

Bradford City Centre AAP: Housing Delivery Paper

Inspector's Question

It would be very helpful for the Council in preparing for the MIQs for the AAPs to set out clearly, when, and how much housing is to be delivered, and what potential constraints there are to housing coming forward (such as infrastructure etc).

It is particularly important that where the financial viability of a site has been identified as a potential obstacle to be overcome in its delivery that this is made explicit.

Please ensure that the relevant site references are provided.

I note that some of this information is contained within the SHLAA. However, I would like to have the information provided in a consistent manner over both plans so I am able to consider whether the number of housing sites to be delivered over the plan period is realistic and achievable.

Council Response

The City Centre AAP allocates land for approximately 4,400 new dwellings through the allocation of land in the neighbourhood sub areas of the AAP boundary, as set out in supporting text of AAP Policy CL1: Housing. This approach is in accordance with Core Strategy Policies BD1 and HO3, which propose a target of a minimum of 3500 homes. In accordance with the Strategic Core Policies, and with Policies HO3, HO4, the Council propose to allocate sites in the Area Action Plans and set out planning policies to guide development proposals in the area, along with details of how these proposals will be delivered.

The proposed sites in the AAP are specific and identifiable. No windfall allowance is used in the housing supply calculations for currently unidentified sites which might come forward between 2013 and 2030; consequently any further windfalls which do occur will be over and above the identified sites below.

The proposed residential allocations in the City Centre AAP are all considered to be deliverable or developable over the plan period. The City Centre AAP identifies the following site allocations to deliver residential development in the AAP over the plan period:

Site Ref	Site name	Units	Estimated Delivery
Southern Gateway			
SG/1.1	Clifford Street Car Park	250	2020 - 2025
Total		250	
Centre Business and Leisure District			
B/1.5	Former Yorkshire Water Depot	400	2020-2025

Total		400	
Goitside			
V/1.1	Former Provident Financial Headquarters	400	2020 - 2025
V/1.2	Former Gas Works and Foundry, Thornton Road / Listerhills Road	400	2020 - 2025
V/1.3	Globus Textiles, Listerhills Road / Smith Street / Longside Lane	200	2020 - 2025
V/1.4	Wigan Street Car Park	120	2020 - 2025
V/1.5	Former Yorkshire Stone Yard and Mill, Thornton Road / Lower Grattan Road	80	2020 - 2025
V/1.6	Former Bee Hive Mills, Smith Street	220	2020 - 2025
V/1.7	Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street	80	2020 - 2025
V/1.8	Car Sales / Filling Station Site, Thornton Road	230	2020 - 2025
V/1.10	Thornton Road / Water Lane	100	2020 - 2025
Total		1830	
The Market			
M/1.1	Car Park, Simes Street	200	2020 - 2025
M/1.2	Car Park on Site of Former Carlton Grammar School, Grammar School Street	100	2020 - 2025
M/1.3	Stone Street Car Park	20	2020 - 2025
M/1.4	Former Yorkshire Building Society Head Quarters, High Point, New John Street	80	2020 - 2025
M/1.5	Former Tetley Street Shed, Tetley Street	100	2020 - 2025
Total		500	
Little Germany and Cathedral Quarter			
CH/1.1	Area East of Valley Road	600	2025 - 2030
CH/1.3	Cathedral Quarter Phase 1	100	2020 - 2025
CH/1.4	Cathedral Quarter Phase 2	200	2020 - 2025

CH/1.5	Burnett Street Car Park	50	2020 - 2025
CH/1.6	Olicana House, Chapel Street	20	2015 - 2020
CH/1.7	East Parade Car Park	50	2020 - 2025
CH/1.8	Land West of Wharf Street	50	2025 - 2030
CH/1.9	Vacant Plot bounded by Church Bank, Vicar Lane and Currer Street	20	2020 - 2025
CH/1.10	Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	20	2020 - 2025
CH/1.11	Gate Haus 2	50	2020 - 2025
CH/1.12	Conditioning House	100	2020 - 2025
CH/1.13	Midland Mills	200	2020 - 2025
Total		1460	
AAP Total		4,350	

AAP Housing Delivery

The Council has assessed the AAP sites, in terms of their projections of future delivery. To contribute to supply in the first five years the NPPF requires sites to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years and in particular that development of the site is viable' (NPPF paragraph 47 Footnote 11). To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. In accordance NPPF paragraph 159, the delivery of residential development in the AAPs have been informed the Council's Strategic Housing Land Availability Assessment (SHLAA)(BCC-SD-052) to establish assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

The AAPs are also supported by a Viability and Delivery Strategy (BCC-SD-028), in line with NPPF paragraphs 173 and 174. This indicates that there are viability constraints under current market, in particular schemes with 100% flatted development. The report sets out that, with the benefit of a continued improvement in market conditions it is expected that there will be an enhanced ability to meet policy standards. It is therefore considered that flexibility is required in the wording of AAP policies and that supplementary measures are required to support delivery. This has been the approach taken forward in the AAP. The viability report identifies a range of intervention options to support and accelerate and delivery of sites where viability may be an issue.

The NPPF and NPPG sets out that plan should be deliverable and an understanding of plan viability is important to the overall assessment of deliverability. The AAPs are informed by a range of evidence including the SHLAA and Viability and Delivery Strategy. The NPPG sets out that viability evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability (Paragraph: 005 Reference ID: 10-005-20140306). However it should be noted that assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable (Paragraph: 006 Reference ID: 10-006-20140306). Based on evidence it is considered that there is a reasonable prospect that all proposed sites will be available and could be viably developed over the plan period. All the sites identified in the AAP are all considered to be in suitable locations for development.

The Council has made assumptions about future delivery based on a number of factors including whether the site has an approved planning permission or is being progressed through the development management process, the landowner's intentions, the scale of development and any potential constraints to delivery, including viability issues or infrastructure requirements. It is considered that sites with planning approval are deliverable in line with NPPF paragraph 47 (Footnote 11).

The site identified [CH/1.6 Olicana House] to contribute to supply in the first five years of the City Centre AAP is considered to be available and deliverable. This has been assessed based on if the sites have planning approvals or are being progressed through the development management process and do not have any significant constraints to housing delivery. The site is now currently being developed and with over 50% completion rate of apartments to date.

AAP sites where constraints (such as infrastructure or viability under current market conditions) have been identified as an issue, or where there is no planning approval or landowner intentions are currently uncertain have not been considered available in the first five years and have been assessed as being developable in medium (5-10 years) or longer term (10-15 years).

The following table provides a list of AAP sites with links to the SHLAA, identified site constraints and current planning status and any relevant viability/delivery issues. Where viability is considered a constraint under current market conditions interventions have been identified alongside the relevant sites in the table to indicate how viability issues may be overcome to enable the delivery of planned residential development.

Site Ref	Site name Area	Units	Type	SHLAA Ref and availability/achiev ability	Constraints/ Infrastructure	Site overview/Planning status	AAP Estimated delivery	Viability Summary
SG/1.1	Clifford Street Car Park	250	PDL	CC/069: The site's availability is currently uncertain and is considered to be developable at present. (5-10 years)	Ownership	<p>The site currently operates as a surface car park for the small businesses occupying surrounding industrial units, accessed from Clifford Street (east of Manchester Road).</p> <p>The site has a previous pre-application enquiry from 2011 for student accommodation, which was considered acceptable with amendments.</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has a pre-application enquiry considered acceptable for conversion and re-development for residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery</p>

								in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
B/1.5	Former Yorkshire Water Depot	400	PDL	CC/039: The site's is currently available and is considered developable in medium term (5-10 years)	Flood risk	The site is currently occupied by the former George Street Yorkshire Water Depot and Laboratory. The former depot and laboratory is currently subject to an approved planning permission for the change of use to a Citizens Advice Bureau. Outline application for a mixed-use scheme comprising retail A1 A2 A3 A4 B1 C1 C3 and D1 approved in 2007.	2020-2025	The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions. The site is in private ownership and has outline planning approval for re-development for a mixed use scheme including residential use. Development may be supported or accelerated by the following interventions: <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

								The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
V/1.1	Former Provident Financial Headquarters	400	V/1.1	CC/072 The site's availability is currently uncertain and is considered to be developable at present. (5-10 years)	There is a level change in the topography of the site from north to south, but the Council does not consider this a significant development constraint.	The site is occupied by the former offices of the Provident Financial Headquarters and associated car parking. The site has remained vacant since Provident Financial relocated to the Thornton Road / Sunbridge Road Development. The site is subject to an approved planning permission for the change of use to student accommodation.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has change of use planning approval for conversion and re-development for residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

						Change of use from office block to student accommodation approved in 2011, with subsequent applications to discharge conditions.		The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
V/1.2	Former Gas Works and Foundry, Thornton Road / Listerhills Road	400	PDL	CC/024 The site's availability is currently uncertain and is considered to be developable at present. (5-10 years)	N/A	The site was previously occupied by the Bradford Gas Works and Listerhills Foundry. Since the decommissioning of the works and demolition of the foundry, the site has operated as a surface car park and car repairs.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The SHLAA identified the availability of the site as uncertain. However, since the completion of the latest update in 2015, the Council has sold the site to a private owner. The Council has been in informal discussion with the landowner regarding the redevelopment of the site.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain

								<ul style="list-style-type: none"> • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
V/1.3	Globus Textiles, Listerhills Road / Smith Street / Longside Lane	200	PDL	CC/011: The site is considered not available and is not achievable.	Ownership	The site is currently occupied by a number of industrial / mill units and a surface car park. The entire site is subject to an approved planning permission for redevelopment for mixed use. The surface car park (former No.5 Monk	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has change of use planning approval for conversion and re-development for a mixed use scheme including a residential use.</p> <p>Development may be supported or accelerated by the following</p>

						<p>Street) benefits from a recent approved planning permission for a separate mixed use development.</p> <p>Change of use of B2/B8 to residential apartments on upper floors, cafe and fitness & recreation area on the ground floor application approved in 2014.</p>		<p>interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
V/1.4	Wigan Street Car Park	120	PDL	<p>CC/037:</p> <p>The site is availability is currently uncertain but is considered developable (5-10 years)</p>	N/A	<p>The site is currently used as a Council owned surface pay and display car park.</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in Council ownership. It should be noted the recent City Centre Parking Study tested the need for this site to meet the demand for car parking in the city centre following the completion of</p>

							<p>the latest update to the SHLAA. It was considered the site could be developed without any detrimental impact upon levels required to meet the existing or future demand for car parking. The Council therefore now consider this site available for development. Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none">• Utilising public sector assets• Direct investment to address site development costs• Direct investment in property• Reduce planning gain• Simplified planning• Investment in off-site 'place-making'• Direct investment in property• Direct investment to address site development costs• Funding sources/mechanisms• City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is</p>
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								presently uncertain and site constraints and current viability constraints.
V/1.5	Former Yorkshire Stone Yard and Mill, Thornton Road / Lower Grattan Road	80	PDL	CC/073: The site's availability is currently uncertain and is considered to be developable at present. (5-10 years)	Ownership	The site is currently occupied and operates as a stone salvage and reclamation. Other uses on the site include car repairs and door and gate sales. Demolition of 3-storey building and construction of new flat units, commercial units and café pre-application enquiry considered acceptable in 2014.	2020 - 2025	The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions. The site is in private ownership and has a pre-application enquiry considered acceptable for conversion and re-development for residential use. Development may be supported or accelerated by the following interventions: <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone The site has an estimated delivery

								in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
V/1.6	Former Bee Hive Mills, Smith Street	220	PDL	CC/007: The site's availability is currently uncertain but is considered developable (5-10 years)	N/A	<p>The site is currently vacant following the demolition of the former Bee Hive Mills. The site is subject to an approved planning application for the development of a mixed use scheme, and is considered to be a phase 2 of the Mi7 University development.</p> <p>Outline application for mixed use development of 500 apartments, A1 and/or A2 , A3, A4, A5 and/or B1, and/or D2 use at ground floor with</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has outline planning approval for re-development for a mixed use scheme including residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

						public space and car parking granted in 2006.		The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
V/1.7	Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street	V/1.7	PDL	CC/001: The site's availability is currently uncertain but is considered developable (5-10 years)	There is a level change in the topography of the site, but the Council does not consider this a significant development constraint.	The site was former mill buildings and warehousing, before be demolished and cleared, and now is a vacant plot. Application for demolition of buildings bounded by Fulton Street, Thornton Road, Tetley Street and Sunbridge Road and erection of multi-storey student residential flats granted in 2003 with submission of	2020 - 2025	The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions. The site is in private ownership and has outline planning approval for re-development for residential use. Development may be supported or accelerated by the following interventions: <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

						details in 2008.		The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
V/1.8	Car Sales / Filling Station Site, Thornton Road	V/1.8	PDL	Site not included in SHLAA (2015)	Ownership	The site is currently an operational car sales and filling station.	2020-25	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site</p>

								constraints and current viability constraints.
V/1.10	Thornton Road / Water Lane	100	PDL	CC/042: The site is currently available and is considered developable (5-10 years)	Heritage Ownership	The site currently operates as a portal cabin sales site, car wash and furniture warehouse, which operates in the building on the eastern edge of the site.	2020-25	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>

M/1.1	Car Park, Simes Street	200	PDL	<p>Partly covered by CC/038:</p> <p>The site is considered uncertain but is considered developable (5-10 years).</p>	Heritage	The site is occupied by the by Simes Street Car Parking, a Council owned and operation car park.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in Council ownership. It should be noted the recent City Centre Parking Study tested the need for this site to meet the demand for car parking in the city centre following the completion of the latest update to the SHLAA. It was considered the site could be developed without any detrimental impact upon levels required to meet the existing or future demand for car parking. The Council therefore now consider this site available for development. Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Utilising public sector assets • Direct investment to address site development costs • Direct investment in property • Reduce planning gain • Simplified planning
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								<ul style="list-style-type: none"> • Investment in off-site ‘place-making’ • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site’s availability is presently uncertain and site constraints and current viability constraints.</p>
M/1.2	Car Park on Site of Former Carlton Grammar School, Grammar School Street	100	PDL	CC/003: The site is considered available and developable (5-10 years)	Topography	The former site of Carlton Grammar School currently operates as a surface car park. The site was granted planning permission for a residential development, with supporting A1/A3 on ground floors, in 2007.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has planning approval for re-development for a mixed use scheme including residential use. A new planning application for a mixed use scheme including residential use is currently being considered by the Council.</p> <p>Development may be supported or</p>

						Application for construction of 182 apartments with commercial floorspace currently pending consideration.		<p>accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
M/1.3	Stone Street Car Park	20	PDL	CC/014 CC/079: The site's availability is currently uncertain and is considered developable (5-10 years).	N/A	<p>The site currently operates as a surface car park for the surrounding businesses.</p> <p>Pre-application enquiry for office development considered</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has a pre-application enquiry considered acceptable re-development for office use.</p>

						appropriate in 2014.		<p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
M/1.4	Former Yorkshire Building Society Head Quarters, High Point, New John Street	80	PDL	CC/047: The site's availability is currently uncertain but is considered developable (5-10 years)	N/A	The site is currently occupied by the vacant former head quarters of the Yorkshire Building Society. Application for change of use of	2015-2020	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has planning approval for re-development for a mixed use</p>

						offices to mixed-use development consisting of A1, A2, A3, A4, A5, B1 and hotel with associated parking at ground floor and basement level granted in 2009.		<p>scheme including residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
M/1.5	Former Tetley Street Shed, Tetley Street	100	PDL	CC/026 The site's availability is currently uncertain but is considered developable (5-10	There is a level change in the topography of the site, but the Council does not consider this a	The site currently consists of vacant land and a surface car park off Tetley Street.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following</p>

				years)	significant development constraint.			<p>interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.1	Area East of Valley Road	600	PDL	CC/045 The site's availability is currently uncertain but is considered developable (5-10 years)	Ownership This site is not within the Cathedral Conservation Area and does not contain a listed building	The site consists of a mix of uses including surface car park, retail units, and offices with large parts of the site vacant following demolition. Outline application	2025 - 2030	<p>The AAP viability study indicates viability issues for higher density new build flattened development under current market conditions.</p> <p>The site is partly in Council ownership and has planning approval for re-development for a mixed use scheme including residential use.</p>

					as stated in the Viability and Delivery Strategy.	for mixed-use development and public realm granted in 2007.		<p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Joint Venture Company • Utilising public sector assets • Direct investment to address site development costs • Direct investment in property • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the long term (10 - 15 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.3	Cathedral Quarter Phase 1	100	PDL	CC/063 The site is considered	Heritage Topography	The site consists of a number of surface car parks,	2020 - 2025	The AAP viability study indicates viability issues for higher density new build flatted development

			<p>available and deliverable in the short term(0-5 years)</p> <p>CC/068 CC/018:</p> <p>The site's availability is currently uncertain but is considered developable (5-10 years)</p>	<p>Ownership</p>	<p>and a grade II listed public house.</p> <p>Pre-application enquiry for assembly and sporting facilities including function and office space for The Light Church, residential apartments and 6-storey mixed-use scheme currently pending consideration.</p> <p>Pre-application enquiry for 102 residential units considered appropriate with amendments in 2011.</p> <p>Pre-application enquiry for 7-storey building with car parking and link to adjacent</p>		<p>under current market conditions.</p> <p>The site is in private ownership and has planning approval for re-development for a mixed use scheme including residential use. There are also numerous pre-application enquiries which have been considered acceptable on the site, including an enquiry currently under consideration.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site</p>
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						<p>building to provide offices considered appropriate in 2009.</p> <p>Planning application made for Mixed use development comprising 86 one and two bedroom residential apartments and ground floor A3 and A4 uses in 2008.</p>		constraints and current viability constraints.
CH/1.4	Cathedral Quarter Phase 2	200	PDL	<p>CC/020</p> <p>The site's availability is currently uncertain but is considered developable (5-10 years)</p> <p>CC/021</p> <p>The site is considered</p>	<p>Heritage</p> <p>Topography</p> <p>Ownership</p>	<p>The site consists of a mixture of surface car parks and a vacant former primary school.</p> <p>Pre-application enquiry for 102 residential units considered appropriate with amendments in</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has pre-application enquiry considered acceptable for re-development for residential use.</p> <p>Development may be supported or accelerated by the following</p>

				available and deliverable in the short term(0-5 years)		2011.		<p>interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site ‘place-making’ • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site’s availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.5	Burnett Street Car Park	50	PDL	<p>CC/076:</p> <p>The site’s availability is currently uncertain but is considered developable (5-10 years)</p>	There is a level change in the topography of the site, but the Council does not consider this a significant development constraint.	The site currently operates as a pay and display surface car park.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in Council ownership. It should be noted the recent City Centre Parking Study tested the need for this site to meet the demand for car parking in the city centre following the completion of</p>

							<p>the latest update to the SHLAA. It was considered the site could be developed without any detrimental impact upon levels required to meet the existing or future demand for car parking. The Council therefore now consider this site available for development. Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none">• Utilising public sector assets• Direct investment to address site development costs• Direct investment in property• Reduce planning gain• Simplified planning• Investment in off-site 'place-making'• Direct investment in property• Direct investment to address site development costs• Funding sources/mechanisms• City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is</p>
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								presently uncertain and site constraints and current viability constraints.
CH/1.6	Olicana House, Chapel Street	20	PDL	CC/077: The site's availability is currently uncertain but is considered developable (5-10 years)	Heritage	The site is currently occupied by a vacant council office block and surface car park. Prior notification for Change of use from Office (B1a) to residential use (C3): 138 residential apartments granted in 2014.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private and a prior consent for residential use. The Development of the change of use from office to residential has commenced, with over 50% of the units complete.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

								The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
CH/1.7	East Parade Car Park	50	PDL	CC/078: The site's availability is currently uncertain but is considered developable (5-10 years)	There is a level change in the topography of the site, but the Council does not consider this a significant development constraint.	The site currently operates as a pay and display surface car park. Pre-application enquiry made for the construction of 120 apartments consisting of studio, 1 bed, 2 bed, duplex apartments currently pending consideration. Planning application for the construction of residential and A3 development granted in 2007.	2020 - 2025	The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions. The site is in private ownership and has planning approval for re-development for a mixed use scheme including residential use. Further recent developer interest has been demonstrated through the submission of a pre-application enquiry for a residential development scheme currently under consideration from the Council. Development may be supported or accelerated by the following interventions: <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning

								<ul style="list-style-type: none"> • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.8	Land West of Wharf Street	50	PDL	Site not included in SHLAA 2015	Ownership	<p>The site is currently a vacant plot of land following the demolition of the industrial building (saw mill) a number of years ago.</p> <p>Outline application for mixed-use development and public realm granted in 2007.</p>	2025 - 2030	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has planning approval for re-development for a mixed use scheme including residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain

								<ul style="list-style-type: none"> • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the long term (10-15 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.9	Vacant Plot bounded by Church Bank, Vicar Lane and Currer Street	20	PDL	Site not included in SHLAA 2015	Unstable land Part of site intersects the National Grid Electricity Transmission	The site was formerly warehousing, before being demolished and cleared, and is currently operating as a surfaced car park.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property

								<ul style="list-style-type: none"> • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.10	Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	20	PDL	Site not included in SHLAA 2015		The site was formerly warehousing, before being demolished and cleared, and is currently operating as a surface car park.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone

								The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
CH/1.11	Gate Haus 2	50	PDL	Site not included in SHLAA 2015	N/A	<p>The site was formerly warehousing and garages, before being demolished and cleared, and is currently operating as a vacant plot.</p> <p>Pre-application enquiry for the construction of mixed use leisure development currently pending consideration.</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has a pre-application pending consideration for re-development for a mixed use scheme including residential use.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs

								<ul style="list-style-type: none"> • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
CH/1.12	Conditioning House	100	PDL	<p>CC/023:</p> <p>The site's availability is currently uncertain but is considered developable (5-10 years)</p>	N/A	The site is located in the upper east side of the city, and contains the Grade II listed building Conditioning House.	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making' • Direct investment in property • Direct investment to address site development costs • Funding sources/mechanisms • City Centre Growth Zone <p>The site has an estimated delivery</p>

								in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.
CH/1.13	Midland Mills	200	PDL	CC/022: The site's availability is currently uncertain but is considered developable (5-10 years)		<p>The site is located in the upper east side of the city, and contains 3 Grade II listed mill buildings.</p> <p>Pre-application enquiry received for the conversion of mills to 94 units, two new build blocks, new road, parking and landscaping currently pending consideration.</p> <p>Planning application for conversion of three mill buildings into apartments with commercial space</p>	2020 - 2025	<p>The AAP viability study indicates viability issues for higher density new build flatted development under current market conditions.</p> <p>The site is in private ownership and has planning approval for re-development for a mixed use scheme including residential use. This developer interest has been renewed through the recent submission for a pre-application enquiry for a residential development scheme, currently under consideration by the Council.</p> <p>Development may be supported or accelerated by the following interventions:</p> <ul style="list-style-type: none"> • Reduce planning gain • Simplified planning • Investment in off-site 'place-making'

						<p>at ground level and the construction of two new residential buildings and commercial space with undercroft car parking granted in 2011.</p>	<ul style="list-style-type: none">• Direct investment in property• Direct investment to address site development costs• Funding sources/mechanisms• City Centre Growth Zone <p>The site has an estimated delivery in the medium term (5 to 10 years) to reflect the site's availability is presently uncertain and site constraints and current viability constraints.</p>
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Conclusion

In summary the council consider that the AAP residential and mixed use allocations are deliverable or developable over the plan period and that there is a reasonable prospect that the sites will be available and could be viably developed at the point envisaged, in accordance with NPPF paragraph 47.

The Council is willing to propose to update the City Centre AAP housing figures, site expected development yields and estimated site delivery dates through main modifications to the AAP.