospital	1.40		PDL		Not available
ST/021	Former Squash Court, Airedale General Hospital	1.31		PDL		Access; Landscape impacts
ST/022	Land fronting Main Road	0.75		Greenfield		Valuable open space



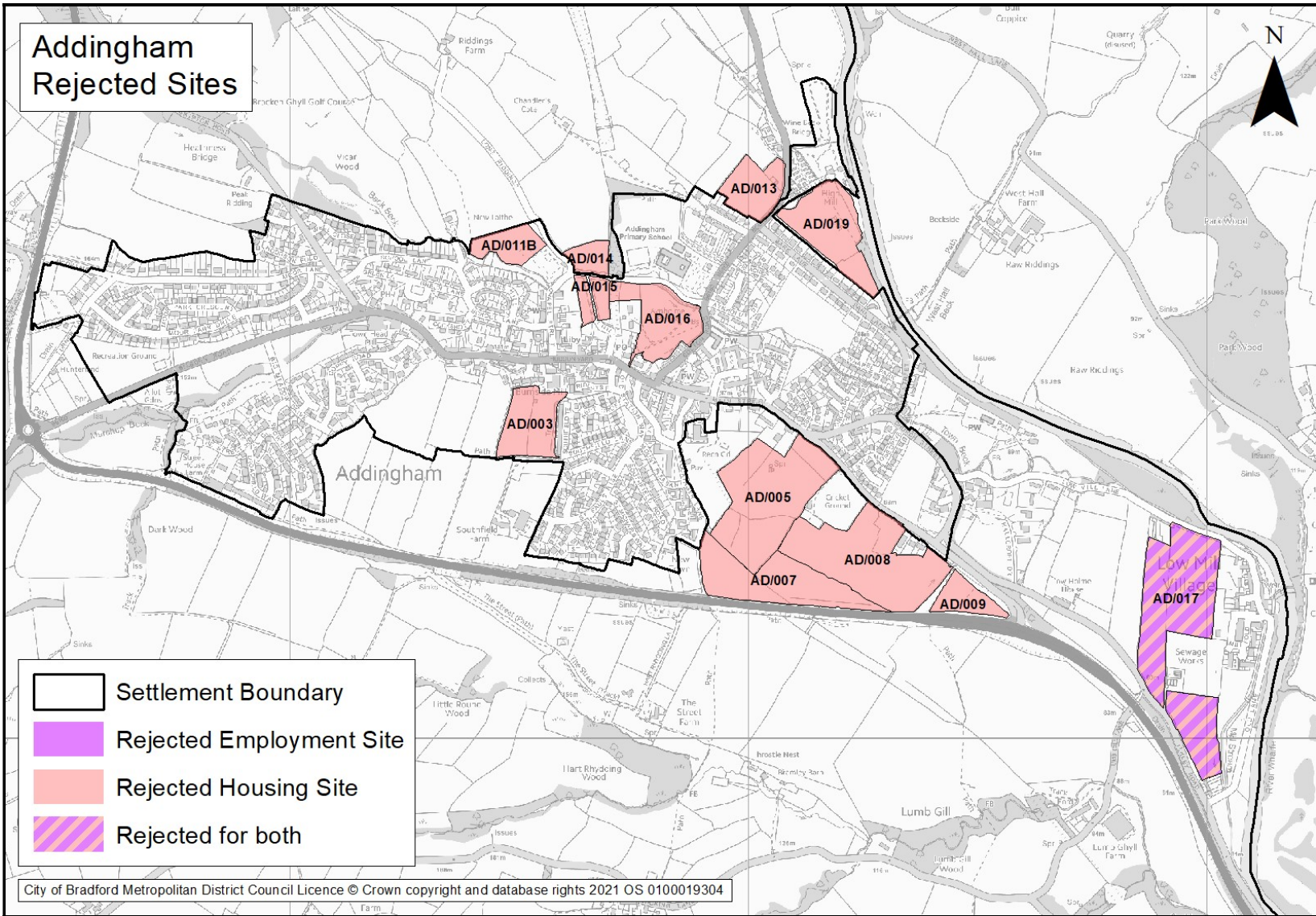
## LOCAL GROWTH CENTRES – THORNTON

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
TH/002B	Close Head Lane,	1.57		Mixed		Trees; Access
TH/005	Cragg Lane, Thornton Road	2.11		Greenfield	Yes	Access; Topography; Landscape impact; Overhead power line
TH/007	Green Lane Thornton, Bradford	2.35		Greenfield	Yes	Landscape and Heritage impacts; Some topography issues
TH/008	Old Road, School Green	1.74		Greenfield	Yes	Heritage impact; Landscape impact; Wildlife impact; Open space
TH/013	Spring Holes Lane	2.31		Greenfield	Yes	Access; Green Belt
TH/014	Back Lane	1.26		Greenfield	Yes	Access; Landscape impact
TH/016	Sapgate Lane /Northcliffe Lane	0.23		Greenfield		Site includes existing house - Too small
TH/019	Back lane	1.22		Greenfield	Yes	Access; Landscape impact; Trees
TH/020	Spring Holes Lane	0.56		Greenfield	Yes	Not attached to urban area; Access; Landscape impact
TH/021	Former Imperial Restaurant, Thornton Rd	0.5000		PDL		Developed for other use
TH/022	North Cliffe Lane	1.06		Greenfield	Yes	Landscape impact; Heritage impact; Topography
TH/023	Land south of Prospect and Dole Mill	1.54		Greenfield	Yes	Access; Topography; Landscape Impact; Heritage impact; Green Belt
TH/025	Land to north of Back Lane	4.38		Greenfield	Yes	Access; Landscape impact
TH/028	Back Lane	2.77		Greenfield	Yes	Access; Landscape impact
TH/030	Alderscholes Lane	3.57		Greenfield	Yes	Landscape Impact; Heritage impact, Access; Ecology
TH/032	Land between Well Heads and Thornton Road	3.80		Greenfield	Yes	Landscape impact



## LOCAL SERVICE CENTRES – ADDINGHAM

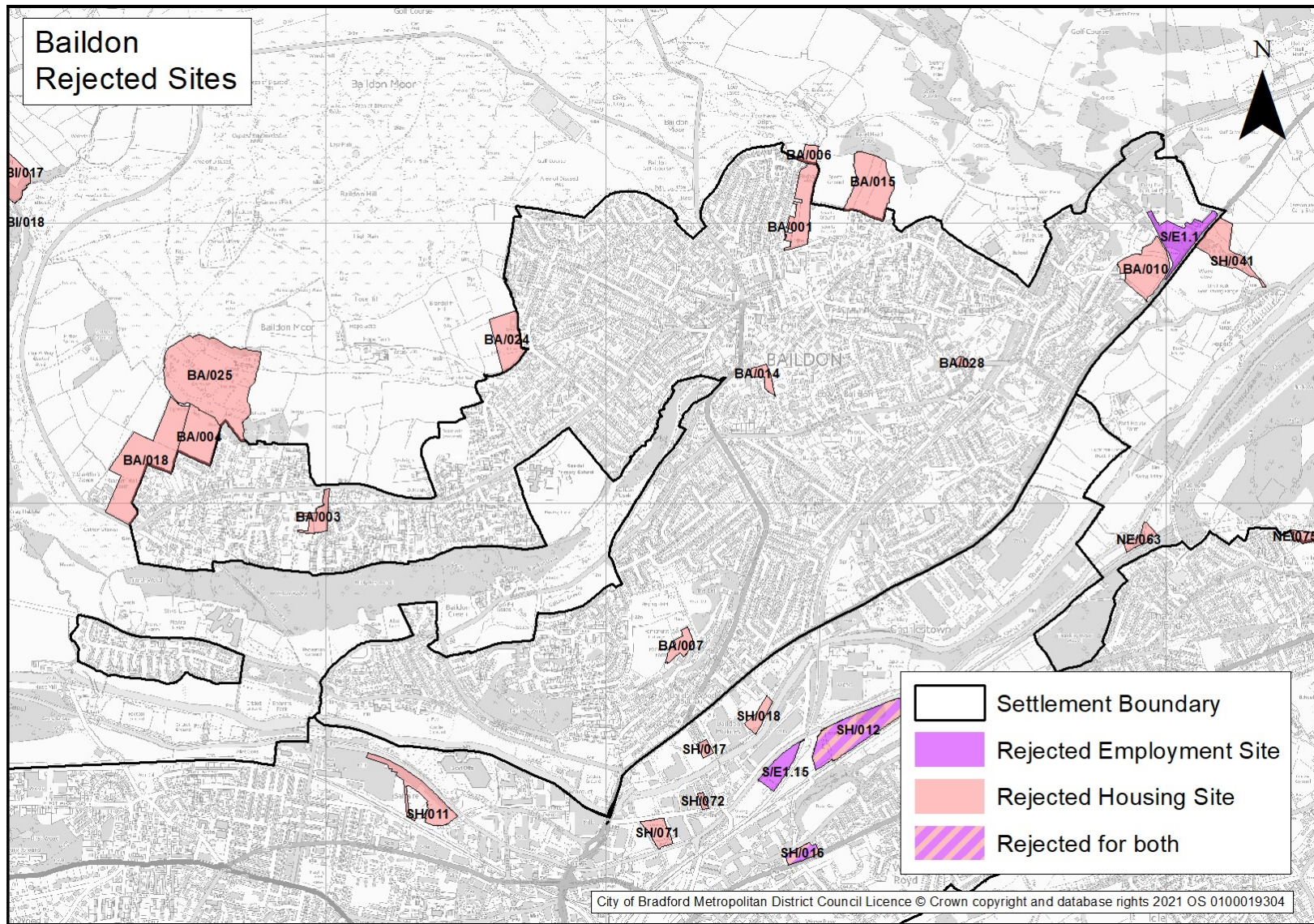
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
AD/003	Main Street/Southfield Terrace	1.68		Greenfield		Local Green Space; heritage impact
AD/005	Main Street	4.59		Greenfield	Yes	Heritage impact, Landscape impact, Green Belt impact
AD/007	Stockinger Lane	3.07		Greenfield	Yes	Heritage impact, Landscape impact, Green Belt impact
AD/008	Main Street	4.59		Greenfield	Yes	Heritage impact, Landscape impact, Green Belt impact
AD/009	Main Street	0.83		Greenfield	Yes	Heritage impact, Landscape impact, Green Belt impact; Site not attached to urban area
AD/011B	Chapel Street	0.93		Greenfield		Access; Local Green Space
AD/013	Bolton Road,	1.36		Greenfield	Yes	Landscape impact, Green Belt impact
AD/014	Back Beck Lane,	0.55		Greenfield	Yes	Access; Landscape impact, Green Belt impact
AD/015	Sugar Hill	0.61		Greenfield		Access; Local Green Space, Landscape impact, Heritage impact,
AD/016	Manor Garth	2.03		Greenfield		Access; Local Green Space, Landscape impact, Heritage impact, Impact on Trees
AD/017	Ilkley Road	5.72		Greenfield	Yes	Landscape impact, Green Belt impact, Habitats impact, Site not attached to urban area
AD/019	High Mill Lane	2.42		Greenfield	Yes	Landscape impact, Green Belt impact, Protected Recreation



## LOCAL SERVICE CENTRES – BAILDON

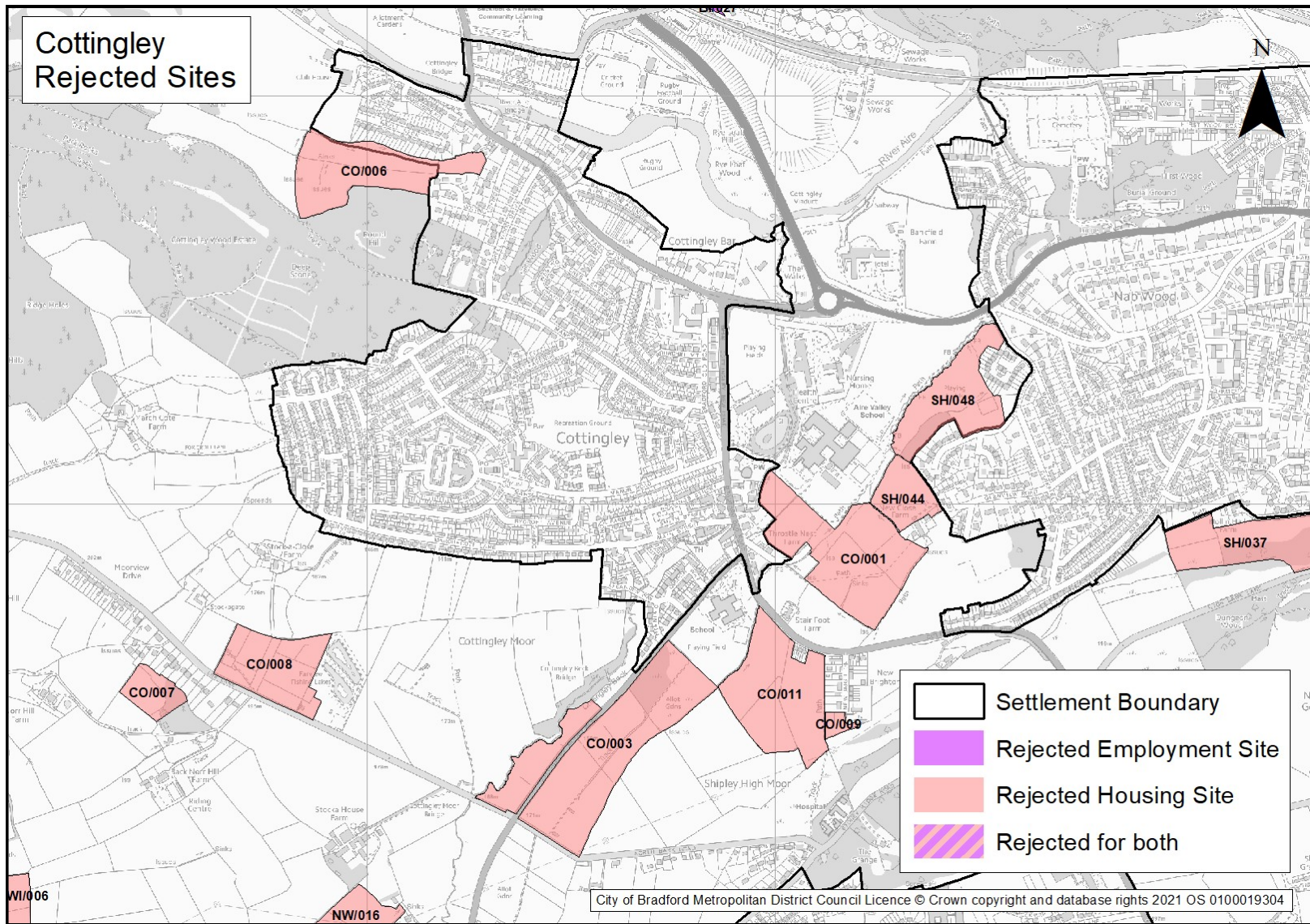
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
BA/001	Jenny Lane	1.85		Greenfield		Key open space; trees
BA/003	West Lane	0.75		Greenfield		Heritage Impact; Trees; Access
BA/004	The Rowans, Baildon	2.12		Greenfield	Yes	Heritage impact; Landscape impact
BA/006	Strawberry Gardens	0.36		Greenfield	Yes	Trees; Landscape impacts
BA/007	Ferniehurst Farm	0.57		Greenfield		Heritage impact
BA/010	Tong Park	2.32		Greenfield		Trees; Surface water; Topography
BA/014	Whitelands Crescent	0.42		Greenfield		Trees; Landscape impacts
BA/015	Rear Merlinwood Drive,	2.84		Greenfield	Yes	Access
BA/018	Glen Road	5.05		Greenfield	Yes	Heritage impact; Landscape impacts
BA/024	Land off Green Lane/Rowantree Avenue	1.65		Greenfield	Yes	Access; Topography; Landscape impacts; Trees
BA/025	west lane	8.11		Greenfield	Yes	Heritage impact; Landscape impacts
BA/028	Silson Lane	0.17		Greenfield		Too small; trees





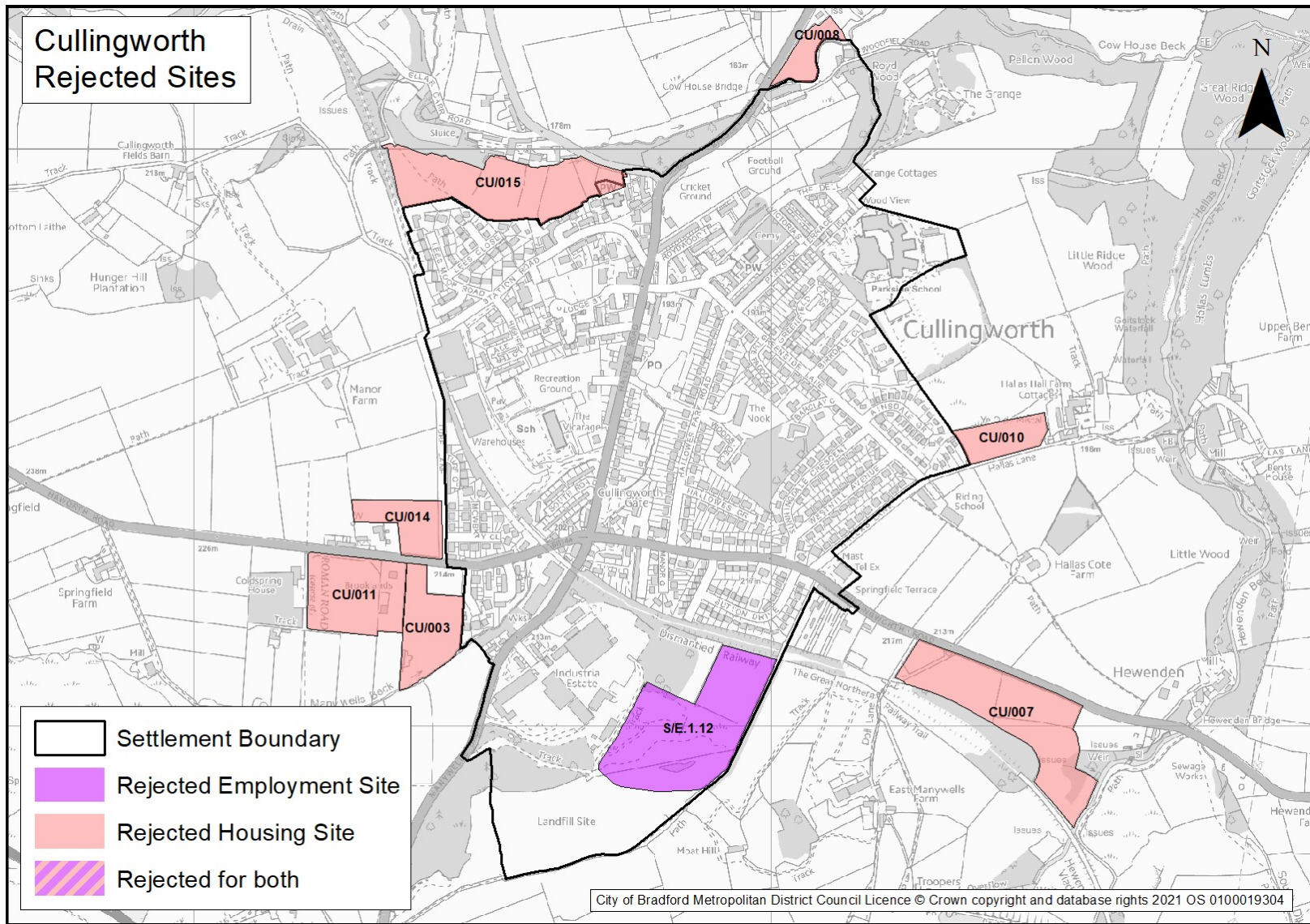
## LOCAL SERVICE CENTRES – COTTINGLEY

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
CO/001	Land off Cottingley Cliffe Road	7.21		Greenfield	Yes	Access: topography; coalescence
CO/003	Cottingley Moor Road, Cottingley	10.41		Greenfield	Yes	Not attached to the urban area
CO/006	Hazel Beck, Cottingley Bridge	4.84		Greenfield	Yes	Wildlife impact; drainage
CO/007	Hazel Nook, Lee Lane	1.26		Greenfield	Yes	Not attached to the urban area
CO/008	Lee Lane, Cottingley	3.79		Greenfield	Yes	Not attached to the urban area
CO/009	New Brighton, Cottingley	0.32		Greenfield	Yes	Not attached to the urban area
CO/011	Cottingley Cliffe Road	6.02		Greenfield	Yes	Not attached to the urban area



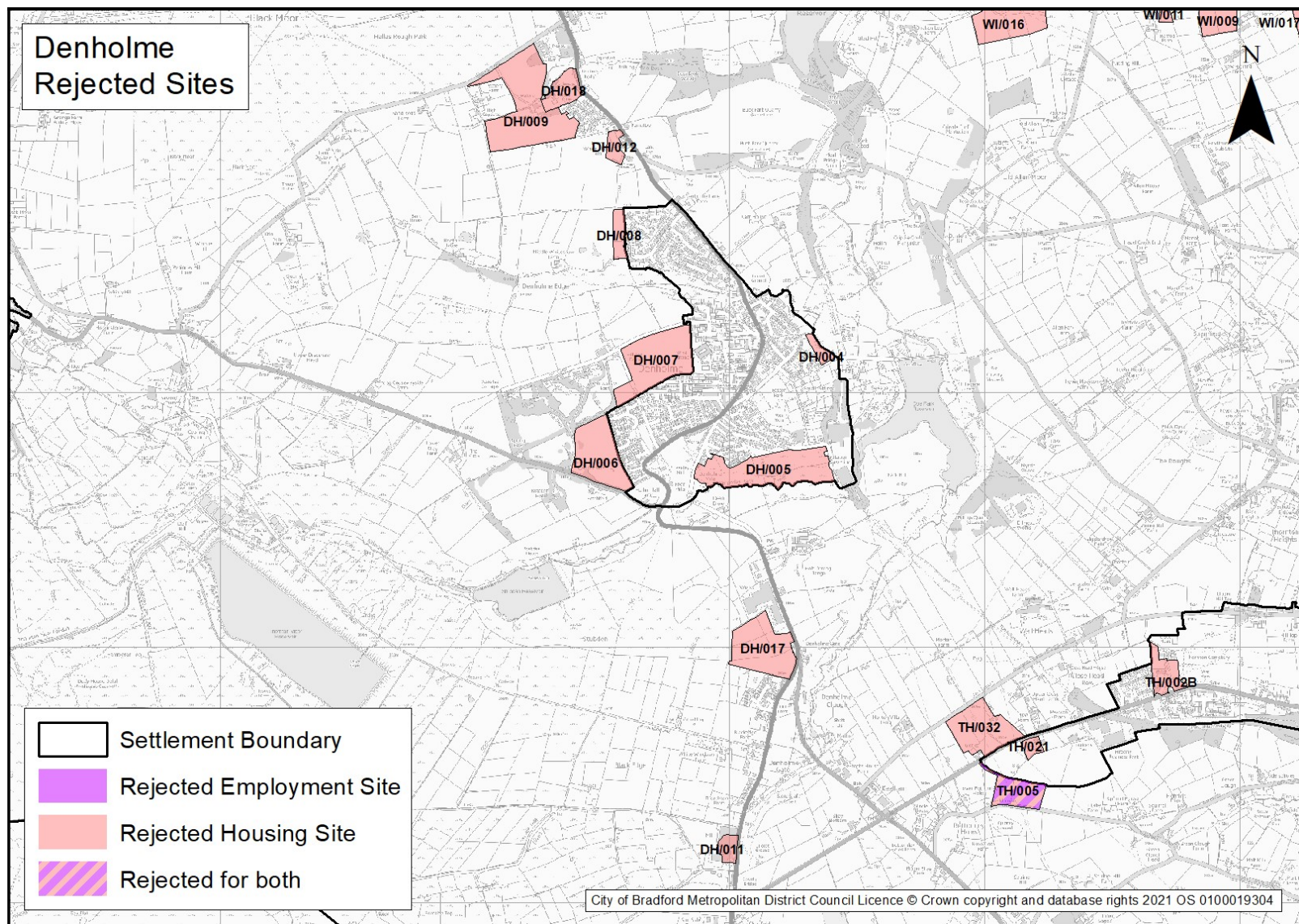
## LOCAL SERVICE CENTRES – CULLINGWORTH

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
CU/003	Haworth Road	1.57		Greenfield	Yes	Surface water flood risk; Wildlife impact; Landscape impact
CU/007	Cullingworth Road	3.66		Greenfield	Yes	Not attached to the urban area; Green Belt
CU/008	Woodfield Road / Bingley Road	0.58		Greenfield	Yes	Topography; surface water flood risk
CU/010	Hallas Lane	0.86		Greenfield	Yes	Access; Wildlife impact; Landscape impact
CU/011	Haworth Road	2.19		Greenfield		Not attached to the urban area
CU/014	Haworth Road/Turf Lane,	1.02		Greenfield	Yes	Not attached to the urban area; Green Belt
CU/015	Keighley Road	3.33		Greenfield	Yes	Access; Wildlife impact; Topography;



## LOCAL SERVICE CENTRES - DENHOLME

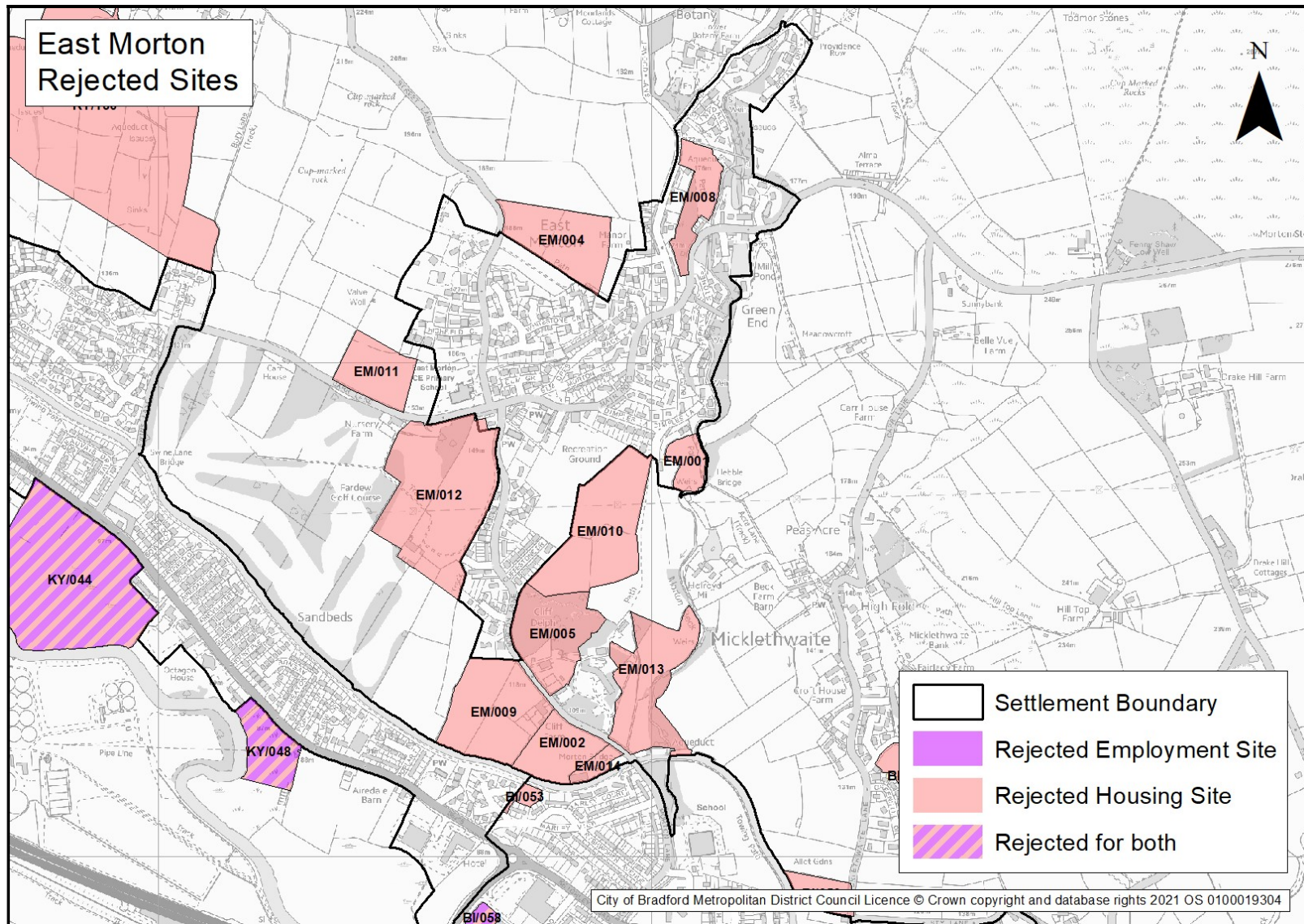
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
DH/004	Foster View, Denholme	0.51		Greenfield		Not available; Open space
DH/005	Old Road	5.96		Greenfield		Wildlife impact (Local Wildlife Site); Access
DH/006	Long Causeway	4.26		Greenfield	Yes	Landscape impact; Surface water flooding; Heritage impact; Wildlife Impact
DH/007	Hill Top Farm	5.49		Greenfield	Yes	Landscape impact; Topography
DH/008	Heatherlands	0.87		Greenfield	Yes	The site is not available; Landscape impact
DH/009	Beech Avenue, Keighley Road,	8.04		Greenfield	Yes	Not attached to the urban area; Green Belt; Landscape and Heritage impact, Wildlife impact
DH/011	Halifax Rd	0.73		PDL	Yes	Not attached to the urban area
DH/012	Haworth Road	0.69		Greenfield	Yes	Not attached to the urban area; Green Belt
DH/017	Halifax Road, Smith Hill	4.53		Greenfield	Yes	Not attached to the urban area; Green Belt; Landscape and Heritage impact
DH/018	Fieldhead House, Keighley Road	1.53		Greenfield	Yes	Not attached to the urban area; Green Belt; Heritage impact, Wildlife impact



## LOCAL SERVICE CENTRES – EAST MORTON

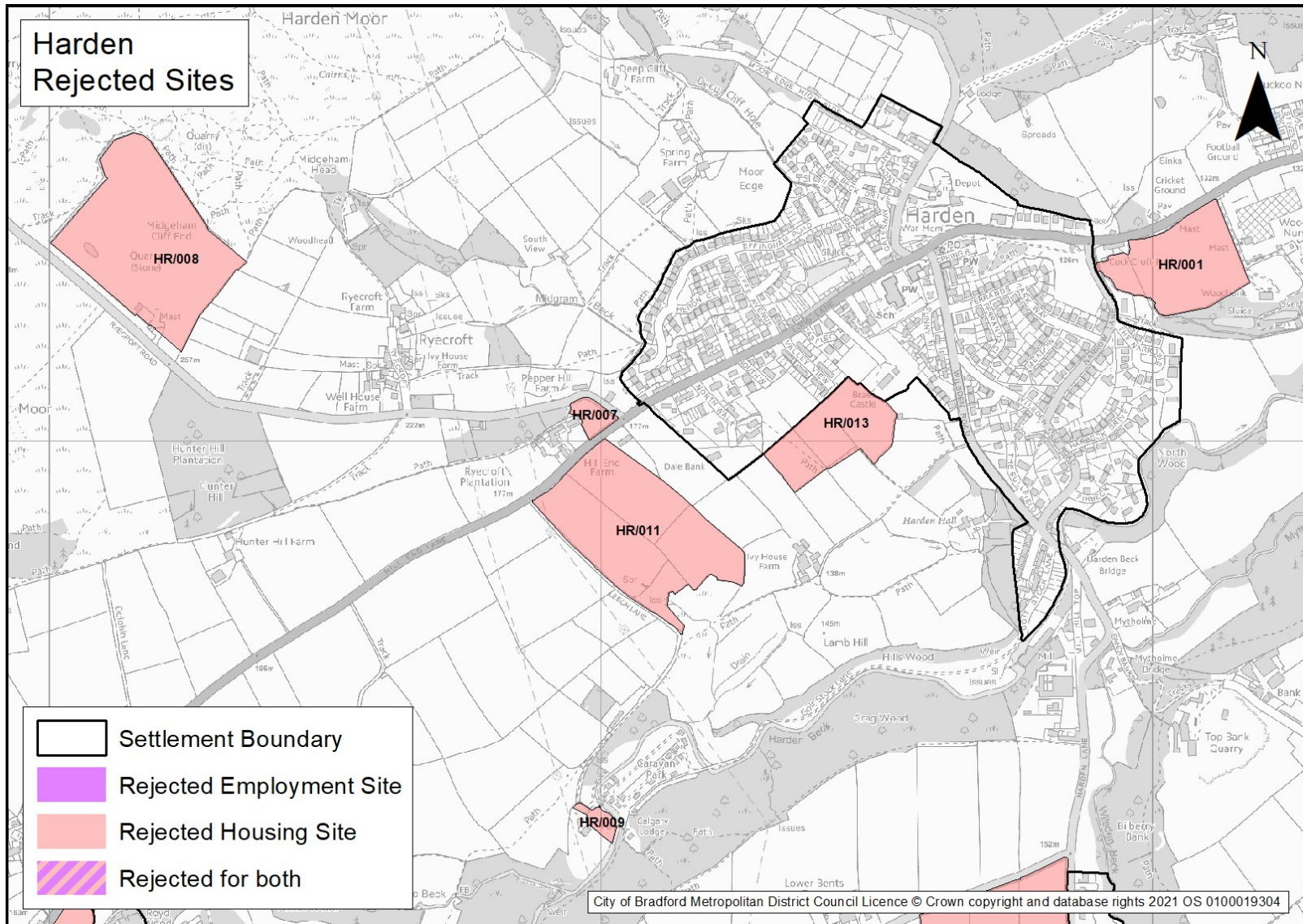
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
EM/001	Dimples Lane	0.67		Greenfield		Flood risk
EM/002	Morton Lane	1.54		Greenfield	Yes	Landscape impact; Reduction in gap between East Morton and Bingley (Crossflatts)
EM/004	Street Lane	2.50		Greenfield	Yes	Access; impact on conservation area
EM/005	Morton Hall, Morton Lane	2.60		Greenfield	Yes	Trees; Habitats
EM/008	Green End Road	1.35		Greenfield		Trees: Flood risk; important open space in conservation area; Topography
EM/009	Morton Lane	3.40		Greenfield	Yes	Impact on conservation area
EM/010	Morton Lane/Hawthorne Way	3.94		Greenfield	Yes	Access; Heritage impacts; Overhead electricity transmission line.
EM/011	Carr Lane	1.63		Greenfield	Yes	Not attached to the urban area
EM/012	Carr Lane	6.09		Greenfield	Yes	Landscape impact
EM/013	Land North of Morton Lane	3.22		Greenfield	Yes	Not attached to the urban area; Flood risk; Impact on public rights of way
EM/014	Land north of the canal Morton Lane	0.37		PDL	Yes	Not available





## LOCAL SERVICE CENTRES – HARDEN

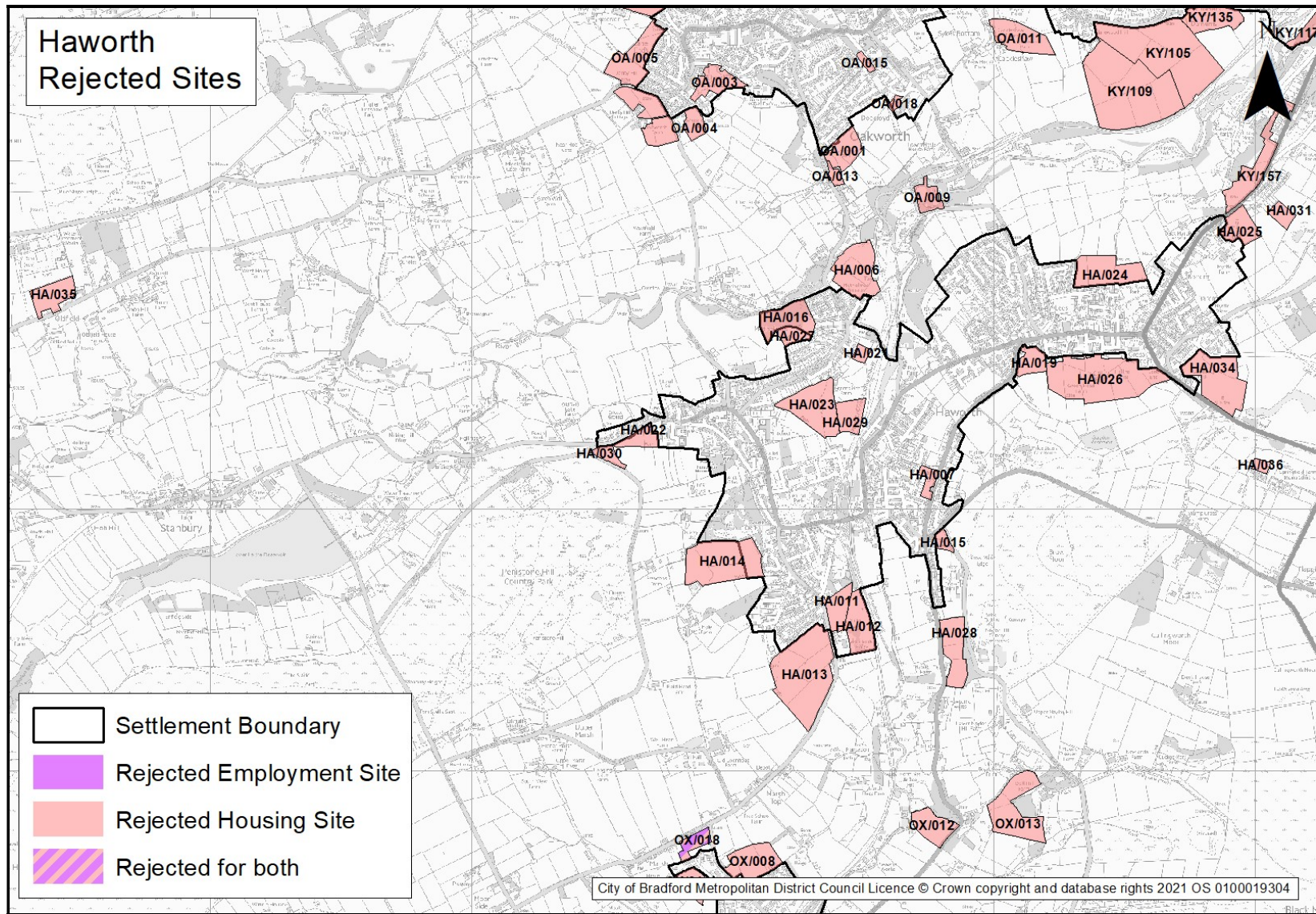
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
HR/001	Harden Road	3.23		Greenfield	Yes	Landscape impact; Wildlife impact
HR/007	Hill End Lane	0.36		Greenfield	Yes	Not attached to the urban area; Landscape and Heritage impacts; Topography
HR/008	Ryecroft Road	6.79		Greenfield	Yes	Not attached to the urban area; Landscape impacts; Wildlife impacts; Surface water flooding
HR/009	Goit Stock Lane	0.24		Greenfield		Not attached to the urban area; Flood risk; Landscape impacts
HR/011	Long Lane	6.28		Greenfield	Yes	Not attached to the urban area; Landscape impacts
HR/013	Land off South Walk	2.52		Greenfield	Yes	Access



## LOCAL SERVICE CENTRES - HAWORTH

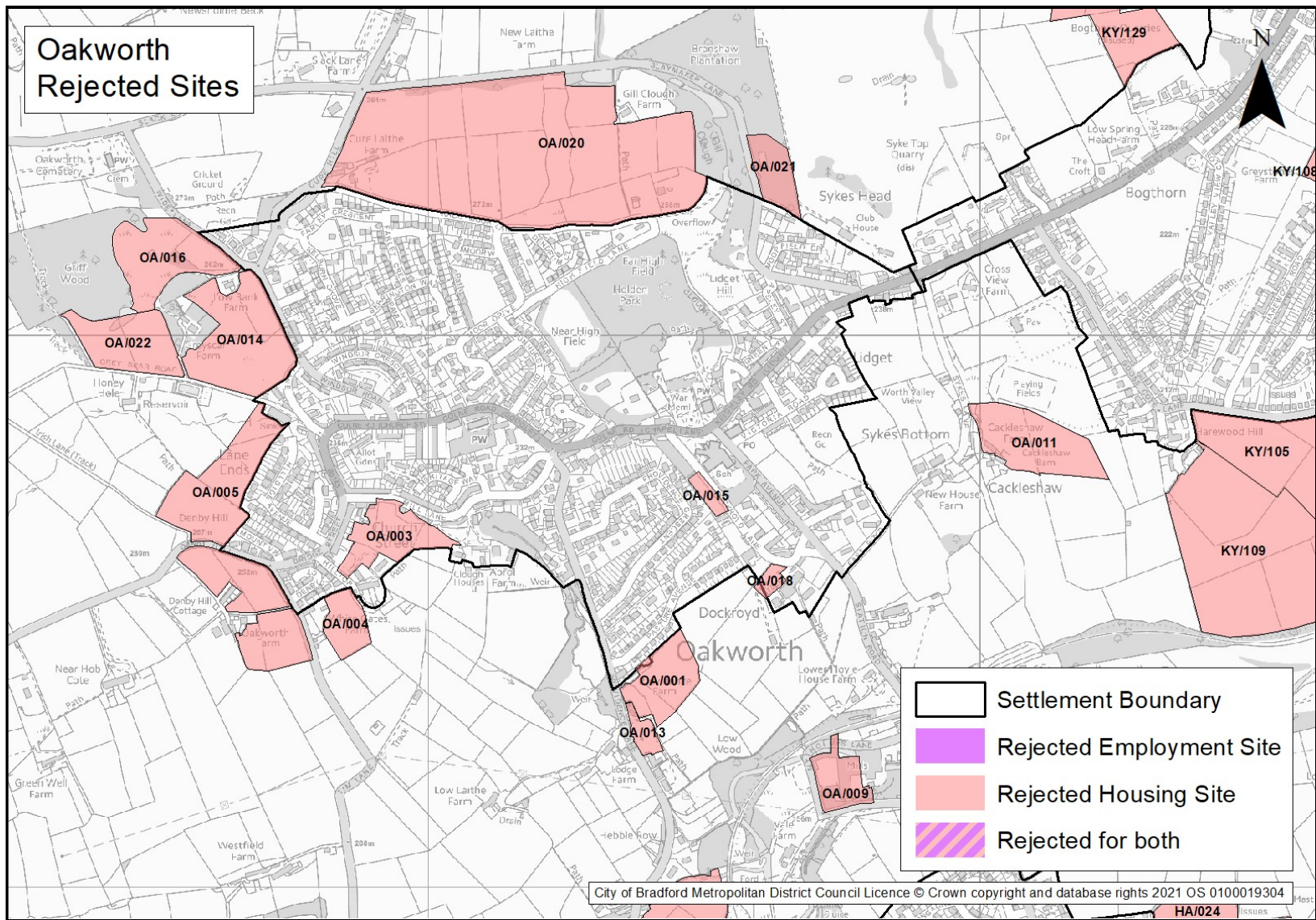
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
HA/006	Mytholmes Lane	2.70		Greenfield	Yes	Access; Flood risk; Wildlife Impact; Landscape impact
HA/007	Portland Street	0.55		Greenfield		Topography; Open space
HA/011	Sun Street	1.21		Greenfield		Heritage impact; Open space; Landscape; Topography; Trees
HA/012	Sun Street	1.94		Greenfield		Heritage impact; Open space; Landscape; Topography; Wildlife impact; Trees; Surface water flooding
HA/013	Marsh Lane	6.20		Greenfield	Yes	Landscape impact; Access
HA/014	Weavers Hill	4.28		Greenfield	Yes	Heritage impact; Landscape impact; Access
HA/015	Brow Top Road	0.37		Greenfield	Yes	Topography; Wildlife impact; Trees
HA/016	Baden Street	1.92		Greenfield		Wildlife Impact; Open space; Trees
HA/019	Hebden Road, Crossroads	0.97		Greenfield	Yes	Access
HA/021	The Hayfields, Mythomes	0.32		Greenfield		Access
HA/022	West Lane	0.84		Greenfield	Yes	Heritage impact; Landscape impact
HA/023	Mytholmes Lane	3.03		Greenfield		Access; Open space; Heritage impact; Landscape impact
HA/024	Land off Lees Bank Drive	2.53		Greenfield	Yes	Access
HA/025	Halifax Road	1.37		Greenfield	Yes	Not available; Access; Landscape impact; Trees
HA/026	Land off Nares Street and Albion Street, Crossroads	6.07		Greenfield	Yes	Access
HA/027	Land off Sedge Grove	0.62		Greenfield	Yes	Access; Wildlife impacts
HA/028	Hawkcliffe Farm, Hebden Road	1.99		Greenfield		Not attached to the urban area; Topography, Wildlife impacts, Landscape impacts
HA/029	Greenfield Farm	1.17		Greenfield		Access; Heritage impact; Landscape impact
HA/030	Dimples Lane	0.51		Greenfield	Yes	Heritage impact; Landscape impact; Topography

HA/031	Land off Lingfield Drive	0.60		Greenfield	Yes	Not attached to the urban area; Access; Landscape impacts
HA/034	Halifax Road	3.49		Greenfield	Yes	Access; Landscape impact; Topography; Neighbouring uses
HA/035	Oldfield Water Treatment works, Oldfield Lane	1.52		Greenfield	Yes	Not attached to the urban area
HA/036	Land at Springfield riding stables, Halifax Rd	0.28		Greenfield	Yes	Not attached to the urban area



## LOCAL SERVICE CENTRES – OAKWORTH

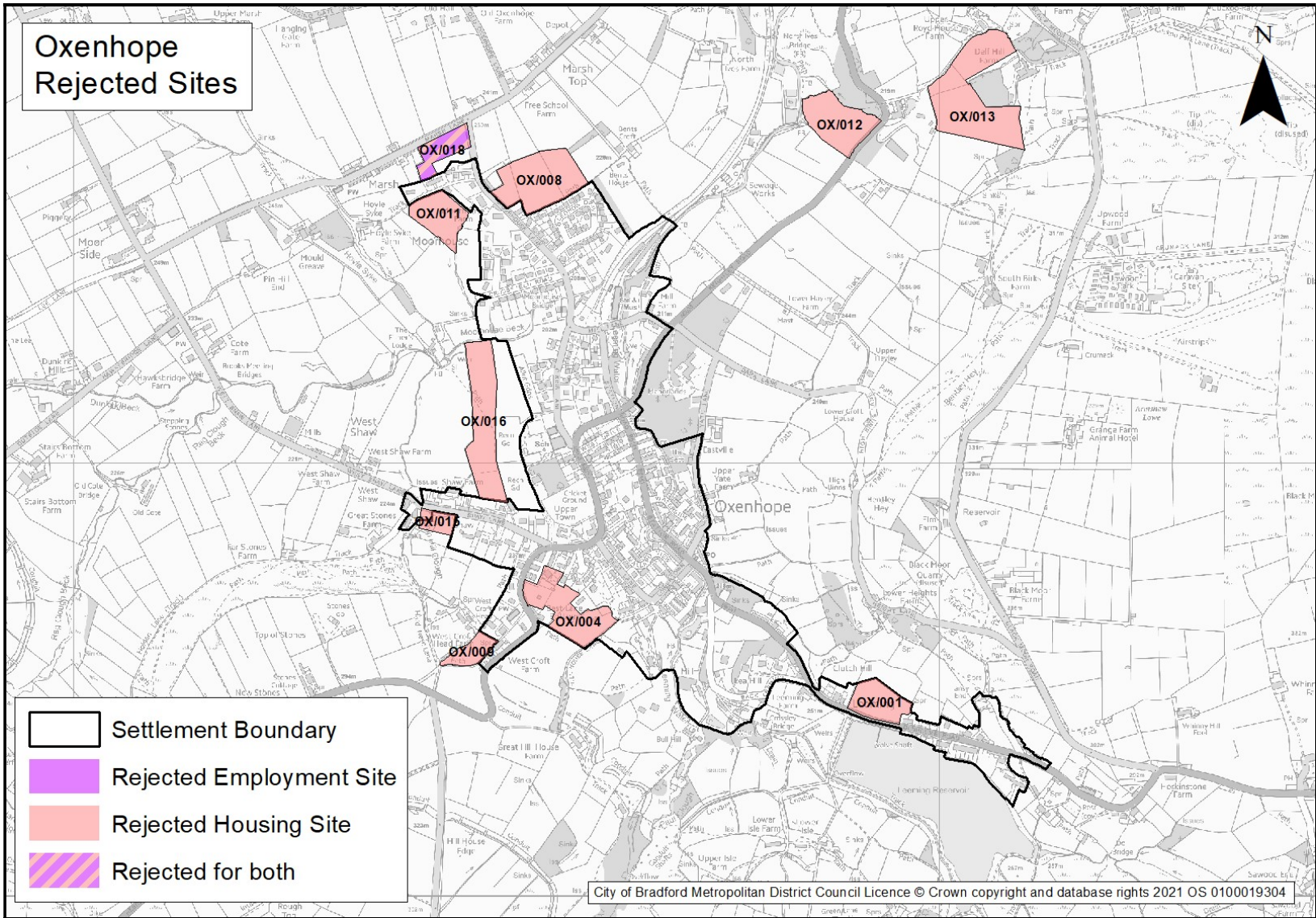
Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
OA/001	Providence Lane, Providence Farm	1.37		Greenfield	Yes	Heritage impact; Landscape impact; Access; Surface water flooding/flooding
OA/003	Waterwheel Lane	1.41		Greenfield		Access
OA/004	Hill Top Road,	0.76		Greenfield	Yes	Topography; Access; Landscape impact
OA/005	Denby Hill Road	4.87		Greenfield	Yes	Not attached to the urban area; Wildlife impact, Surface water flooding
OA/009	Vale Mills, Mytholme Lane,	0.89		PDL	Yes	Not attached to the urban area
OA/011	Cackleshaw Farm, Sykes Lane	2.09		Greenfield	Yes	Not attached to the urban area; Trees
OA/013	Providence Lane	0.32		Greenfield	Yes	Topography; Wildlife impact; Surface water flooding
OA/014	Boston Hill, Low Bank Lane	2.96		Greenfield	Yes	Access; Open space (Allotments)
OA/015	Dockroyd Lane	0.23		Greenfield		Not attached to the urban area; Woodland; Wildlife Impact;
OA/016	Wide Lane	2.12		Greenfield	Yes	Heritage impact; Access/Highways capacity
OA/018	Dockroyd Lane	0.21		Greenfield		Landscape impact; heritage impact; Trees
OA/020	Cure Hill / Slaymaker Lane	14.32		Greenfield	Yes	Woodland; Wildlife impact; Landscape impact
OA/021	Slaymaker Lane	0.85		Greenfield	Yes	Not attached to the urban area; Surface water flooding
OA/022	Grey Scar Road	1.73		Greenfield	Yes	Not attached to the urban area





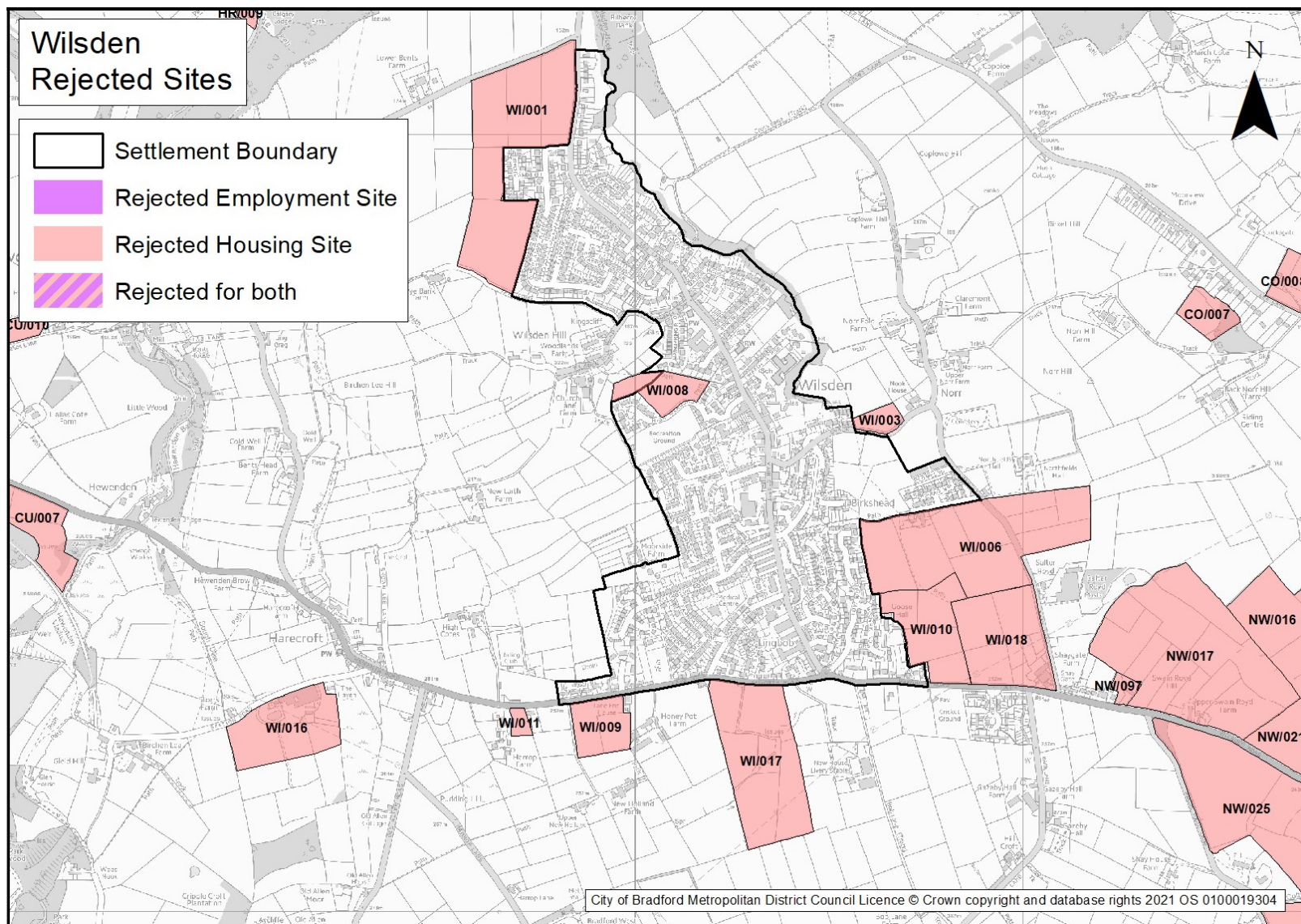
## LOCAL SERVICE CENTRES - OXENHOPE

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
OX/001	Denholme Road	0.98		Greenfield		Open space; Flood risk; Heritage impact; Landscape impact
OX/004	Church Street, Hebden Bridge Road	1.72		Greenfield		Access; Heritage impact; Landscape impact
OX/008	Marsh Top Farm, Moorhouse Lane	2.11		Greenfield	Yes	Landscape impact
OX/009	Land off Hard Ness Rd, Hebden Bridge Rd	0.52		Greenfield	Yes	Access; Landscape impact; Heritage impact
OX/011	Land at Moorhouse Farm	1.06		Greenfield	Yes	Access, Landscape impact
OX/012	Keighley Road	1.50		Greenfield	Yes	Not attached to the urban area
OX/013	Land off Keighley Road	3.24		Greenfield	Yes	Not attached to the urban area
OX/015	Shaw Lane	0.38		Greenfield	Yes	Topography; Heritage impact
OX/016	Land between Shaw Lane and Moorhouse Beck	2.22		Greenfield	Yes	Landscape impact
OX/018	Moorhouse Lane/Marsh Lane	0.74		Greenfield	Yes	Surface water flood risk; Landscape impact



## LOCAL SERVICE CENTRES - WILSDEN

Ref (SLAA)	Address	Gross Area	Pool	Status	Green Belt?	Reasons for Non Allocation
WI/001	Harden Lane/Bents Lane	10.24		Greenfield	Yes	Landscape impact; Green Belt
WI/003	Crack Lane north	0.67		Greenfield	Yes	Landscape impact
WI/006	Crack Lane	11.30		Greenfield	Yes	Landscape impact; Heritage impact; High risk Coal area
WI/008	High Meadows	1.64		Greenfield		Open space; Heritage impact; Landscape impact; Trees; Access / Highways capacity
WI/009	Laneside	1.98		Greenfield	Yes	Landscape impact; High risk Coal area
WI/010	Haworth Road	3.80		Greenfield	Yes	Landscape impact; Heritage impact
WI/011	Laneside/Haworth Road	0.32		Mixed	Yes	Not attached to urban area
WI/016	The Haven Poultry Farn, Station Road, Harecroft	4.34		PDL		Not attached to urban area; Landscape impact, Surface water flooding
WI/017	South of Laneside	7.61		Greenfield	Yes	Landscape impact, Surface water flooding; High risk coal area; Ecology
WI/018	Shay Lane	5.25		Greenfield	Yes	Not attached to urban area; Landscape impact



## 10. Appendix 4: Sites Assessed for Employment but Not Identified as Preferred Options

Ref (SLAA)	ELA / RUDP	Address	Gross Area	Status	Green Belt?	Reasons for Non Allocation Employment
	BN/E1.13	Victoria Road, Eccleshill	0.50	PDL		The site has already been developed will only around 0.12ha remaining. Possibility of small windfall only. Sub Allocation
NW/004		Midland Road	1.00	PDL		Linear site may have some limited employment potential - practical yield unclear given configuration of site. Possible windfall for range of uses.
SE/074		Factory Street, Dudley Hill		PDL		Small site within 50m buffer of listed building - remaining allocation area may fall under allocation threshold depending upon design - residential property to the south east may also be a constraint.
SE/119		Wakefield Rd	0.24	PDL		Under allocation threshold.
SE/122		Greenhill Mills, Florence Street, Bradford Moor	0.80	PDL		Mix of car parking, open storage and warehousing. Buildings for superstore, restaurant and light industrial. Majority of site in use.
SE/147		Inmoor Rd, Tong	2.47	Greenfield		Site now mainly built out with industrial sheds. Remaining part of the site is a green field and within historic battlefield designation.
SE/169		Burnham Avenue Bierley	0.10	PDL		SE/169 and SE/118 - Site consists of mainly housing and mortuary. Remaining land (at the western end) is greenfield and a proposed housing allocation (SE29/H).
	PES004/ BN/E1.16	Parry Lane	0.34	Mixed		The majority of the site currently consists of an industrial shed taking up one half and open storage. Land may be required for business expansion. Possibility of small windfall only. Sub Allocation
	BS/E.1.25	Dealburn Road	0.65	PDL		Mainly hard standing acting as HGV parking and a small industrial shed. Potential parking expansion for station.

	BW/E1.5	Ripley Street / Bolling Road	1.03	PDL		Site bounded by the railway on two sides and Bolling Road/Ripley Street. Majority of the site has been built out and now occupied with an industrial shed and ancillary land.
	PES001	Parkside Road	1.00	PDL		Outdoor storage to adjacent industrial unit. Already in established employment use.
SE/165	PES002	Land Adjoining Rockhill Lane and Greenfield Lane	9.70	Greenfield		Important open space, GI and habitat corridor. Access improvements require substantial investment.
	PES003	Land adjoining Douglas Road and Lower Lane	2.50	Greenfield		Identified in the OSA as natural/semi-natural green space
	PES006	Birkshall Lane	1.80	Greenfield		Covered by Waste Management DPD allocation
	EM114	Land South of NuFarm Chemical Works	28.60	Greenfield	Yes	Significant landscape and Green Belt impacts, site access, highways access and highways impacts, design
SW/014		Bradford Road, Clayton	3.10	Greenfield		Site consists variously of school playing fields, Bull Green Wood (Natural and Semi-Natural Greenspace), part of the woodland habitat network and priority habitat (deciduous woodland) and bounded by housing and the school. The site is not therefore suitable for employment use.
SW/132		Brackenbeck Rd	0.78	PDL		Too small to allocate for employment when considering developable area and not appropriate for residential.
	BS/E.1.3	Hollingwood Lane	2.31	Greenfield		Proposed site designation for outdoor sports facilities.
SH/012		Dockfield Rd		Greenfield		Site access to be resolved and important site in terms of habitat network and natural and semi-natural greenspace.
SH/016		Leeds Road/Thackley Old Road	0.51	Greenfield		Access from Thackley Old Road, not possible without re development - narrow steep and single movement in - parts. Identified as amenity greenspace in Open Space assessment.
	S/E1.15	Land between railway line and Leeds Liverpool Canal, Dockfield Rd	1.05	PDL (now)		Built out for residential.

BI/020		Gilstead Lane	4.42	Greenfield	Yes	GB site which presents a significant finger of development / sprawl into the countryside. Also located within WHS site and buffer.
BI/027		Dowley Gap Lane	0.79	Greenfield	Yes	GB parcel performs a major role and the site is connected to the settlement along only one boundary and is not contained within the existing urban area - presents a high propensity for sprawl.
BI/056		Castlefield Lane	0.72	PDL		Site features significant tree coverage (TPO) which will reduce the developable area very substantially. Possible small windfall site.
BI/058		Croft Road, Crossflatts	1.47	PDL		Ancillary outdoor storage for adjoining industrial unit - already in employment use.
IL/001		Leeds Rd		Greenfield		Flood risk site constrained for employment uses by residential and education nearby. Playing field identified in open space designations.
IL/012		Skipton Road	7.82	Greenfield	Yes	Site is located within a Green Belt parcel assessed as making a major contribution towards GB purposes. The site is also assessed as having a major potential impact on the Green Belt.
IL/017		Coutances Way	1.72	PDL	Yes	Isolated development in the Green Belt. Parts of the site are also functional flood plain.
	K/E1.11	Land East of Ashland Road	1.03	Mixed		Built out for residential
KY/030		Parson Street, Keighley	0.38	PDL		Currently in partial commercial use. The site has poor access arrangements via residential streets, and this plus the small size of the site are the major constraints.
KY/031		Mitchell Street	0.51	PDL		Site nearing completion for employment uses (part of a larger site).
KY/032		Bradford Road	1.00	PDL		Net additional employment land too small to allocate.
KY/033		Brewery Street		PDL		Already established employment use - mix of industrial building (metal shed) and outdoor storage of HGVs.

KY/035		Harclo Rd	1.33	PDL		Site built out for car repairs and outdoor storage, occupied with one industrial shed. The eastern half of the site features grade 2 listed mills buildings.
KY/044		Bradford Road, Riddlesden	7.67	Greenfield	Yes	GB site with high risk of flooding - Flood zone 3b across a high proportion of the site. Also forms part of the habitat network.
KY/048		Bradford Road, Sandbeds, Keighley	1.45	Greenfield	Yes	GB site of which a significant proportion is within the woodland habitat network and priority habitat inventory. <ul style="list-style-type: none"> <li>• The site is located in a major Green Belt parcel and.</li> <li>• The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a major potential for sprawl and would have a moderate impact on openness.</li> <li>• There is no opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>
KY/052		Thwaites Brow Road	1.06	Greenfield		The site slopes steeply from south to north towards Thwaites Brow Road. Site in mixture of uses and potentially better suited to residential in part.
KY/063		Gresley Road	0.33	PDL		Greened over vacant brownfield site. Part of site used for car parking. Old Cotton Mill listed building within site. Remaining land likely to be under allocation threshold.
KY/077		Parkwood Street, Keighley	0.67	PDL		In employment use for open storage for industrial use.
KY/102		St Pauls Rise	0.25	PDL		Part of the priority habitat inventory. The presence of the primary school immediately adjacent is a major constraint to industrial activity on this site.
KY/142		Royd Ings Avenue		PDL		Site within a current employment use.
KY/143		East Avenue		PDL		In use as outdoor storage to adjacent industrial unit.
KY/144		Airedale Rd		PDL		In employment use - HGV parking / storage and coal merchants.
KY/156		Keighley College	0.55	PDL		Mix of residential and town centre commercial uses on all sides. Better suited to mixed use scheme than B1/B2.



KY/161		Gresley Road		PDL		Site likely to be built out for alternative commercial / retail uses.
KY/176		Airedale Mill, Lawkhome Lane	2.85	PDL		Majority of site is occupied by industrial buildings. Open storage to the north edge of the site.
	PES007	Keighley Police Station	0.99	PDL		Unclear if available
BU/015		Land off Burley bypass		Greenfield	Yes	This GB site is outside the settlement edge and separated by the A65 which provides a strong boundary to the edge of Burley. The Green Belt parcel assessment indicates that this parcel is considered as making a major contribution of the purposes of the GB. The site specific assessment indicates a major negative impact on the openness of the Green Belt through potential development and a moderate overall impact.
BU/022		Land south of Otley Rd	2.52	Greenfield	Yes	GB site which plays a major role in preserving the setting of the settlement.
QB/028		Small Tail Farm - Perseverance Road	2.41	Greenfield	Yes	Isolated development in the Green Belt - the site is not connected to the settlement of Queensbury. There is a significant gap between the site and the settlement boundary. The site would not provide a sustainable development option in line with Core Strategy Policy SC5: Location of Development. As such the site has not been considered for allocation a full site specific Green Belt site assessment has not been carried out for this site. The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.
QB/038		School Cote Brow/Brow Lane		Greenfield	Yes	Technically isolated GB site within close proximity to Illingworth (Calderdale). *Poorly developed highways infrastructure and reasonably significant impact on Green Belt openness. Development will lead to the further erosion of countryside character.
	K/E1.7	Keighley Road (Centre)	0.30	Mixed		Majority of the site has now been developed for an Aldi food store and car park.

SI/015	SI/006 / K/UR5.36	Hainsworth Road	11.30	Greenfield		Access from Hainsworth Road will not be supported by the Highway Authority. Henholme Lane / Hainsworth Road features the Hainsworth Hedges Local Wildlife Sites and an alternative access point will need to be secured to the site.
ST/018		Station Rd	0.55	PDL		Currently operating as a HGV parking and storage, with small industrial buildings to the west of the site and therefore in employment use. Site is adjacent to proposed housing allocation (ST1/H)
TH/005		Cragg Lane, Thornton Road	2.11	Greenfield	Yes	GB site presenting further encroachment into the Green Belt and major impact on openness.
TH/007		Green Lane Thornton, Bradford	2.35	Greenfield	Yes	Based on planning judgement the site has a major potential impact on the Green Belt.. <ul style="list-style-type: none"> <li>• The site is in a moderate performing Green Belt parcel.</li> <li>• The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger Green belt boundary than that of the existing one</li> </ul>
AD/017		Ilkley Road	5.72	Greenfield	Yes	GB site with high risk of flooding - Flood zone 3b
	S/E1.1	Otley Road / Hollins Hill	1.84	Greenfield		Green field site with significant amount of tree coverage and TPO. Very steeply sloping in part.
	S/E.1.12	Mannywells Quarry	0.88	Mixed		Built out for residential
OX/018		Moorhouse Lane/Marsh Lane	0.74	Greenfield	Yes	Site is located within a Green Belt parcel which forms a moderate function. Open site of which development would constitute a form of ribbon development. Employment site allocations for B2/ B8 and E(g) uses should in the main be allocated within higher tier settlements better serviced by facilities and infrastructure to support employment development and associated impacts including vehicle movement.