

Strategic Land Assessment (SLA)

January 2021

IMPORTANT NOTICE- DISCLAIMER

In relation to the information contained within this report the Council makes the following disclaimer without prejudice:

This Strategic Land Assessment (SLA) identifies the potential supply of land which could be suitable for residential and economic development and which is available and achievable in the short or medium and longer term. The purpose is to identify sites which could be identified in the Local Plan. It also can be used by neighbourhood planning groups to assist in consideration of potential site allocations in their Neighbourhood Plans.

This assessment has been produced alongside detailed work undertaken for the Local Plan. The identification of a site as generally suitable does not imply that it will necessarily become an allocation in the Local Plan or that planning permission will be granted if a planning application is submitted. Sites which are for example currently protected as Green Belt or other uses will continue to be assessed under the relevant planning policies until the Local Plan is adopted.

The study includes potential sites of 0.20ha and above and/or potential for at least 5 homes and sites of 0.25ha for employment use. It also includes unused buildings on some smaller plots if they have the potential to be converted to residential use. The study does not consider sites below the threshold. Smaller sites which fall below this threshold will continue to come forward and further sites will come forward over time and further studies will consider these. An allowance for windfall from unexpected sites through clearance and redevelopment and smaller infill sites (4 units or less) has been applied to the housing requirement calculation with the expectation that these will continue to come forward through the usual planning processes.

Some sites, rejected as suitable locations for residential development may have been assessed as suitable for employment use and details of these are included in the settlement tables.

Information relating to individual sites and used for analysis, has been based on the best information available at the time of the assessment. Circumstances on sites do change between review points and further sites may become available between studies.

The base date of this study is 1st April 2020. This assessment analyses projected delivery after 1st April 2020 which is Year 1 of the trajectory and the start of the Local Plan period. This report contains information on sites with current residential planning permissions in place, including those where development has begun and those expected to begin being delivered within the first 5 years. The Councils 5 year housing supply report has been published separately. The remaining land supply assessed as broadly suitable for development has been further considered as part of the Local Plan process and makes up the theoretical medium and long term supply and may have been identified as preferred site options for either housing or employment use. There are a number of additional factors involved in selecting the most appropriate sites or parts of sites for the Local Plan which are not part of this process.

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6. CONCLUSIONS

1. INTRODUCTION

- 1.1 The Government's expectation is that all Local Planning Authorities should put in place an up to date Local Plan which determines what are the appropriate requirements for development and the purpose of an assessment of the current land supply is to determine whether this is possible.
- 1.2 The Government places great importance, on boosting the supply of housing and in order to achieve this, Local Planning Authorities need to ensure, that there is, at all times an adequate supply of suitable, available and developable sites. It must also take steps to ensure enough land is provided to ensure a 5 year supply of deliverable housing sites. Local Planning Authorities must also consider the land needs for future economic growth and plan accordingly.
- 1.3 National guidance is provided by the Government in the Planning Practice Guidance (PPG) section on "Housing and Economic Land Availability Assessment". This sets out the methodology based on, identifying sites and broad locations, assessing their suitability for residential or employment development, their development potential and the likelihood of them coming forward. Such assessments have been a feature of Government planning guidance for a number of years and provides a range of sites for further consideration in the development plan.
- 1.4 The last assessment (Strategic Housing Land Availability Assessment (SHLAA) 3) helped determine the local settlement housing targets defined by Policy HO3 of the Local Plan Core Strategy which was adopted in 2017. Whilst the last assessment did confirm that there was a sufficient supply of land to meet the full Core Strategy housing requirement (42,100 homes (2013-2030)), it indicated that many of these sites had constraints which would impede early delivery, not least local policy and physical and environmental constraints. It also concluded that there would be challenges in delivering the new homes required in locations with difficult local market constraints and further detailed analysis would be needed before they could be considered as development options for the site allocations part of the Local Plan. The Local Plan.

The Local Plan

- 1.5 In the summer of 2019 the Council began a partial review of the Core Strategy. This was undertaken mainly in response to changes in Government guidance on how the housing requirement should be calculated- commonly referred to as the standard method. The Council have now published the draft Local Plan. This is a full plan which contains both strategic and thematic policies for the District together with the preferred site options for development for 2020-2038.
- 1.6 The close relationship of this Strategic Land Assessment (SLA) to the emerging Local Plan has meant that it has been important in this study to ensure a level of consistency. Previous SHLAAs have assessed sites purely in relation to whether they are suitable (in principal) for (housing) development, sometimes even when they have been in use for other forms of development. For this study, more in depth site assessment work has been carried out in tandem with the site assessment work undertaken for the Local Plan to provide a more realistic set of sites for future allocation. The work involved has meant

analysis of matters outside of the remit of previous SHLAAs on matters including development impacts on local heritage, landscape and wildlife assets, highway assessment and further analysis to determine availability and deliverability. This work has resulted in more sites being rejected as residential development options with some instead, assessed as ideal for employment use and hence identified in the Local Plan.

- 1.7 Land availability assessment is an on-going process and can best be described, as a process of pooling, from a variety of sources, all known potential sites at a particular point in time to determine the appropriateness of future development. The first version of this study was published in 2011 and the core methodology has not fundamentally changed since. Since the last SHLAA was published the Council have continued to provide information to the Government on housing and employment data and have published a number of documents which relate to the land supply position in the District. These include the Authority Monitoring Report, the Brownfield Register, the five-year housing land statement and the Bradford Land supply Update (Housing Land supply update).
- 1.8 The outcome of this study as a consequence, provides lists of those sites considered suitable and those not considered to be either suitable, available or achievable for residential development, hence rejected together with a list of sites assessed as suitable for employment development. The aggregate picture of the suitable housing land supply has then been categorised as:
- Deliverable - likely to be developed within 5 years. This currently means sites with detailed planning permissions in place at 31st March 2020 or with an application currently under consideration or where the landowner is taking steps to secure approval, and
 - Developable - This category includes other supply which subject to planning approval or allocation in the Local Plan could theoretically be developed in the future. These are separated into sites in the Urban area and those outside i.e. the adopted green belt. Sites inside the urban area are also split down further as “unconstrained” and “other”. “Other” sites options are specifically those sites with local policy constraints such as a conflicting use/allocation in the current development plan or a specific physical constraint.

The Working Group

- 1.9 Previous studies have been undertaken with the input and cooperation of a group of individuals involved in the development industry. In the early stages of this study the Council worked with a range of stakeholders. Their role has been to provide comment on the Councils initial site assessments and to provide their expertise and knowledge in the market regarding site viability and delivery. The final stages of reporting have not included input from these stakeholders as the work undertaken by the Council closely relates to the decisions being taken for the Local Plan and as a consequence this report is the Councils land assessment, which forms part of the evidence base of the Local Plan, which is subject to public consultation.

2. THE ASSESSMENT

- 2.1 The defined assessment area us the administrative boundary of the Bradford District. The Bradford District green belt surrounds the urban areas and extends to the edge of the District boundary and there are no undeveloped sites which cross into neighbouring areas. The size of the District and the defined settlements within, has meant that a wide range of sites and locations has been assessed.
- 2.2 The assessment process, involved collecting site information and making a judgement, on whether having assessed the sites suitability and availability against a series of criteria and assumptions, when and if it might realistically be able to come forward for development. In line with Government guidance, employment sites not taken up for economic uses have also been assessed to determine whether they would be suitable for residential development. The Council have also undertaken a separate employment land review to determine the condition and supply of employment land.
- 2.3 The Council has continued to be proactive in identifying as wide a range of sites as possible and these include;
- Planning permissions on sites of 0.20ha or 5 units or more (commitments);
 - undeveloped sites (0.20ha min) identified in previous Plans for housing, employment development and other uses;
 - vacant and underused land of at least 0.20ha and sites where a previous permission has not been implemented;
 - buildings capable of being converted for at least 5 homes and
- 2.4 The Council has also continued to encourage landowners and developers to suggest sites for consideration both inside and outside the urban area (the Green Belt. This has been undertaken on a number of occasions, most recently as part of the site allocations Issues and options consultation undertaken in 2016 and the employment Call for sites exercise undertaken in 2019. Additional sites have also been submitted for assessment outside of these processes and the Local Plan consultation process will issue a final call for sites.
- 2.5 All sites have been plotted on the Council's Geographic Information System (GIS) and added to a database which gathers information on site specific information (site address, location, area) and other information such as development constraints, site history and owner intentions. As some sites were submitted some time ago, officers made contact with landowner's/site promoters, to pick up any relevant change of circumstance and ask for further clarity on the type of development being promoted to ensure the information considered was fully up to date. This was undertaken in early 2020 as part of the Local Plan site assessment process with data fed across to this SLA.

Current housing commitments

- 2.6 Current detailed planning permissions are automatically assessed as "suitable", "available" and "achievable" and make a significant contribution toward the calculation of the deliverable supply, often referred to as the 5-year supply. This part of the supply is made up of sites which were i) under construction at 31st March 2020 and; ii) sites with

undeveloped but with detailed planning permission at 31st March 2020. Some sites have only outline permissions at 31st March 2020 and whilst these are considered to be commitments, without detailed permissions cannot be implemented. They are not generally considered to be part of the deliverable (5 year) supply unless there is any further evidence to suggest they will come forward sooner.

- 2.7 Outside of commitments, there are always sites where a site promoter is in the process of making progress to bring development forward. These are not commitments but can still make an important contribution to the 5 year supply. The Councils latest assessment of the 5 year housing land supply is part of the [evidence base](#) for the Local Plan with previous versions [here](#).

Suitability

- 2.8 All un-permissioned sites, were assessed to determine in the first instance, whether they could be considered suitable for development. Unsuitable sites were moved to the reject list. Suitability considerations involved a review of information held by the Council on potential constraints to development. The factors considered in the assessment of suitability included:
- Whether the site is contiguous with the built up area to reasonably form an acceptable urban extension without additional land coming forward.
 - Whether there are any substantive environmental constraints to preclude development such as; flood risk in particular sites lying in flood zones 3 and 2; site contamination; location of hazardous activities which would rule the site as an unacceptable location for new homes (e.g. HSE installation zones)
 - Whether the site is affected by wildlife constraints including national designations such as SSSI's/ SPA's / SAC's and locally important wildlife areas
 - Whether development of the site would have a severe impact on; nationally or internationally designated heritage assets such as a Class 1 Archaeological Area or the Saltaire World Heritage site; locally important listed buildings and conservation areas or other heritage assets where mitigation would not be possible
 - Physical limitations; steep slopes, significant trees or ground condition problems including surface water issues that cannot easily be resolved.
 - No available access
 - Landscape impact considerations
- 2.9 Many sites assessed were in the adopted green belt and whilst this is an important consideration, sites were not ruled out solely for this reason. Many sites in the green belt were ruled out for one or more of the reasons set out above and the Local Plan has considered green belt impact in more detail to determine whether a site needs to be further rejected or if there is an alternative area which could be considered with mitigation through the plan-making process. Sites assessed in this study are the extents submitted by the site promoter. Until the Local Plan consultation is completed and adopted there should be

is no assumption that planning applications submitted will be approved on any site assessed as broadly suitable by this study. (see disclaimer at the start of this document).

Availability

- 2.10 Site availability is predominantly determined by the landowner's intentions. A site is considered to be available when based on the best information available there are no legal or ownership problems. Information provided through the call for sites process, the more recent engagement with landowners and planning history helps to ensure that the site evidence is as up to date as possible. Where potential issues are identified a proportionate assessment of whether these issues could realistically be overcome has been undertaken. Sites not currently available were added to the reject list.

Achievability (developability)

- 2.11 For a site to be considered achievable or viable for development, there has to be a reasonable prospect of development at a particular point in time. The achievability test considers a combination of survey, desktop information and the views of representatives to draw conclusions. The achievability of a site and its active marketing and/or promotion, by a landowner or agent or developer is a good starting point in assessing whether development is likely to be achievable, but is insufficient on its own. Such issues including problematic access for instance, will normally render the site to be "not achievable" within the scope of this study and mean it being placed on the reject list.
- 2.12 At each study site circumstances do change and consequently any study which rejects a site should never be regarded as a final decision.

Forecasting the number of homes possible

- 2.13 For sites assessed as suitable, available and achievable for housing use the next stage was to determine the number of homes which could realistically be achieved. National policy requirements highlight the importance of making the best use of land and the housing need in the District means that decisions on planning applications are made on the principle of avoiding homes being developed at low densities.
- 2.14 The development potential of sites assessed as suitable, available and achievable (developable) for residential use was determined in a number of ways in this assessment. In the majority of cases a density multiplier (see Table 2.1) below has been utilised, but in other circumstances estimated yields given known site limitations or information from site providers has been used to provide a realistic yield for each site. Circumstances where an estimated yield has been applied include; to acknowledge steeper slopes, access limitations, and areas of trees or local heritage implications. The Local Plan has followed this same broad logic.
- 2.15 Each density multiplier has a lower and upper level. If used, a figure within the yield range has been applied to calculate overall expected yield from that settlement. This ensures that potential supply is reasonable and neither under or overstated. For sites with existing buildings the Council has provided a reasonable estimate.

Table 2.1- Density Multipliers

Density Category	Description
Low – 30-40 units per hectare	Sites considered most appropriate for family homes, within and on the edge of the urban area and rural locations
Medium – 41-50 units per hectare	Sites within the urban area with good access to local facilities and transport. These sites are most suitable for mixed schemes which may include smaller family homes, elderly accommodation and some low rise apartments.
Medium/high – 51-99 units per hectare	Sites within areas which are or will be subject to master planning proposals. It also includes sites in particularly accessible locations where a mix of densities would be most likely to include both apartments and other family housing as part of the mixed character of the area.
High - 100-250 units per hectare	Sites which may also include buildings ripe for conversion to apartments. These sites predominantly lie in the city and town centres, but also on specific types of sites where this form of development has been promoted in masterplans or, in early discussions with the Council as the form of development appropriate for the site.

2.16 Typically, many sites are not 100% developed. Larger sites in particular require site infrastructure such as new road and communal open spaces not normally required for small sites. Before calculating a realistic development yield the assumptions set out in table 2.2 were used to calculate a net developable site area.

Table 2.2 - Gross to net ratios

Site Size	Assumed Net ratio
< 0.4 hectares	100% of gross site area applied
0.4 – 2 hectares	90% of gross site area applied
Over 2 hectares	75% of gross site area applied

Without a site promoters figure, the calculation used to generate the expected number of homes uses the simple formulae below;

$$\text{net developable area} \times \text{density category}$$

Determining a start date and rate of development

2.17 The development trajectory is an important part in determining both the five-year supply and future decisions on managing the release of sites for residential development in the Local Plan. For committed sites, ongoing development activity, the planning permission approval date or likely approval of an application, informs when a site can reasonably be expected to contribute completed homes within the initial 5year period. For other sites assessed as suitable, available and developable (including sites with outline permissions) it is reasonable to assume that these sites could come forward from year 6

onwards. Table 2.3 below illustrates the rules determining start dates utilised to inform the development trajectory. Ongoing annual monitoring will track development progress.

Table 2.3 – Development start rules

Type of site	Achievability	Yield	Local Plan Trajectory starting position
Sites with planning permissions before 31st March 2020			
Under construction	Deliverable	As approved	Year 1
Detailed permission for up to 150 homes approved pre 31/3/19	Deliverable	As approved	Year 1
Detailed permission for more than 150 homes approved pre 31/3/19	Deliverable	As approved	Year 2
Detailed permission for up to 150 homes approved pre 31/3/20	Deliverable	As approved	Year 2
Detailed permission for more than 150 homes approved pre 31/3/20	Deliverable	As approved	Year 3
Outline with current progress to secure detailed permission	Deliverable	As approved	Year 4
Outline application without follow up.	Developable	As Proposed	Year 6
Other sites			
Currently suitable or potentially suitable for residential development and sites where planning permission is pending	Developable	Estimated	Year 6

- 2.18 Development activity determines to some extent, expected ongoing build rate. For other sites, either with permissions in place or considered suitable, the principle of 30 homes per year for sites yielding less than 150 units and 40 per year for larger sites with one developer is applied. These build out rates reflect analysis of development patterns on other schemes in recent years and discussions with the working group.
- 2.19 The COVID 19 pandemic has however impacted on the speed the development industry has been able to deliver homes and as such the standard rates outlined above are not expected to be achieved in year 1 (2020/21). As a consequence, the Council has taken the decision to moderate the rates for this year. This is unlikely to adversely affect the 5-year deliverable supply except for larger sites, where the overall development period is moderately extended. Annual monitoring will determine whether any further moderation will be needed after year 1.

3. SUMMARY OF DISTRICT HOUSING LAND SUPPLY

- 3.1 The Local Plan includes a settlement hierarchy which places each part of the District into one of 4 tiers with targets for both residential and economic growth for the plan period. The highest tier, covers the main Bradford urban area (including Shipley) and is defined as the Regional city. This tier will take the majority of the growth needed for the new plan period. Tier 2 covers the Principal Towns of Bingley, Ilkley and Keighley. Tier 3 covers the medium sized settlements of the District which are described as Local Growth Centres and Tier 4 comprises the smaller villages of the District and hence the lowest proportions of growth.

Past Delivery and infill

- 3.2 Since the start of the Local Plan period (2013), new homes have been provided in all 27 settlements of the District. Other homes have also been completed in the rural areas from other sources such as barn conversions and other changes of use. The [Housing Land Supply Update \(2018\)](#) published information on the number of new homes completed or permissioned in each settlement between 2013 and 2018. The majority of these homes came from sites which meeting the threshold, with some from smaller sites in the urban area generally referred to as “infill”. Since 2013, 1,260 new homes have been provided on smaller sites. Whilst there is no pattern to the delivery of infill across the 7 years, this equates to an average of 180 homes per year.
- 3.3 The Local Plan encourages the re use of land and buildings which have been previously used. This is often referred to as “brownfield land”. The Plan includes a series of targets for the District and at each tier of the settlement hierarchy for the percentage number of new homes which should be developed on such sites. Table 3.1 sets out the total net number of new homes completed between 1st April 2013 and 31st March 2020 by settlement and settlement hierarchy tier and the proportion developed on “brownfield” sites, based on the targets of the adopted Core Strategy.

Nb. Targets included in the Local Plan are for the tier as a whole - there is no presumption that each settlement achieves the target defined at tier level given that the limited supply of brownfield options varied markedly from settlement to settlement.

Table 3.1 – New homes delivered on fully developed and under construction sites within each settlement, 2013-2020 (net)

Adopted Core Strategy Target in brackets	No. new homes completed	Total No. on Previously Developed Land (PDL)	Proportion on PDL
Regional City (55%)	5,170	4,000	77%
City Centre	1,216	1,212	100%
Canal Road C	40*	n/a	
Bradford NE	1,273	829	65%
Bradford NW	924	561	61%
Bradford SE	882	726	82%
Bradford SW	408*	334	82%
Shipley	427	334	78%
Principal Towns (50%)	1,275	812	64%
Bingley	44*	n/a*	
Ilkley	414	252	61%
Keighley	820	560	68%
Local Growth Centres (15%)	1,388	449	32%
Burley in W.	101	80	79%
Menston	51	33	65%
Queensbury	443	155	35%
Silsden	270	96	36%
Steeton	405	34	8%
Thornton	118	51	43%
Local Service Centres (35%)	940	600	64%
Addingham	80	9	11%
Baildon	174	142	82%
Cottingley	35	19	54%
Cullingworth	183	173	95%
Denholme	138	91	66%
East Morton	13	4	30%
Harden	23	8	35%
Haworth	125	83	66%
Oakworth	46	42	91%
Oxenhope	31	22	71%
Wilsden	92	7	8%
DISTRICT TOTAL (50%)	8,774	5,861	67%

*Demolitions in the Canal Road Corridor and the revision of the settlement boundary to exclude Shipley town centre has resulted in limited net gains in this area. Similarly the loss of 3 tower blocks in Bingley during 2019/20 and losses of high rise stock in Bradford South West has reduced net yields and negated any net gains on PDL in Bingley

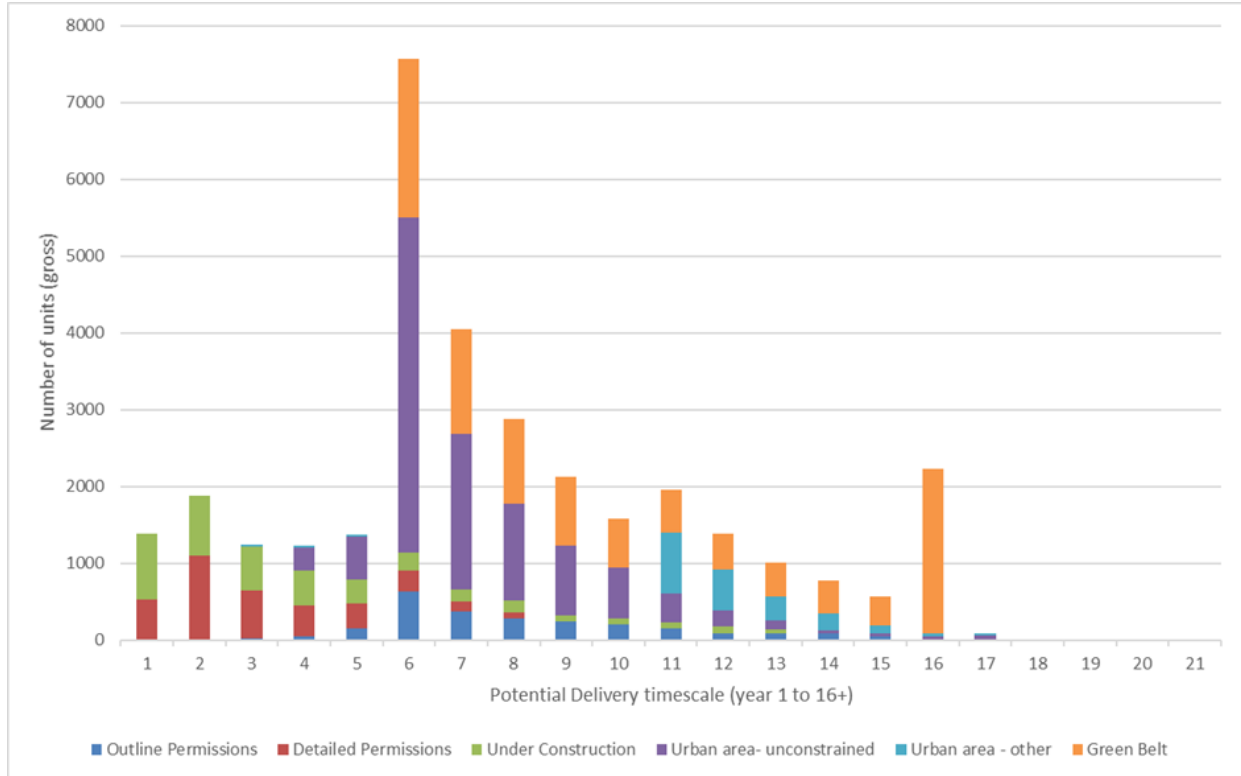
Current Supply

- 3.4 The Councils database contains over 1,100 sites. The summary of the current housing land supply is provided in table 3.2 below. More detailed site settlement summaries and maps are provided in Section 5. The graph 3.3 illustrates this supply in column form.

Table 3.2 - Suitable District housing land supply at 31st March 2020.

Site type	Number of sites	Years 1-5 2020/25	Years 6-10 (2025/30)	Years 11-15 (2030/35)	Year 16+ (2035)	Total
Commitments						
A. Under Construction (remaining units)	84	2967	698	223	0	3888
B. Detailed Permissions	108	2974	476	0	0	3450
C. Outline permissions	27	210	1730	441	0	2381
Sub Total	219	6151	2904	664	0	9719
Sites in the Urban Area						
D. Unconstrained	186*	874	9221	771	100	10966
E. Other	30	93	2091	66		2250
Sub Total	216	967	11312	837	100	13116
Sites outside of the Urban Area						
Green Belt	71	0	4940	3325	2266	10531
Total Potential Supply	506	7118	19156	4826	2366	33466
<p>* A proportion of expected yield from sites with active applications has been included in the short term supply, where there is likelihood of a successful outcome, the remainder is spread between medium (6-10) and longer term (11+) as required</p> <p>**A theoretical spread of units across each time period has been applied at settlement level. The Local Plan will determine how much will be needed and provide more detailed site boundaries as required.</p>						

Graph 3.3 – Projected delivery of assessed housing supply



3.5 It should be noted that the table summarises the total site capacity across the District of sites of different types. It illustrates that:

- committed sites could contribute 9,719 homes, two thirds of these in the first 5 years - 6151 homes (2020-2025).
- 10,966 homes from unconstrained site options within the urban area
- 2,250 homes from other sites in the urban area such as sites formerly protected for other uses; and
- Up to 10,531 homes from sites which currently lies in the Bradford District Green Belt
- A total potential District Land Supply of 33,466 homes gross

3.6 The assessment of sites for the Local Plan may result in alternative decisions on the inclusion of a site, an alternative boundary or development yield. As a consequence, the sites identified in this document may not fully align with the preferred options for housing allocations in the Local Plan. One of the reasons for this is that unlike the SHLAA the Local Plan considers the merits of sites not only in their own right but compares them against other options within each settlement using the evidence gathered and having carried out a process of sustainability appraisal. The Local Plan also factors in the housing targets set within each settlement and in some cases not all the sites within a settlement and described in this study will be required.

3.7 Table 3.4 below summarises the current supply in each tier and by individual settlement.

Table 3.4 – Summary of Land supply by Settlement Hierarchy and settlement

Settlement	Commitments			Urban Sites		None Urban	Total
	U/C (remainder)	Detailed	Outline	Un constrained	Other	Green Belt	
Regional City	2,967	2,736	1,392	8319	1608	5417	22439
City	610	631	90	3803	0	0	5134
Canal Road	976	43	804	123	0	0	1946
Bradford NE	1051	268	58	588	114	32	2111
Bradford NW	197	702	261	1233	245	1508	4146
Bradford SE	5	87	142	450	429	2274	3387
Bradford SW	114	987	37	1,513	447	1250	4348
Shipley	14	18	0	609	373	353	1367
Principal Towns	340	397	533	1240	488	1498	4496
Bingley	147	16	440	184	93	124	1004
Ilkley	3	19	0	9	0	823	854
Keighley	190	362	93	1047	395	551	2638
Local Growth Centres	404	195	452	1018	27	2067	4163
Burley	4	89	0	0	0	610	703
Menston	204	3	0	161	0	325	693
Queensbury	0	19	0	51	0	781	851
Silsden	148	76	156	538	0	0	918
Steeton	13	0	35	33	0	203	284
Thornton	35	8	261	235	27	148	714
Local Service Centres	177	122	4	389	127	1549	2368
Addingham	7	6	0	27	0	524	564
Baildon	12	69	0	30	25	442	578
Cottingley	3	0	0	18	0	166	187
Cullingworth	71	0	0	53	48	34	206
Denholme	0	17	0	72	0	0	89
East Morton	3	3	0	0	0	7	13
Harden	13	0	4	5	0	55	77
Haworth	61	16	0	174	30	0	281
Oakworth	0	0	0	0	0	181	181
Oxenhope	0	5	0	0	24	20	49
Wilsden	7	6	0	10	0	120	143
DISTRICT TOTAL	3888	3450	2381	10966	2250	10531	33466

3.8 Section 5 below, provides a settlement by settlement summary of the suitable housing land supply for each settlement. It sets out the numbers from committed sites, those in the urban area and from greenbelt sites as summarised in both table 3.2 and 3.3

above and the contribution from previously developed sites. They also set out the sites considered suitable for employment use and the sites rejected as suitable options. Yields are for information only and are based on the density multipliers set out in paragraph 2.9. Target yields in the Local Plan may vary and could apply to an alternative boundary.

4. EMPLOYMENT LAND SUMMARY

- 4.1 The Council has undertaken a comprehensive review of the employment land base within the District to underpin the development of the Local Plan and align with the updated assessment work on housing land.
- 4.2 The main original sources of employment land supply within the District are derived from the following:
- RUDP employment sites;
 - sites evaluated through the SLA as inappropriate for residential;
 - sites identified through area reviews / searches as potentially suitable for employment uses and
 - sites submitted to the Council through a call for sites.

As an overview, Table 4.1 classifies potential employment land by land type, hectare and quantum of sites.

Table 4.1: Employment Land Site – Macro Overview

Land Type	Hectares (ha)	Number of Sites
PDL / Non Green Belt	192.27	92
Green Belt	154.20	19
Total	346.47	111

- 4.3 The long list of supply assessed and summarised in Table 4.1 consisted of historic information and a full review was required to establish a more realistic assessment of potential supply. An important aspect of this review has been to understand the level of ‘additionality’ with many sites within the original long list identified now as within active employment use – albeit both formally and informally. Some of these uses (including open storage) can provide a valuable space for local businesses but do not necessarily present a high value and high employment generating employment land use. These types of sites have however not been considered additional to currently available employment land.
- 4.4 The changing character of local areas through the loss of employment land to other uses (residential primarily) and the obsolete nature of some former employment sites for modern operational purposes has been further considered in defining the realistic base employment land supply within the District. Some of these sites and areas within the wider urban context may be more suitable for residential and other uses. In some cases, development has also occurred which leaves pockets of potential employment land below the SLA threshold of 0.25ha.

4.5 When considering suitability for employment uses an analysis has also been undertaken to understand:

- The extent of substantive environmental and heritage constraints and whether the site is affected by ecological constraints.
- Physical limitations of the site – ideally looking for relatively flat development platforms.
- Suitable access for high volume vehicle movement
- Relationship of the site to neighbouring uses including sensitive uses including residential and schools and nearby business clusters / estates.
- Landscape and environmental buffers and layout considerations.
- Proximity of the site to public transport corridors and connections for ease of access.

4.6 As with residential land supply a significant proportion of the promoted employment land sites are located within the Green Belt. On national green belt policy terms these sites are generally unsuitable for development. Exceptional circumstances are still required to be demonstrated in support of applications in the green belt outside of plan-making.

4.7 Table 4.2 shows the type and location of sites and expands on the summary provided in table 4.1.

Table 4.2: Employment Land Sites – Filtered

Land Type	Status	Rationale	Green Belt?	ha	%	Number of sites	%
Urban Brownfield / Greenfield	Unsuitable	Not available / under threshold / developed	No	75.5	21.79	49	44.14
Urban Brownfield / Greenfield	Unsuitable	Better suited for residential use	No	63.01	18.19	20	18.02
Greenfield	Unsuitable	Better suited for residential use	Yes	17.9	5.17	2	1.80
Primarily Greenfield	Unsuitable	Wide range of constraints	Yes	96.2	27.77	14	12.61
Urban Edge Brownfield / Greenfield	(Green Belt) but potential LP allocation options	current Green Belt status to be assessed in Local Plan	Yes	40.6	11.72	3	2.7
				293.21	84.64	88	79.27
Urban Brownfield / Greenfield	Suitable	Limited constraints	No	50.18	14.48	20	18.02
Urban Brownfield (City Centre) Commercial	Suitable	Limited constraints	No	3.08	0.89	3	2.7
				53.26	15.37	23	20.72
Total				346.47	100%	111	100%

4.8 Table 4.3 below summarises the non-Green Belt site supply, sites which are of open market interest and do not form part of land supply options for business specific expansion. It can be noted in this table bias or concentration of employment land supply towards the lower end of the size spectrum, which is fairly typical of the area.

Table 4.3 below provides an overall of the non-Green Belt site mix by site size

Location	Micro (0.25- 0.99ha)	Small (1.00- 2.49ha)	Small to Medium (2.50- 4.99ha)	Medium (5.00- 9.99ha)	Large (10- 19.99ha)	Strategic (20ha+)	Area Total (ha)
Regional City	4	5	3	2			36.29
Airedale	1	1	1				5.28
Total ha	2.8	8.78	14.32	15.67			41.57
Total (number of sites)	5	6	4	2	0	0	17

4.9 Further information on the employment sites which have been discounted is provided as part of the evidence base of the Local Plan.

5. SETTLEMENT SUMMARIES

Bradford City Centre

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	11	11	610	610	610			
B. Sites with detailed planning permissions	16	16	631	631	625	6		
C. Sites with outline permissions	1	1	90	90		90		
D. Unconstrained sites in the urban area	31	31	3,803	3,803	187	2,966	550	100
E. Other sites in the urban area	0	0						
F. Green belt sites	0	0						
Total Residential Potential	59	59	5,134	5,134	1,422	3,062	550	100
G. Unsuitable/Not available/Not achievable for residential development-Rejects	9	9						
H. Sites assessed as suitable for employment development	3	3						

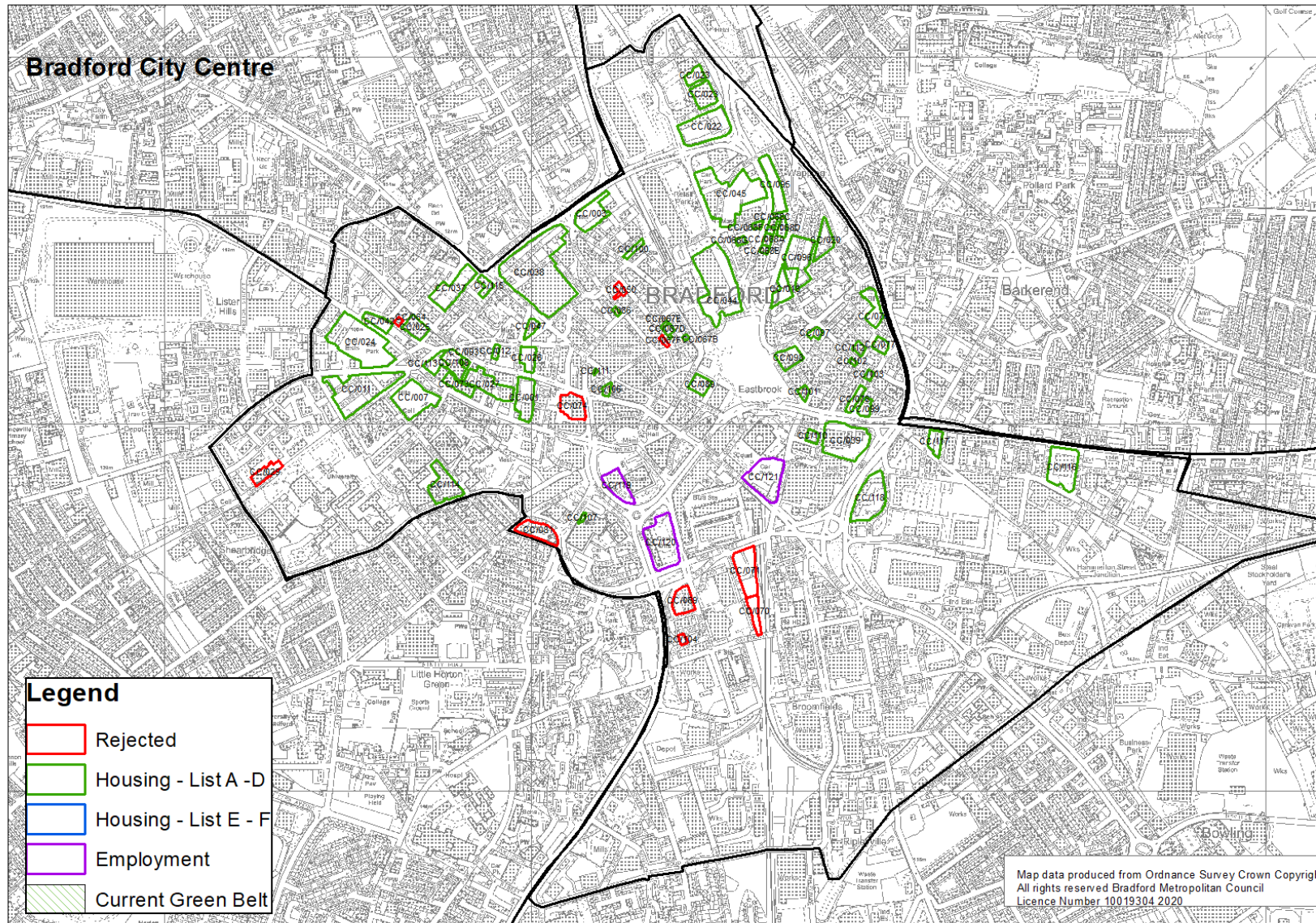
A large number of sites which make up the supply have already been identified in the adopted AAP for the city centre. The remainder is from permissioned sites and changes of use of existing buildings, largely permitted development. An extended southern gateway area will be defined in the Local Plan as an area of search and further regeneration opportunities are expected to be identified. All the supply within the city centre area is PDL and the realisation of new homes in this part of the District could make a significant contribution toward the District target and further regenerate the city. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
CC/023	Conditioning House	PDL	Change of use	133	133			
CC/068E	24-26 Canal Rd	PDL	Change of use	30	30			
CC/077	Olicana House	PDL	Change of use	109	109			
CC/089	Arndale House	PDL	Change of use	126	126			
CC/093	153 Sunbridge Rd	PDL	Change of use	56	56			
CC/098	Church Bank	PDL	Change of use	78	78			
CC/102	38-42 Peckover St	PDL	Change of use	3	3			
CC/103	46 Peckover St	PDL	Change of use	2	2			
CC/107	Wardley House	PDL	Change of use	12	12			
CC/117	200-206 Leeds Rd	PDL	Change of use	10	10			
CC/118	New Augustus/Trust House Filey St	PDL	Change of use	51	51			
List B- Sites with detailed planning permissions (including prior notifications)								
CC/003	Hamm Strasse	PDL	New build	166	160	6		
CC/012	National House, Sunbridge Rd	PDL	Change of use	64	64			
CC/067B	5 Cheapside	PDL	Change of use	5	5			
CC/067C	6 Picadilly	PDL	Change of use	8	8			
CC/067D	8-10 Picadilly	PDL	Change of use	34	34			
CC/067E	12 Picadilly	PDL	Change of use	13	13			
CC/068B	34-36 Canal Rd	PDL	Change of use	33	33			
CC/068C	36 Canal Road	PDL	change of use	45	45			
CC/086	43 Darley St	PDL	Change of use	9	9			
CC/101	Well St	PDL	Change of use	59	59			
CC/106	Upper Millergate	PDL	Change of use	32	32			
CC/108	Hollings Mill	PDL	Change of use	89	89			
CC/110	George St	PDL	Change of use	28	28			
CC/111	17a Westgate	PDL	Change of use	9	9			
CC/112	19 Peckover St	PDL	Change of use	26	26			
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+

CC/115	77-93 Westgate and 2 Baptist St	PDL	Change of use	41	41			
List C- Sites with Outline Permissions								
CC/096	Cathedral Quarter	PDL	New Build	90		90		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
CC/001	Fulton St/ Sunbridge Rd	PDL	100		100			
CC/007	Former Beehive Mills, Smith St	PDL	200		200			
CC/011	Listerhills Rd	PDL	250		200	50		
CC/018	Cathedral Quarter B	PDL	50		50			
CC/020	Sun St	PDL	60		60			
CC/022	Midland Mills	PDL	200		200			
CC/024	Thornton Rd south	PDL	300		200	100		
CC/025	179 Sunbridge Rd	PDL	50		50			
CC/026	Tetley St	PDL	100		100			
CC/027	Land and buildings south of Sunbridge Rd	PDL	75		75			
CC/037	Wigan St	PDL	120		120			
CC/038	Top of Town	PDL	500		200	200	100	
CC/039	George St B	PDL	200		200			
CC/042	Thornton Rd/Water Ln	PDL	40		40			
CC/044	Forster Court	PDL	300		200	100		
CC/045	North Brook St	PDL	300		200	100		
CC/047	Highpoint	PDL	87	60	27			
CC/068A	32 Canal Rd	PDL	30		30			
CC/068D	39-41 Bolton Rd	PDL	94	60	34			
CC/068F	Holdsworth St	PDL	30		30			
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	

CC/068G	16-18 Mill St	PDL	27	27		
CC/073	Thornton Rd north	PDL	80		80	
CC/076	Burnett St Car Park	PDL	60		60	
CC/078	East Parade	PDL	50		50	
CC/095	Land west of Wharf St	PDL	100		100	
CC/097	Land to the rear of Cathedral House	PDL	20		20	
CC/099	Gatehaus 2	PDL	20		20	
CC/100	Stone St	PDL	20		20	
CC/113	Lower Grattan Rd	PDL	40		40	
CC/114	Bradford College,	PDL	190		190	
CC/116	496 Leeds Rd	PDL	70		70	
List E- Other Sites in the urban area						
0 sites						
List F- Green Belt sites						
0 sites						
G- Unsuitable/Not available/Not achievable for residential development- Rejects						
Site Ref	Address	Site Type	Reason for rejection			
CC/029	Longside Ln	PDL	Not available			
CC/050	31-35 Piccadilly	PDL	Not available			
CC/064	Water Lane	PDL	Not available			
CC/069	Clifford St Car Park	PDL	Not available			
CC/070	Britannia St Car Park	PDL	Not available			
CC/071	Britannia St Car Park	PDL	Not available			
CC/074	"Sunwin House",	PDL	Suitable for office/retail; owner intentions unclear			
CC/081	Wilton Car park	PDL	Not available			
CC/104	Adelaide St	PDL	Not currently available			
List H- Sites assessed as suitable for employment development						
Site Ref	Address	Site Type				
CC/119	1 City Park	PDL				
CC/120	Jacobs Well	PDL				
CC/121	Exchange Court	PDL				



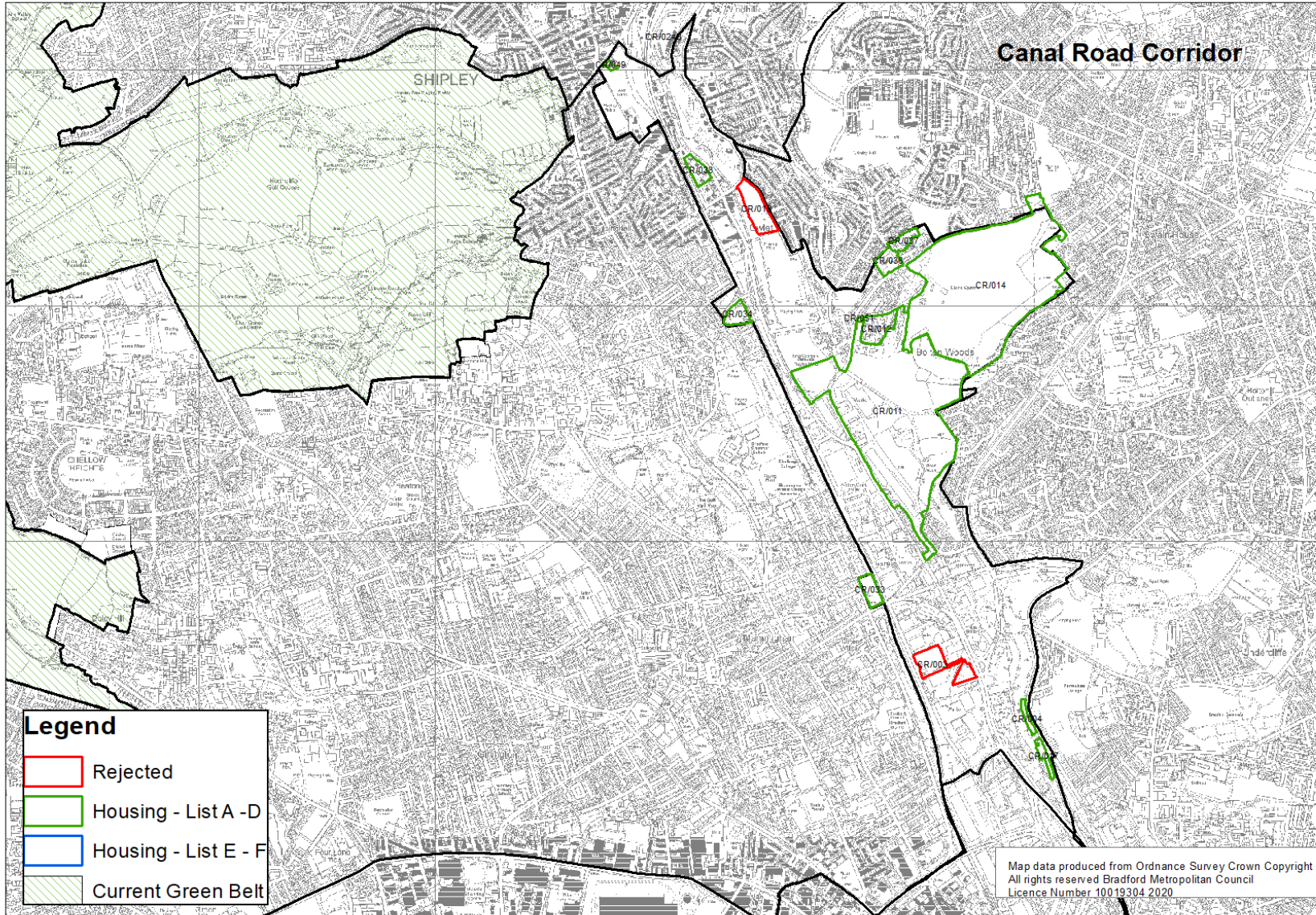
Canal Road Corridor

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	3	2	976	53	353	400	223	0
B. Sites with detailed planning permissions	2	2	43	43	43			
C. Sites with outline permissions	2	2	804	804	0	442	362	
D. Unconstrained sites in the urban area	5	2	123	65	0	123		
E. Other sites in the urban area	0	0	0					
F. Green belt sites	0	0	0					
Total Residential Potential	12	8	1,946	965	396	965	585	0
G. Unsuitable/Not available/Not achievable for residential development-Rejects	1	1	0	0				
H. Sites assessed as suitable for employment development	0	0						

Around half of the total potential supply is from previously developed land, a large part of which is permitted and under construction. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
CR/011	Olivers Locks	Greenfield	New build	923	300	400	223	
CR/012	Livingstone Rd, Bolton Woods	PDL	New build	35	35			
CR/049	Otley Rd	PDL	Change of use and extension	18	18			

List B- Sites with detailed planning permissions (including prior notifications)								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16 +
CR/038	Valley Rd	PDL	New build	38	38			
CR/051	New Victoria Hotel	PDL	Change of use	5	5			
List C- Sites with Outline permissions								
CR/014	Bolton Woods Quarry	PDL	New build	762		400	362	
CR/034	Frizinghall Rd	PDL	New build	42		42		
List D- Unconstrained sites in the urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
CR/004	Bolton Rd	Greenfield	16			16		
CR/017	Wapping Rd	Greenfield	23			23		
CR/033	North Ave	PDL	30			30		
CR/036	Victor Mills, Bolton hall Rd	PDL	35			35		
CR/037	Thornhill Ave	Greenfield	19			19		
List E-Other sites in the urban area								
0 sites								
List F- Green Belt sites								
0 sites								
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
CR/003	Valley Rd	PDL	Unsuitable residential location					
CR/019	Poplar Road	Greenfield	Important open space: flood risk					
List H- Sites assessed as suitable for employment development								
0 sites								



Bradford North East

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	12	4	1,051	90	783	268		
B. Sites with detailed planning permissions	13	10	268	102	268			
C. Sites with outline permissions	2	1	58	35		58		
D. Unconstrained sites in the urban area	18	9	588	397	84	504		
E. Other sites in the urban area	2	0	114	0		114		
F. Green belt sites	1	0	32	0		32		
Total Residential Potential	50	24	2,111	624	1,135	976		
G. Unsuitable/Not available/Not achievable for residential development-Rejects	39	12	0	0				
H. Sites assessed as suitable for employment development	3	1						
<p>A significant amount of the total supply is on sites which are already permissioned, with much of the Under construction supply approaching completion leaving only a limited remaining supply. There are a number of additional sites within the urban area, a high number which are PDL and the Local Plan will need to address the delivery of these for new homes to rebalance the more recent loss of greenfield sites to development. The Esholt area has been identified as a strategic employment area which will make a significant contribution toward the employment land targets. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NE/004	Roundwood Ave,	PDL	New build	47	47			
NE/013b	Westfield Ln	Greenfield	New build	10	10			

NE/015a	Harrogate Rd, Greengates	PDL	New build	28	28			
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NE/025a	Simpsons Green	Greenfield	New build	98	98			
NE/038	Moorside Rd, Eccleshill	Mixed	New build	589	360	229		
NE/055A	Harrogate Rd	Greenfield	New build	15	15			
NE/056	Cote Farm Leeds Rd, Thackley	Greenfield	New build	219	180	39		
NE/119	Ashton Walk	Greenfield	New build	4	4			
NE/148	Harrogate Rd	Greenfield	New build	2	2			
NE/174	Cavendish Rd, Idle	PDL	New build	12	12			
NE/175	Newstead Hall Rd, Eccleshill	PDL	New build	3	3			
NE/181	Romanby Shaw	Greenfield	New build	24	24			
List B- Sites with detailed planning permissions (including prior notifications)								
NE/006b	Westfield Ln, Idle	Greenfield	New build	26	26			
NE/014	Fagley Croft	PDL	New build	8	8			
NE/024	Crimshaw Ln	Greenfield	New build	12	12			
NE/039	Fagley Rd	Greenfield	New build	128	128			
NE/147	Thackley Grange	PDL	New build	14	14			
NE/153	114 Undercliffe Rd	PDL	New build	7	7			
NE/162	Stockhill Rd	PDL	New build	8	8			
NE/170	Peel Park Hotel	PDL	Change of use	5	5			
NE/172	Sycamore Close	PDL	New build	25	25			
NE/176	1222 Leeds Rd	PDL	Change of use	9	9			
NE/178	Haigh Hall Rd, Greengates	PDL	New build	6	6			
NE/179	Ravenscliffe Ave	PDL	change of use	15	15			
NE/180	78 Westfield Lane	PDL	New build	5	5			
List C- Sites with Outline permissions								
NE/057	Kings Drive, Wrose	Greenfield	New build	23		23		
NE/163	Site of Ashfield Mills	PDL	New build	35		35		

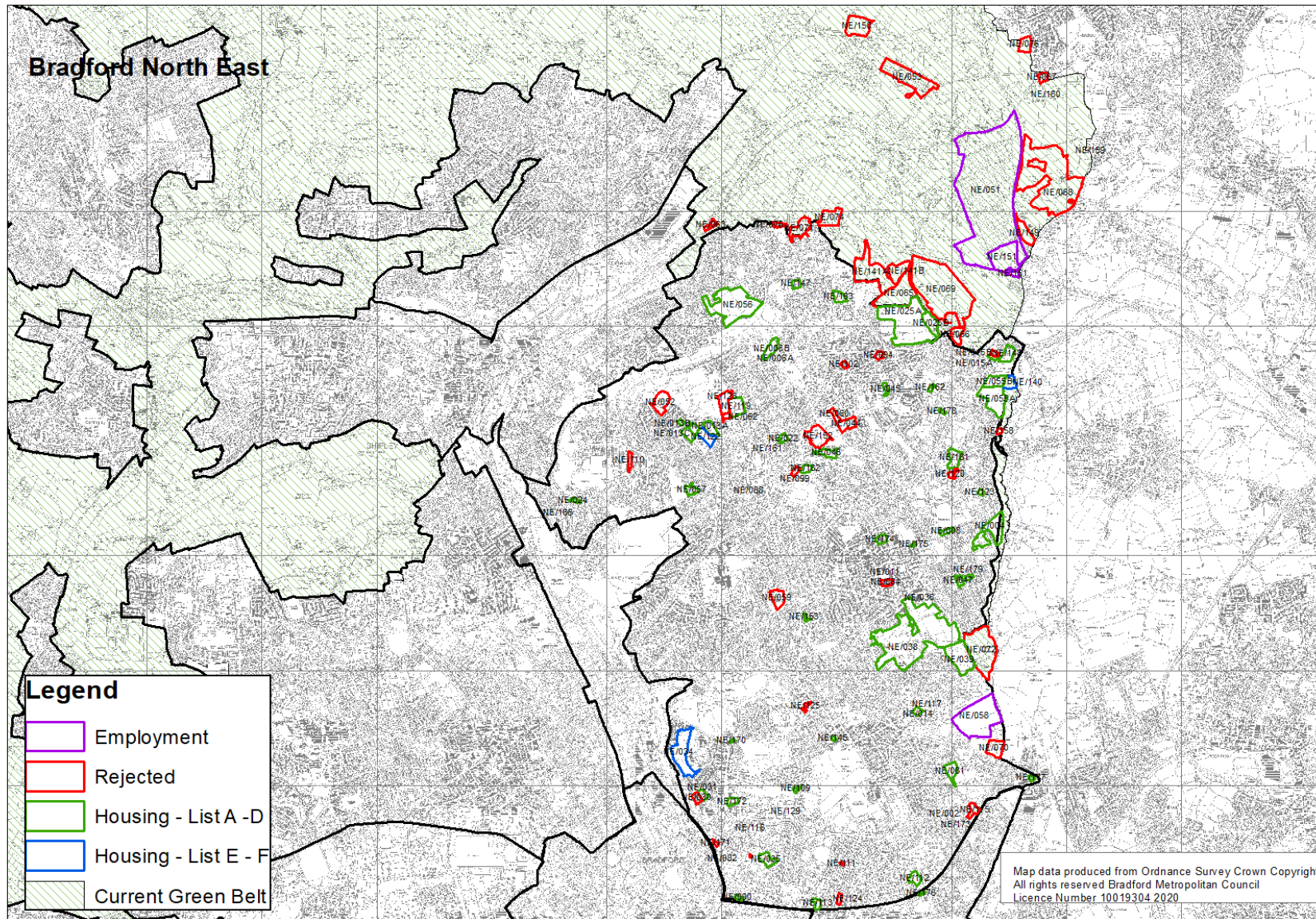
List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NE/008	Ravenscliffe Avenue, Ravenscliffe	Greenfield	14		14		
NE/013A	Westfield Lane, Wrose	PDL	30		30		
NE/013C	Westfield Lane Wrose	Greenfield	30	30	0		
NE/022	Doctor Hill, Idle	Greenfield	13		13		
NE/025B	Simpsons Green	Greenfield	25		25		
NE/031	Prospect Road	Greenfield	15		15		
NE/035	Barkerend Mills	PDL	150	40	110		
NE/045	Old Park Road, Thorpe Edge	Greenfield	16		16		
NE/046	Arthur Street, Idle	PDL	40		40		
NE/047	Ravenscliffe Avenue, Ravenscliffe	Greenfield	24		24		
NE/055B	Harrogate Rd, Greengates	Greenfield	48		48		
NE/081	Rawson Avenue	PDL	46		46		
NE/090	55 Joseph Street, Barkerend	PDL	35		35		
NE/109	Hinchliffe Street	Greenfield	6		6		
NE/112	Kyme Mills - Moorside Lane	PDL	60		60		
NE/113	Steadman Street, Barkerend	PDL	16		16		
NE/123	Rimswell Holt, Ravenscliffe	PDL	6		6		
NE/182	Blakehill Works, Bradford Rd, Idle	PDL	14	14			

List E- Other Sites in the urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NE/034	Exmouth Place	Greenfield-Playing field	75		75		
NE/122	Eccleshill Sports Club, Wrose	Greenfield – Playing fields	39		39		
List F- Green Belt sites							
NE/140	East of Harrogate Rd, Greengates	Greenfield	32		32		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
NE/015B	Harrogate Rd	Greenfield	Not available				
NE/030	Wapping Road	PDL	Not available				
NE/044	Northwood Cres, Thorpe Edge	Greenfield	Not available				
NE/052	Idle Hill Reservoir	PDL	Limited access; Heritage				
NE/053	Esholt Water Treatment Works,	PDL	Not attached to urban area				
NE/059	Bolton Road Bolton Woods	Greenfield	Loss of playing fields; impact on conservation area				
NE/060	Cavendish Rd, Idle	Greenfield	Wildlife; Trees				
NE/062	Lymore Court, Idle	Greenfield	Limited access				
NE/063	Brackendale Mills, Thackley	Greenfield	Not attached to urban area				
NE/064	Victoria Rd, Eccleshill	PDL	Not available				
NE/065	Mitchell Ln, Thackley	Greenfield	Limited access				
NE/066	Apperley Rd	Greenfield	Not attached to the urban area				
NE/067	Gill Ln, Yeadon	Greenfield	Not attached to the urban area				
NE/068	Apperley Ln,	Greenfield	Not attached to the urban area; wildlife; flood risk				
NE/069	Apperley Rd	Greenfield	Not attached to the urban area				
NE/070	Gain Ln Thornbury	PDL	Not available				

Site Ref	Address	Site Type	Reason for rejection
NE/071	Park Rd, Thackley	Greenfield	Valuable open space; railway tunnel; sensitive landscape
NE/072	Lower Fagley Ln, Fagley	Greenfield	Limited access; Local Wildlife; Listed buildings
NE/075	Ainsbury Ave,	Greenfield	Limited access
NE/074	Park Rd, Thackley	Greenfield	Limited access; railway tunnel; sensitive landscape
NE/076	Woodlea Close, Yeadon	Greenfield	Limited access
NE/094	Leeds Rd, Thackley	Greenfield	Trees
NE/099	Bradford Rd, Idle	PDL	Not available
NE/102	Croft St, Idle	PDL	Not available
NE/110	Oakdale Rd, Wrose	Greenfield	Limited access; valuable open space
NE/111	Folkestone St, Bradford Moor	PDL	Too small
NE/115	Randolph St, Thornbury	PDL	Not available
NE/120	Rockwith Parade,	Greenfield	Not available
NE/124	Gladstone St, Bradford Moor	Greenfield	Burial ground
NE/125	Idle Rd, Bradford	Greenfield	Access
NE/128	Kenstone Crescent	Greenfield	Limited access
NE/134	196-198 Barkerend Rd,	PDL	Too small
NE/141A	North of Thackley	Greenfield	No suitable access
NE/141B	Kand North of Mitchell Ln	Greenfield	Not attached to the urban area
NE/149	Apperley Ln	Greenfield	Not attached to the urban area
NE/150	Land at Station Rd, Esholt	Greenfield	Not attached to the urban area
NE/152	Friars Industrial Estate, Idle	PDL	Value for employment
NE/158	Carr Bottom Rd	Greenfield	Too small
NE/171	New Otley Rd,	PDL	Too small

List H- Sites assessed as suitable for employment development

Site Ref	Address	Site Type
NE/051	Esholt Water Treatment Works	PDL
NE/151	Land at The Avenue, Apperley Bridge	Greenfield
NE/058	Woodhall Rd, Thornbury	Greenfield



Bradford North West

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	7	4	197	30	197			
B. Sites with detailed planning permissions	15	12	702	473	582	120		
C. Sites with outline permissions	3	1	261	241	20	212	29	
D. Unconstrained sites in the urban area	23	16	1,233	1064	45	1,138	50	
E. Other sites in the urban area	2	0	245	0		245		
F. Green belt sites	6	0	1,508	0		648	400	460
Total Residential Potential	57	34	4,146	1808	844	2,513	479	460
G. Unsuitable/Not available/Not achievable for residential development-Rejects	33	12						
H. Sites assessed as suitable for employment development	0	0						
<p>The total supply in this area is made up of a significant proportion of green belt sites. There is a large supply of urban sites which are PDL and this supply includes a number of underused mills and associated land which could come forward for redevelopment conversion. The key priorities for the Local Plan include the need to support the regeneration of areas where there are unused buildings and underutilised land. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NW/019	West Ave, Sandy Ln	Greenfield	New build	14	14			
NW/039	Allerton Ln/Cote Ln	Greenfield	New build	150	150			
NW/056	Allerton Rd, Girlington	PDL	New build	6	6			

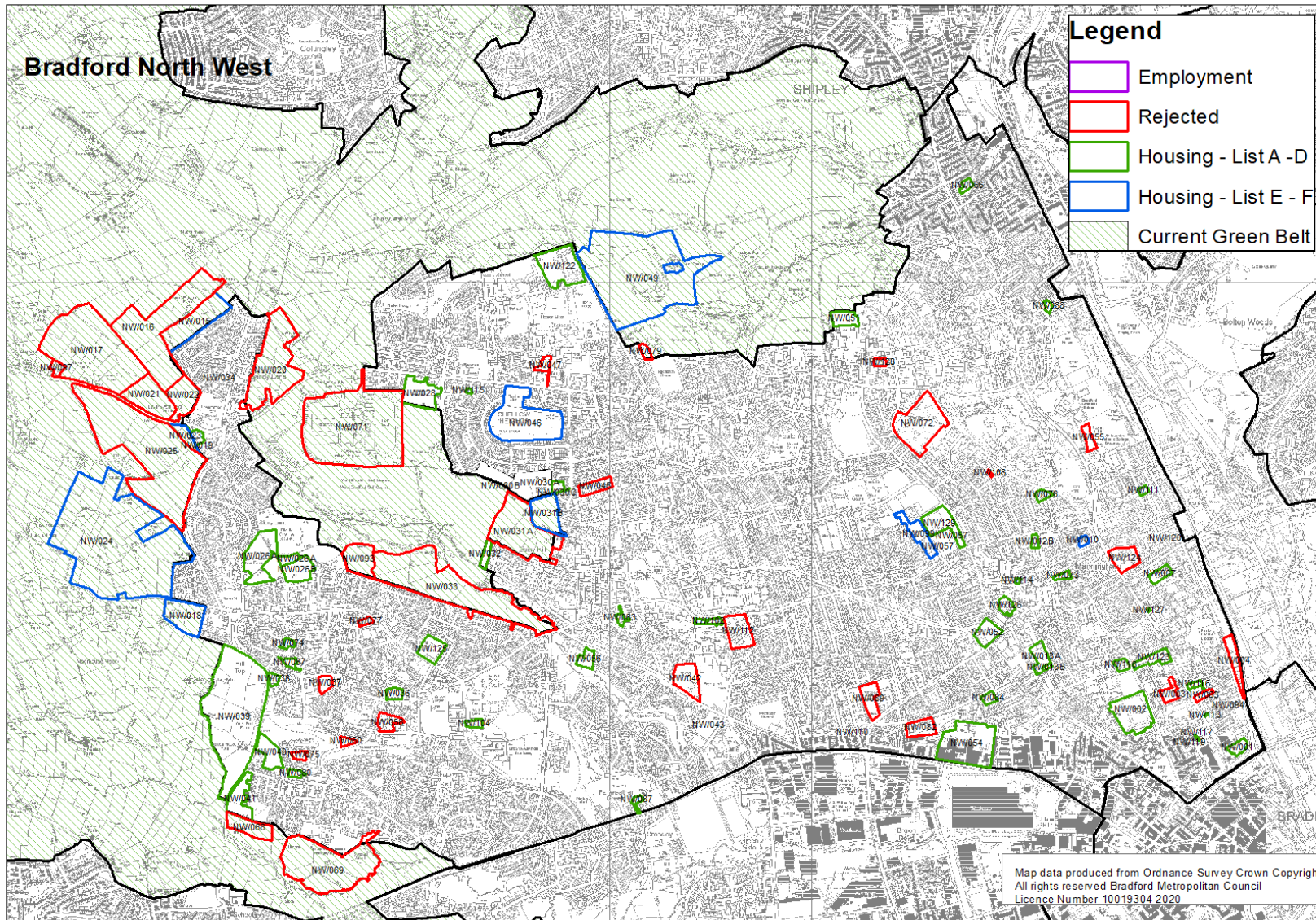
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NW/063	Pearson Ln	Greenfield	New build	3	3			
NW/067	Saffron Dve, Allerton	PDL	New build	6	6			
NW/102	Duckworth Ln	PDL	Mixed	4	4			
NW/118	Green Ln/Lumb Ln	PDL	New build	14	14			
List B- Sites with detailed planning permissions (including prior notifications)								
NW/013b	Newport Rd	PDL	New build	9	9			
NW/026A	Ivy Ln, Allerton	Greenfield	New build	104	104			
NW/028	Chellow Grange Rd, Heaton	Greenfield	New build	98	98			
NW/036	Whitburn Way	PDL	New build	23	23			
NW/038	Allerton Ln	PDL	New build	9	9			
NW/051	Ashwell Farm, Heaton	Greenfield	New build	27	27			
NW/074	Hill Top Ln, Allerton	PDL	New build	5	5			
NW/076	Fairmount, North Park Dve, Heaton	PDL	Change of use	15	15			
NW/113	Nesfield House	PDL	Change of use	5	5			
NW/114	Lily St	PDL	Change of use	7	7			
NW/115	Chellowfield Court	PDL	New build	9	9			
NW/116	Rutland House	PDL	New build	18	18			
NW/117	9 Eldon Place	PDL	Change of use	8	8			
NW/122	Thorn Ln/Bingley Rd	PDL	Mixed	360	240	120		
NW/127	246-250 Manningham Ln	PDL	Change of use	5	5			
List C- Sites with Outline permissions								
NW/001	Snowden Stt	PDL	New build	229		229		
NW/007	Spring Bank Place	Mixed	New build	14	14			
NW/032	Chellow Ln, Daisy Hill	Greenfield	New build	6	6			
NW/111	Oak Avenue	PDL	Change of Use	12	12			

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NW/002	Lumb Ln	PDL	129	40	89		
NW/010	Mansfield Rd	Mixed	16		16		
NW/012B	St Marys Rd	PDL	10		10		
NW/013A	Priestman St	PDL	60		60		
NW/026B	Ripley Str, Allerton	Greenfield	45		45		
NW/030C	Lynfield Dv, Daisy Hill	Greenfield	12		12		
NW/040	Merrivale Rd, Allerton	Greenfield	54		54		
NW/041	Allerton Ln/Chevet Mount	Greenfield	52		52		
NW/052	Carlisle Rd	PDL	43		43		
NW/054	Whetley Mills	PDL	250		200	50	
NW/066	Alton Grove, Frizinghall	PDL	5		5		
NW/073	Church St, Manningham	PDL	10	10			
NW/080	Rayner Mount Allerton	Greenfield	6		6		
NW/084	Belvedere Terr, Girlington	PDL	15		15		
NW/087	Former Storage Yard, Thornton Rd	PDL	5		5		
NW/088	74 Frizinghall Rd	PDL	6		6		
NW/104	Chapel Ln	PDL	5		5		
NW/123	Former Manningham Middle, Manningham Ln	PDL	30		30		
NW/125	Allerton Mills	PDL	200		200		
NW/126	Site of Anvil Court, Manningham	PDL	30	30			
NW/129	Velvet Mill, Heaton Rd	PDL	50		50		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
NW/130	29 Springfield Place	PDL	5	5			
NW/131	Heaton Mount,	Mixed	195		195		
List E- Other Sites in the urban area							
NW/046	Haworth Rd, Playing fields, Heaton	Greenfield-playing fields	170		170		
NW/099	Patent St, Manningham	Mixed-Recreation open space	75		75		
List F- Green Belt sites							
NW/015	Acacia Dve, Sandy Lane	Greenfield	100		100		
NW/018	High Ash Farm, Allerton Rd	Greenfield	68		68		
NW/023	Wilsden Rd/West Ave, Sandy Lane	Greenfield	22		22		
NW/024	Allerton Rd, Prune Park Ln	Greenfield	726		200	200	326
NW/031B	Millmoor Close,	Greenfield	58		58		
NW/049	Bingley Rd/Long Ln, Heaton	Greenfield	534		200	200	134
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
NW/003	Bowland Street	PDL	Not available				
NW/004	Midland Rd	PDL	Not available; site very narrow for homes				
NW/016	Mount Pleasant Farm, Sandy Ln	Greenfield	Not attached to the urban area; Landscape impact				
NW/017	Wilsden Rd, Sandy Ln,	Greenfield	Not attached to the urban area; Landscape impact				
NW/020	Haworth Rd, Sandy Lane	Greenfield	Limited access; Landscape impact; Topography				
NW/021	Wilsden Road, Sandy Ln	Greenfield	Not attached to the urban area; Landscape impact; Topography				

Site Ref	Address	Site Type	Reason for rejection
NW/022	Wilsden Rd/Sandy Ln	Greenfield	Limited access; Landscape impact
NW/025	Prune Park Ln, Allerton	Greenfield	Topography; Landscape impact
NW/031A	Hazel Walk, Daisy Hill	Greenfield	Limited access; Topography; Landscape impact
NW/033	Chellow Dene, Bradford	Greenfield	Wildlife and habitat; Landscape impact
NW/037	Brocklesby Dve	Greenfield	Not available
NW/042	Allerton Rd, Four Lane ends	Greenfield	Loss of valuable open space; Protected trees
NW/045	Reservoir House, Heights Ln, Daisy Hill	PDL	Not available
NW/047	St Martins Church, Haworth Rd, Heaton	Greenfield	Not available
NW/055	Off Manningham Ln, Manningham	Greenfield	Not available; Impact on Listed building; Trees: difficult access
NW/058	Land at buildings at Kenilworth House, Saffron Dv, Allerton	PDL	Not available
NW/060	Bell Dean Rd	PDL	Not available
NW/068	Allerton Ln east, Allerton	Greenfield	Wildlife; Landscape impact
NW/069	Land south of Hoopoe Mews, Allerton	Greenfield	Wildlife; limited access; Landscape impact
NW/071	Chellow Water Treatment Works, Haworth Rd, Daisy Hill	PDL	Not available
NW/072	Heaton Service reservoir, North Park Rd, Heaton	Greenfield	Wildlife; trees; potential contamination; Flood risk; Heritage impact
NW/075	Rayner Mount, Allerton	Greenfield	Valuable open space

Site Ref	Address	Site Type	Reason for rejection
NW/077	Garforth Street	PDL	Not available
NW/079	Bingley Rd, Heaton	Greenfield	Trees; Limited access
NW/082	Walker Drive, Girlington	PDL	Not available
NW/083	Springfield Place, Manningham	PDL	Not available
NW/089	Whetley Ln	PDL	Not available- site in school use
NW/093	Meadowbank Avenue, Allerton	Greenfield	No suitable access; Wildlife and habitat; village green
NW/097	Wilsden Road, Allerton	Greenfield	Not attached to urban area
NW/108	Victor Rd	PDL	Not available
NW/112	Squire Ln, Girlington	Mixed	Not available
NW/124	Bolton Royd, Manningham Ln	PDL	Not available
NW/128	Emmfield Dv, Heaton	Greenfield	Trees: loss of open space
List H- Sites assessed as suitable for employment development			
0 sites			



Bradford South East

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	5	5	5			
B. Sites with detailed planning permissions	8	5	87	67	87			
C. Sites with outline permissions	4	1	142	11	30	112		
D. Unconstrained sites in the urban area	19	6	450	126	69	381		
E. Other sites in the urban area	6	0	429	0		429		
F. Green belt sites	7	0	2,274	0		745	400	1,129
Total Residential Potential	44	14	3,387	209	191	1,667	400	1,129
G. Unsuitable/Not available/Not achievable for residential development- Rejects	65	17	0	0				
H. Sites assessed as suitable for employment development	10 (part residential)	4						
<p>A significant number of site options have been discounted in this assessment. These range from green belt locations, to sites not considered appropriate for residential development. The South east is an industrialised area and is affected by the presence of two businesses which store hazardous materials where the HSE would normally advise against residential development. This aside a number of sites are identified as locations for new industrial development. The area has a low level of commitments and limited supply of sites within the urban area and for new growth will be reliant on the release of both urban greenfield and green belt sites. The Holme Wood area is identified as a growth area and there are a number of combinations of sites which could potentially accommodate the growth, in and beyond the urban edge. Development challenges include a weak residential market and proximity to areas of industry. As a consequence, a high significant contribution of land has been assessed as suitable for employment use. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SE/084	Rooley Ln	PDL	New build	5	5			
List B- Sites with detailed planning permissions (including prior notifications)								
SE/088	Sugden St, Low Moor	Greenfield	Change of use and New build	5	5			
SE/108	Woodside Road	Greenfield	New build	7	7			
SE/142	Flockton Road	PDL	New build	30	30			
SE/143	Flockton Road	PDL	New build	16	16			
SE/176	Fenby Ave	Greenfield	New build	8	8			
SE/180	64 Tong St	PDL	Change of use	7	7			
SE/184	Dunsford Avenue, Bierley	PDL	Change of use	6				
SE/185	Titan District Centre, Wyke	PDL	New build	8				
List C- Sites with Outline permissions								
SE/054	Kesteven Rd, Holmewood	PDL	New build	11		11		
SE/063	Westgate Hill St	Greenfield	New build	14		14		
SE/089	Tennis Avenue	Greenfield	New build	11		11		
SE/109	Shetcliffe Lane, Bierley	Greenfield	New build	106	30	76		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
SE/001	Highbridge Terr West Bowling	Greenfield	42		42			
SE/003	Copgrove Rd, Holmewood	Greenfield	12		12			
SE/005	Cleckheaton Rd	PDL	16		16			
SE/014	Spenn View Ln, Bierley	Greenfield	100	60	40			

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SE/015B	Upper Castle St, West Bowling	Greenfield	17		17		
SE/030	Landscope Ave, Holmewood	Mixed	20		20		
SE/032	Stonyhurst Square, Holmewood	Greenfield	10		10		
SE/033	Muirhead Fold, Holmewood	Mixed	19		19		
SE/035	Bolling Hall Laundry - Off Rooley Ln	PDL	18		18		
SE/038	Cordingley St, Holmewood	PDL	36		36		
SE/048	Albert Terr, Oakenshaw	PDL	25		25		
SE/076	New Ln, Laisterdyke	Greenfield	42		42		
SE/079	Furnace Rd, Oakenshaw	PDL	14		14		
SE/092	Upper Castle St	Greenfield	9	9			
SE/102	Grayswood Dve, Holmewood	Greenfield	13		13		
SE/111	Mead View, Holmewood	Mixed	12		12		
SE/114	Somerton Dve, Holmewood	Greenfield	5		5		
SE/118	Kaycell St, Bierley	Greenfield	23		23		
SE/181	Mead View, Holmewood	PDL	17		17		
List E- Other Sites in the urban area							
SE/027	Rooley Ln	Greenfield-access	10		10		
SE/031	Greyswood Dve, Holmewood	Greenfield-Recreation open space	32		32		

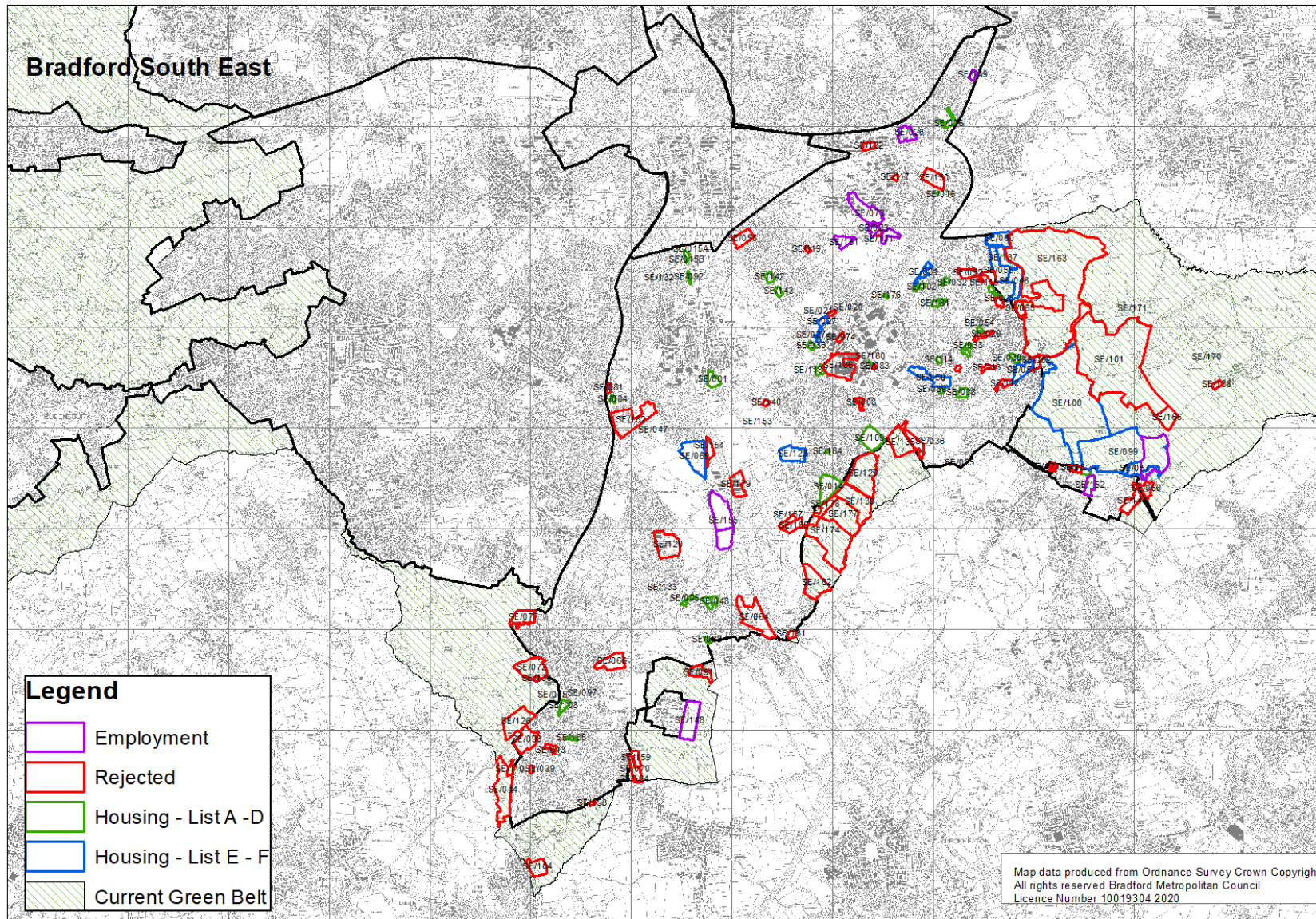
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SE/050	Proctor St playing fields, Holmewood	Greenfield-Playing fields	114		114		
SE/051	Holme Ln, Holmewood	Greenfield – Recreation open space	40		40		
SE/069	Dean Beck Ave	Greenfield-Urban Greenspace	145		145		
SE/128	Bierley Ln Bierley	Greenfield-Urban Greenspace	88		88		
List F- Green Belt sites							
SE/046	Ned Lane, Holmewood	Greenfield	77		77		
SE/055	Ned Lane Holmewood	Greenfield	98		98		
SE/057	Westgate Hill St - Tong	Greenfield	49		49		
SE/060	Harper Gate Farm - Tyersal Lane	Greenfield	68		68		
SE/099	Westgate Hill Street. Tong Lane,	Greenfield	754		200	200	354
SE/100	Raikes Ln, Holmewood	Greenfield	1175		200	200	775
SE/137	Land west of Ned Ln	Greenfield	53		53		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
SE/008	Burnham Ave Bierley	Greenfield	Area of open space: shape of site limits developability				
SE/013	Railway St	Greenfield	Not available; Trees; Access				
SE/021	Munster St Dudley Hill	Greenfield	Trees; access onto slip way				
SE/028	Stirling Cres	Greenfield	Not available; flood risk				
SE/029	Kesteven Close, Holmewood	Greenfield	Not available				

Site Ref	Address	Site Type	Reason for rejection
SE/036	Site off Shetcliffe Ln	Greenfield	Not available
SE/039	St Marys Square	Greenfield	Not available; local open space
SE/044	Huddersfield Rd, Wyke	Greenfield	Topography; trees; sensitive landscape
SE/052	Dane Hill Dve, Holmewood	Greenfield	Not available; important open space
SE/056	West Gate Hill St	Greenfield	Impact on registered battlefield
SE/058	Paley Rd , Bowling	PDL	Not available- in use as showmans site
SE/061	Westgate Hill St	PDL	Not available
SE/062	Holme Ln/Raikes Ln - Holmewood	Greenfield	Heritage impact
SE/064	Lower Woodlands Farm - Oakenshaw	Greenfield	No suitable access; Wildlife; proximity to hazardous installation
SE/065	Holme Farm, Holme Ln, Holmewood	Greenfield	Topography; Heritage impact; Trees
SE/066	Wilson Rd - Wyke	Greenfield	Proximity to hazardous installation
SE/070	The Knowle, Whitehall Rd, Wyke	Greenfield	Proximity to hazardous installation
SE/072	Carr House Gate	Greenfield	Heritage impact; Limited access
SE/074	Factory Street, Dudley Hill	PDL	Not Available
SE/077	Summer Hall Ing, Delf Hill	Greenfield	Proximity to hazardous installation
SE/081	Manchester Rd/Runswick St	PDL	Not available
SE/083	De Lacy Mews/Tong St	PDL	Too small
SE/091	Wyke Ln, Oakenshaw	Greenfield	Not attached to urban area
SE/098	Wyke Mills, Huddersfield Rd	PDL	Site is in use and is an important local employment area
SE/104	Lower Wyke Ln, Wyke	Greenfield	Not attached to defined urban area in Bradford

Site Ref	Address	Site Type	Reason for rejection
SE/101	Raikes Lane/New Ln, Tong	Greenfield	Not attached to urban area
SE/110	Huddersfield Rd, Wyke	Greenfield	Trees; Topography
SE/112	Holme Ln, Holmewood	Greenfield	Valuable open space
SE/113	Daniel Court, Holmewood	Greenfield	Topography
SE/115	Dane Hill Dve, Holmewood	Greenfield	Topography; Trees
SE/116	Broadstone Way, Holmewood	Greenfield	Not available
SE/117	Furnace Inn St, Cutler Heights	PDL	Not available
SE/119	Wakefield Rd	PDL	Unsuitable location for residential
SE/120	Park House Rd, Low Moor	PDL	Proximity to hazardous installation
SE/122	Greenhill Mills, Florence St	PDL	Proximity to hazardous installation
SE/126	Hudson View Wyke	Greenfield	Impact on ancient woodland; Landscape impact; Access over railway tunnel
SE/129	Shetcliffe Ln, Bierley	Greenfield	Landscape impact;
SE/130	High Fernley Farm - High Fernley Rd	Greenfield	Not attached to urban area
SE/131	310 Sticker Ln	PDL	Not available
SE/135	Shetcliffe Ln/Toftshaw New Rd	Greenfield	Potential contamination; Not available
SE/138	Tong Ln	Greenfield	Not attached to urban area
SE/139	Shetcliffe Ln	Greenfield	Not attached to urban area
SE/140	Coop Place	Greenfield	Developed for other use
SE/147	Inmoor Rd, Tong	Greenfield	Unsuitable location for residential

Site Ref	Address	Site Type	Reason for rejection
SE/150	Dick Ln, Cutler Heights	PDL	Not available
SE/153	Rooley Ln	Greenfield	Developed for other use
SE/154	Staithgate Lane	Greenfield	Developed for other use
SE/157	Rockhill Lane	Greenfield	Unsuitable location; access
SE/158	Whitehall Rd, Wyke	Greenfield	Too small
SE/159	Knowle Ln, Wyke	Greenfield	Proximity to hazardous installation
SE/161	Mill Carr Hill Rd	Greenfield	Not available
SE/162	Mill Carr Hill Rd	Greenfield	Access; Topography
SE/163	Ned Ln, Holmewood	Greenfield	Heritage impact; High Pressure Gas main; Sensitive landscape
SE/164	Whitehall Rd, Wyke	Greenfield	Too small
SE/165	Rockhil Lane	Greenfield	Unsuitable; wildlife, no suitable access
SE/166	New Lane, Tong	Greenfield	Not attached to urban area
SE/169	Burnham Ave Bierley	PDL	Merged with SE/118
SE/172	Westgate Terr	Greenfield	Proximity to hazardous installation
SE/173	Westgate Hill St	Greenfield	Too small
SE/174	Cheesecake Farm, Bierley	Greenfield	Sensitive Landscape; Access
SE/177	Brogden House Farm A, Boy Lane, Bierley	Greenfield	Not attached to Urban area
SE/178	Brogden House Farm B Boy Lane, Bierley	Greenfield	Limited access
SE/182	Richard Dunne, Rooley Ave	Mixed	Not available for residential
SE/179	Wharfedale Rd, Euroway	PDL	Unsuitable location for residential
SE/186	Rook Ln	PDL	Not available
List H- Sites assessed in this LAA as suitable for employment development			
Site Ref	Address	Site Type	
SE/022	Sticker Lane	PDL	
SE/023	Parry Ln	Greenfield	
SE/026	Laisterdyke Ln	PDL	
SE/073	Sticker Ln	PDL	

Site Ref	Address	Site Type
SE/099 part	Westgate Hill Street	Greenfield
SE/148	NuFarm, Wyke	Greenfield
SE/149	Dick Ln Cutler Heights	Greenfield
SE/151	Neville Rd, Bowling	PDL
SE/152	Westgate Hill St	Greenfield
SE/155	Staitigate Ln	Greenfield



Bradford South West

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	10	8	114	52	114			
B. Sites with detailed planning permissions	14	11	987	938	694	293		
C. Sites with outline permissions	4	3	37	32		37		
D. Unconstrained sites in the urban area	25	14	1,513	1,067	91	1,341	81	
E. Other sites in the urban area	7	1	447	65		447		
F. Green belt sites	7	0	1,250	0		756	353	141
Total Residential Potential	67	37	4,348	2,139	899	2,874	434	141
G. Unsuitable/Not available/Not achievable for residential development- Rejects	46	14	0	0				
H. Sites assessed as suitable for employment development	3	2						

A significant number of sites were assessed in Bradford South West compared to other settlements with a high proportion rejected for in the main access and environmental reasons. A large part of the suitable identified supply lies inside the urban area and many of these are previously developed, including supply from a number of large underused mill buildings. The Local Plan will need to support the delivery of this supply to promote the regeneration of the local areas. The large supply of land from urban greenfield and green belt includes a number of very large site options, where smaller sites may be more appropriate as required. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SW/005a	Westminster Dve, Clayton	Greenfield	New build	57	57			
SW/067	Western Way, Woodside	PDL	New build	3	3			
SW/095	Paternoster Square Great Horton	PDL	New build	6	6			
SW/116	Dan Ln/Dunnock Ave	PDL	New build	5	5			
SW/130	Little Horton Ln	PDL	New build	14	14			
SW/133	Holroyd Hill	PDL		7	7			
SW/141	Hastings St	PDL	New build	5	5			
SW/143	Poplar Gro	Greenfield	New build	5	5			
SW/149	100 Hollingwood Ln	PDL	Change of use	5	5			
SW/152	162-164 High St	PDL	Change of use	7	7			
List B- Sites with detailed planning permissions (including prior notifications)								
SW/021A	Woodlands Rd	Greenfield	New build	12	12			
SW/038	St Andrews Mill, Legrams Ln	PDL	New build	49	49			
SW/049	Junction with Park Rd, Manchester Rd, Little Horton	PDL	New build	554	320	234		
SW/061A	Northside Rd	PDL	New build	167	120	47		
SW/068	Legrams Ln	PDL	New build	20	20			
SW/075	Scholemoor Rd, Lidget Green	PDL	New build	5	5			
SW/076	Saint St, Great Horton	PDL	New build	12		12		
SW/085	Legrams Ln /Archibald St	PDL	New build	8	8			
SW/093	Leaventhorpe Hall	Greenfield	Change of use	30	30			
SW/147	Graffton St	PDL	Change of use	46	46			

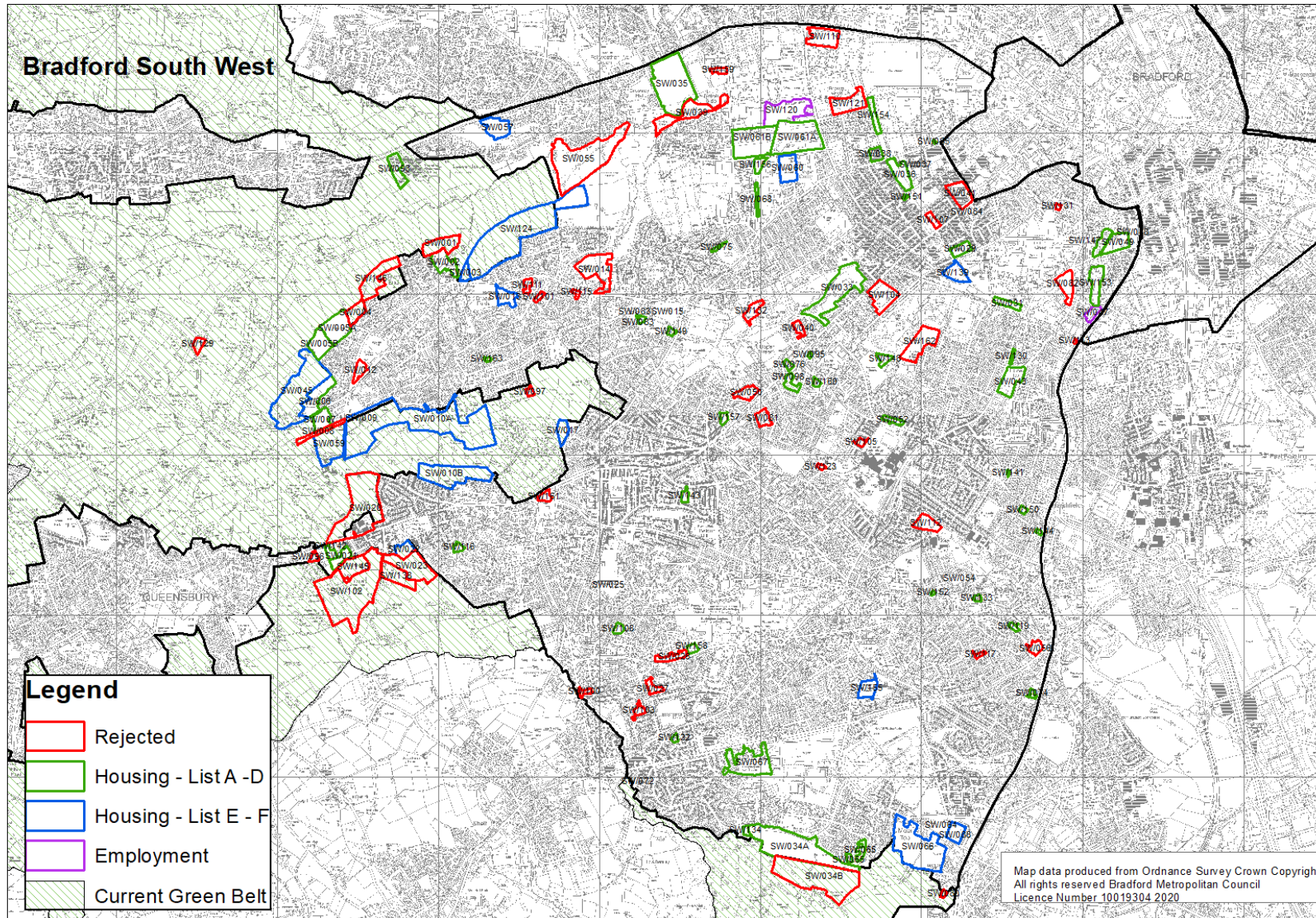
Site Ref	Address	Site Type	Estimated Yield	Site Ref	Years 1-5	Years 6-10	Years 11-15	Years 16+
SW/151	141 Woodhead Rd	PDL	Change of use	8	8			
SW/153	Swarland Gro,	PDL	New build	63	63			
SW/154	Princeville Rd	Greenfield	New build	7	7			
SW/163	Pasture Walk, Clayton	PDL	Change of use	6	6			
List C- Sites with Outline permissions								
SW/142	Highgate Rd	Greenfield	New build	5		5		
SW/150	Dovesdale Rd	PDL	New build	9		9		
SW/157	Blamires St, Great Horton	PDL	New build	9		9		
SW/158	Reevy Rd West/The Crescent, Buttershaw	PDL	New build	14		14		
List D- Unconstrained sites in the Urban area								
SW/002	Back Fold, Clayton	Greenfield	30			30		
SW/005B	Westminster Avenue	Greenfield	60		30	30		
SW/006	Ferndale, Clayton	Greenfield	56			56		
SW/007	Brook Ln, Clayton	Greenfield	35			35		
SW/021B	Woodlands Rd	Greenfield	14			14		
SW/029	Dirkhill Rd	Greenfield	50			50		
SW/031	Horton Park Ave	PDL	24			24		
SW/033	Cannon Mills, Great Horton	PDL	281			200	81	
SW/034A	Fenwick Dve, Woodside	Greenfield	200			200		
SW/035	Munby St	PDL	175		40	135		
SW/036	Cottam Ave	PDL	57			57		
SW/043	Brigella Mills	PDL	200			200		
SW/048	Junction with Park Rd, Manchester Rd, Little Horton	PDL	22			22		
SW/052	Quaker Ln, Southfield Ln	Greenfield	18			18		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SW/061B	Northside Rd, Girlington	PDL	151		151		
SW/065	Lingdale Rd, Woodside	Greenfield	19		19		
SW/083	Paradise Fold, Great Horton	PDL	7		7		
SW/098	Harris Court Mill, Great Horton Rd,	PDL	39		39		
SW/108	Brafferton Arbor, Buttershaw	Greenfield	14		14		
SW/119	Former Odsal Clinic Odsal Rd	PDL	5		5		
SW/122	Church St, Buttershaw	PDL	10	10			
SW/134	Meadway, Wibsey	Mixed	7		7		
SW/148	Cousen Rd	PDL	11	11			
SW/156	Northside Rd, Girlington	PDL	19		19		
SW/160	Southfield Ln	PDL	9		9		
List E- Other Sites in the urban area							
SW/013	Theakston Mead	Greenfield-Recreation open space	34		34		
SW/057	Thornton Road, Leaventhorpe	Greenfield-Urban Greenspace	51		51		
SW/060	Northside Road Girlington	Greenfield-proposed Playing field	60		60		
SW/066	Abb Scott Lane, Low Moor	Greenfield-hazardous installation part	178		178		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SW/088	Abb Scott Lane, Low Moor	Mixed-Playing field	30		30		
SW/139	All Saints Rd	Mixed-flood risk	50		50		
SW/155	Bowman Rd, Wibsey	Greenfield	44		44		
List F- Green Belt sites							
SW/003	Bradford Rd, Clayton	Greenfield	15		15		
SW/010 (A and B)	Langberries, Clayton Heights	Greenfield	541		200	200	141
SW/017	Frensham Dve, Great Horton, Bradford	Greenfield	26		26		
SW/022	Stocks Ln, Old Dolphin, Clayton Heights	Greenfield	26		26		
SW/045	Fall Top Farm, Brook Ln, Clayton	Greenfield	205		200	5	
SW/059	Baldwin Ln, Clayton	Greenfield	89		89		
SW/124	Land off Buckingham Cres, Clayton	Greenfield	348		200	148	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
SW/001	Town End Rd, Clayton	Greenfield	Limited access; Topography; Landscape impact: heritage impact				
SW/004	Holts Ln, Clayton	Greenfield	No suitable access				
SW/008	Baldwin Ln, Clayton	Greenfield	Site suggested as access option for neighbouring site only – see SW/124				
SW/009	Langberries, Baldwin Ln, Clayton	Greenfield	Merged into SW/010				
SW/012	Clayton Ln, Clayton	Greenfield	Developed for other use				
SW/014	Bradford Rd, Clayton	Greenfield	Limited access; Topography;				
SW/020	Back Ln/Sheephill Ln	Greenfield	Topography; landscape impact				
SW/023	Stocks Ln	Greenfield	Limited access; Landscape impact				
SW/026	Reevy Rd west, Buttershaw	Greenfield	Site is incidental open space and not considered achievable without more land coming forward				

Site Ref	Address	Site Type	Reason for rejection
SW/027	Bishopdale Holme, Buttershaw	Greenfield	Not available
SW/034B	Fenwick Dve, Woodside	Greenfield	Heritage impact; Landscape impact
SW/039	Cemetery Rd	Greenfield	Limited access; Flood risk; heritage; potential contamination
SW/040	Westcroft Rd, Great Horton	Greenfield	Burial ground; important open space; conservation area: wildlife habitat
SW/041	Shearbridge Rd	PDL	Not available
SW/050	Bartle Ln	PDL	Not available
SW/054	Chapel St, Wibsey	Greenfield	Burial ground;
SW/055	Leaventhorpe Ln, Thornton	Greenfield	Landscape impact; Access; Flood risk: important open space
SW/056	Odsal roundabout	PDL	Developed for other use
SW/080	Low Royd, Park Bottom, Low Moor	Greenfield	Too small
SW/081	Pannal St, Great Horton	PDL	Not available
SW/082	St Lukes, Little Horton Ln, Little Horton	PDL	Not available
SW/096	Land at Scarlet Heights,	Greenfield	Trees; Wildlife
SW/097	43 Beaconsfield Rd, Clayton	Greenfield	Too small
SW/100	Stanbeck Gardens, Buttershaw	Greenfield	Too small
SW/101	Thornaby Dve, Clayton	Greenfield	Not available
SW/102	Little Moor, Clayton Heights	Greenfield	Access; Topography; Landscape impact
SW/103	Rear Edge End Rd, Buttershaw	PDL	No suitable access
SW/104	Cecil Ave, Great Horton	Greenfield	Not available
SW/105	Clover St, Wibsey	PDL	Limited access

Site Ref	Address	Site Type	Reason for rejection
SW/107	Summerseat Place	Greenfield	Not available
SW/110	Thornton Rd, Girlington	PDL	Not available
SW/111	Bradford Rd, Clayton	Greenfield	Access; Not available
SW/112	Briarwood Gro, Odsal	Greenfield	No Access; Topography; Wildlife
SW/113	Manchester Rd	PDL	Too small
SW/115	Bradford Rd, Clayton	PDL	Too small
SW/117	Land South Of 47 Crawford Ave	Greenfield	Too small
SW/121	Princeroyd Way	PDL	Not available
SW/123	Haycliffe Ln - Great Horton	PDL	Too small
SW/129	Cockin Lane Farm	Greenfield	Not attached to urban area
SW/131	Sawrey Place	PDL	Too small
SW/132	Brackenbeck Road	PDL	Unsuitable location for housing
SW/138	New House Ln,	Greenfield	No suitable access; Landscape impact
SW/145	Littlemoor, Clayton Heights	Greenfield	No suitable access
SW/146	Holts Ln, Clayton	Greenfield	No suitable access
SW/159	Cemetery Rd	PDL	Not available
SW/161	Hare and Hounds Pub, Clayton Heights	Mixed	Not available
SW/162	Land off Powell Rd	Greenfield	No suitable access
List H- Sites assessed as suitable for employment development			
Site Ref	Address	Site Type	
SW/047	Between Clayton Ln and Lister Arms	PDL	
SW/120	Ingleby Rd	Greenfield	



Shipley

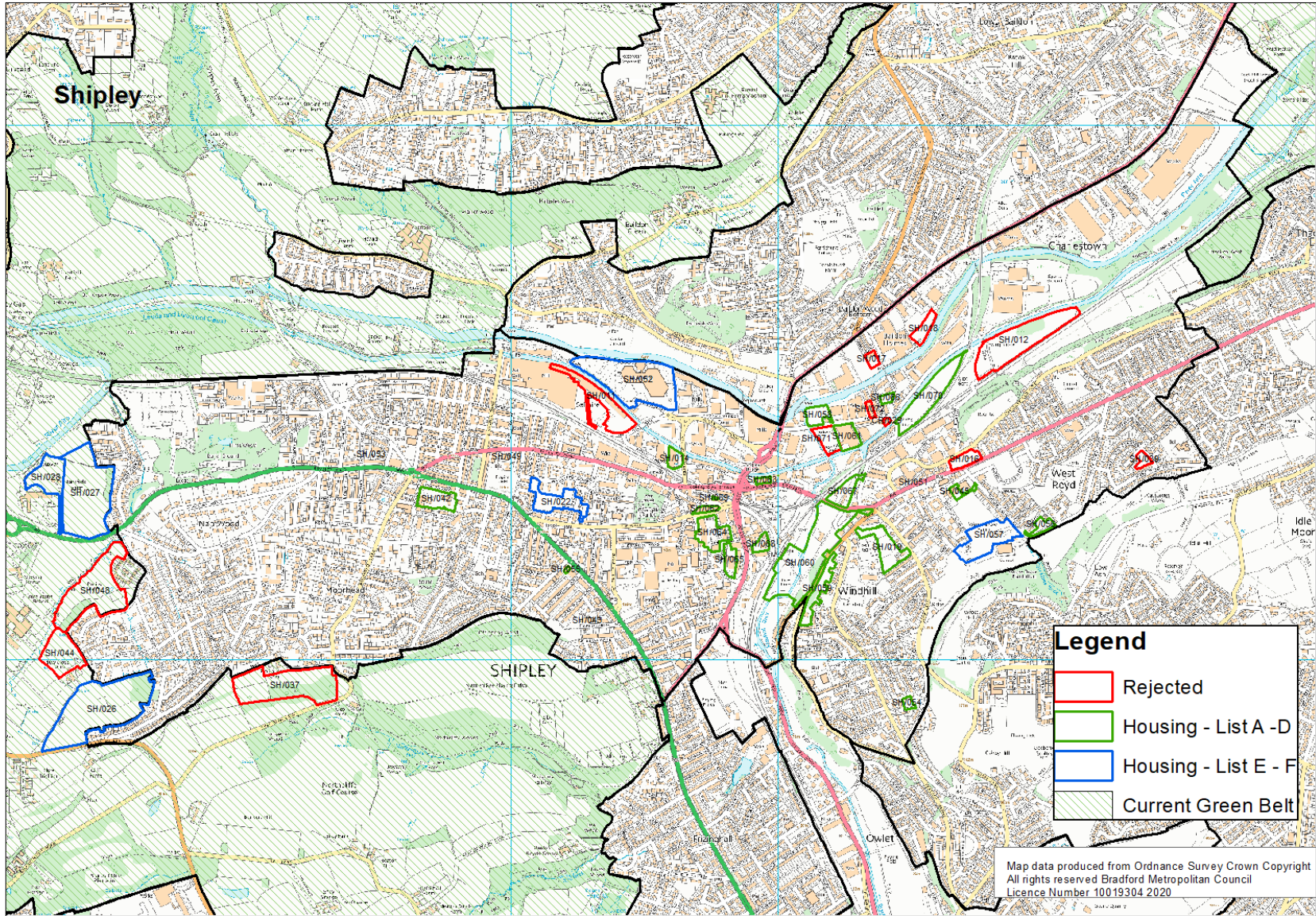
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	2	2	14	14	14			
B. Sites with detailed planning permissions	2	1	18	13	18			
C. Sites with outline permissions	0	0	0	0	0			
D. Unconstrained sites in the urban area	16	12	609	435	0	609		
E. Other sites in the urban area	3	1	373	266	0	307	66	
F. Green belt sites	3	0	353	0	0	353		
Total Residential Potential	26	16	1,367	728	32	1,269	66	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	12	6	0	0				
H. Sites assessed as suitable for employment development	0	0						
<p>The Shipley and Canal Road Corridor area AAP boundary included Shipley town centre and a number of further site options in the Dock Lane/Dockfield Rd area, this area is now part of the Local Plan Shipley settlement. As a consequence, the residential potential in the Shipley area has increased significantly. Land supply options now include residential intensification within the town centre and new build opportunities in in areas such as lower Windhill. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SH/055	Avondale buildings	PDL	change of use	5	5			
SH/070	Dock Ln / Canalside	PDL	New build	9	9			

List B- Sites with detailed planning permissions (including prior notifications)								
Site Ref	Address	Site Type	Development Type	Yield	Years	Site Ref	Address	Site Type
SH/054	Hollins Ln	Greenfield	New build	5	5			
SH/066 (was CR/041)	Dock Ln	PDL	New build		6			
SH/069	Atkinson St	PDL	Change of use	7	7			
List C- Sites with Outline permissions								
0 sites								
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
SH/014	East Victoria St	PDL	27		27			
SH/019	Carr Ln	Greenfield	51		51			
SH/042	Queens Rd Saltaire	PDL	30		30			
SH/045	The Old School, Wrose Brow Rd	PDL	10		10			
SH/056 (was NE/133)	Browfoot/Wrose Brow Rd	Greenfield	15		15			
SH/058 (was CR/020and CR/021)	Dockfield Rd	PDL	50		50			
SH/059 (was CR/023)	Crag Rd, Windhill	Greenfield	30		30			
SH/060 (was CR/024A)	Crag Rd	Greenfield	78		78			
SH/061 (was CR/025)	Dockfield Rd	PDL	93		93			

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SH/062 (was CR/026)	Market Hall	PDL	20		20		
SH/063 (was CR/031)	Briggate	PDL	20		20		
SH/064 (was CR/039)	Buildings in Market Square	PDL	25		25		
SH/065 (was CR/040)	Market St and Otley Road	PDL	50		50		
SH/067 (was CR/047)	Leeds Rd	PDL	60		60		
SH/068 (was CR/048)	Station Rd	PDL	50		50		
List E- Other Sites in the urban area							
SH/022	Wycliffe Road	Greenfield-Recreation open space	44		44		
SH/052	ShIPLEY Tax Office	PDL- Flood risk	266		200	66	
SH/057 (was NE/132)	Wrose Brow Road, Windhill	Greenfield-Urban Greenspace	63		63		
List F- Green Belt sites							
SH/026	Glenview Drive, Nabwood	Greenfield	164		164		
SH/027	Bingley Road, Nabwood	Greenfield	140		140		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SH/028	Bankfield Farm, Nabwood	Greenfield	49		49		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
SH/011	Salts Mill Rd, Saltaire,	PDL	Not available				
SH/012	Dockfield Road	Greenfield	Valuable open space				
SH/016	Leeds Rd	Greenfield	Valuable open space				
SH/017	Lower Holme Mill, Otley Rd	PDL	Flood risk				
SH/018	Otley Rd	PDL	Flood risk				
SH/037	High Bank Ln,	Greenfield	Access; Heritage; Topography				
SH/039	West Royd Gardens, Windhill	Greenfield	Not available				
SH/041	Former Tannery, Hollins Hill	PDL	Flood risk				
SH/044	Glenview Close Nab Wood	Greenfield	Access				
SH/048	New Close Road	Greenfield	Landscape impact; habitat impact				
SH/071	Dockfield Rd south	PDL	Flood risk				
SH/072 (was CR/042)	Dockfield Rd/Dockfield Place	PDL	Not available				
List H- Sites assessed as suitable for employment development							
0 sites							



Bingley

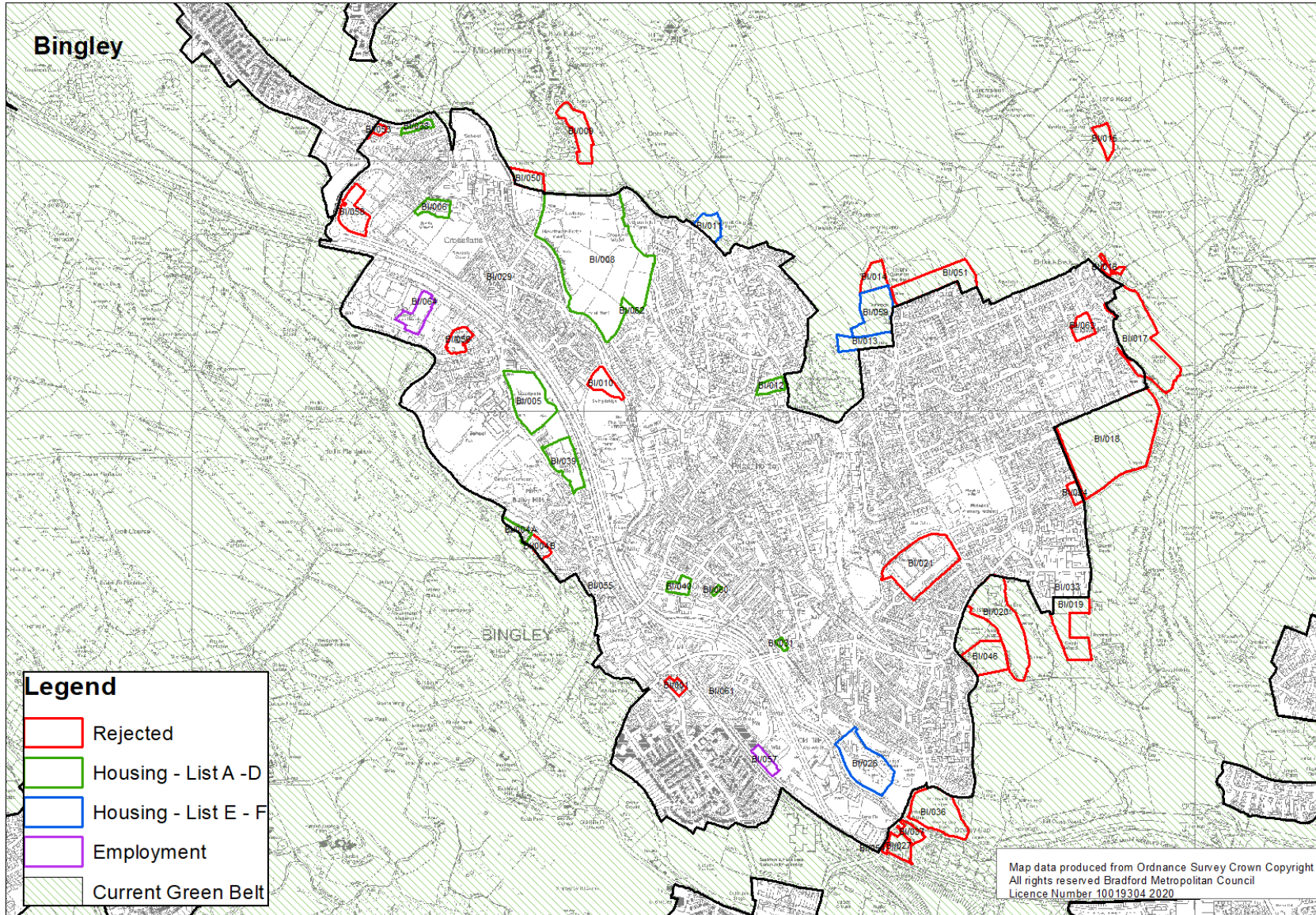
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	5	5	147	147	144	3		
B. Sites with detailed planning permissions	1	0	16	0		16		
C. Sites with outline permissions	1	0	440	0	80	360		
D. Unconstrained sites in the urban area	3	2	184	48	19	165		
E. Other sites in the urban area	1	1	93	93	93			
F. Green belt sites	3	0	124	0		62	62	
Total Residential Potential	14	8	1,004	288	336	606	62	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	24	4	0	0				
H. Sites assessed as suitable for employment development	2	1						

The residential land supply includes a number of units with current permission in place which make up a significant part of the overall supply. An additional proportion of the supply lies in the urban area and some in the green belt, but overall the PDL contribution from this supply is quite limited. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
BI/004a	Ireland St	PDL	New build	2	2			
BI/006	Keighley Rd,	PDL	Mixed	10	10			
BI/012	Lady Ln	PDL	New build	8	5	3		
BI/039	Keighley Rd	PDL	New build	119	119			

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
BI/060	Mornington Rd	PDL	Mixed	8	8			
List B- Sites with detailed planning permissions (including prior notifications)								
BI/031	Mornington Rd /Ferncliffe Rd	Greenfield	New build	16		16		
List C- Sites with Outline permissions								
BI/008	Sty Ln	Greenfield	New build	440	80	360		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
BI/005	Coolgardie, Keighley Rd	Greenfield	135			135		
BI/038	Marley Court	PDL	19		19			
BI/040	Whitley St, Bingley	PDL	30			30		
List E- Other Sites in the urban area								
BI/026	Crossley View/Primrose Hill, Gilstead	PDL- Urban Greenspace	93		93			
List F- Green Belt sites								
BI/011	Greenhill Barn, Lady Ln	Greenfield	25			25		
BI/013	Heights Ln (west side) Eldwick	Greenfield	37			37		
BI/059	Land west of Heights Ln	Greenfield	62				62	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
BI/001	Victoria St	PDL	Not available					
BI/004B	Ireland St	PDL	Proximity to hazardous installation					
BI/009	Greenhill Dve, Micklethwaite	Greenfield	Not attached to urban area					
BI/010	Sleningford Rd, Crossflatts	Greenfield	Unsuitable access; Trees; Topography; heritage impact					

Site Ref	Address	Site Type	Reason for rejection
BI/014	Heights Lane (west side) Eldwick	Greenfield	Landscape impact; Not attached to urban area
BI/015	Otley Rd, Eldwick	Greenfield	Not attached to urban area
BI/016	Spring Ln, Eldwick	Greenfield	Heritage impact
BI/017	Spring Ln, Eldwick	Greenfield	Heritage impact; Topography; Habitats; Flood risk; Trees
BI/018	Sherrif Ln, Eldwick	Greenfield	Unsuitable access; Landscape impact; Wildlife; Heritage
BI/019	Sheriff Ln, Eldwick	Greenfield	Heritage impact; unsuitable access
BI/020	Gilstead Ln	Greenfield	Heritage impact; landscape impact
BI/021	Gilstead Water works,	PDL	Not available
BI/024	Sheriff Ln,	Greenfield	Too small; unsuitable access
BI/027	Dowley Gap Lane	Greenfield	Unsuitable location
BI/036	Dowley Gap Ln	Greenfield	Proximity to the Dowley Gap water treatment works; Heritage impact; Landscape impact
BI/037	Dowley Gap Ln	Greenfield	Proximity to the Dowley Gap water treatment works; Heritage impact
BI/046	Primrose Ln, Gilstead	Greenfield	Heritage impact; Landscape impact
BI/050	Micklethwaite Ln	Greenfield	Heritage Impact: Landscape impact
BI/051	Land off Pengarth, Eldwick	Greenfield	Not available
BI/053	Marley Court	Greenfield	Limited access
BI/054	Dowley Gap Ln	Greenfield	Too small
BI/056	Castlefield Ln	Greenfield	Unsuitable residential location; Flood risk
BI/058	Croft Rd, Crossflatts	PDL	Unsuitable residential location; not available
BI/063	Lyndale Rd, Eldwick	Greenfield	No available access; important open space
List H- Sites assessed as suitable for employment development			
Site Ref	Address	Site Type	
BI/064	Castlefields	PDL	
BI/057	John Escrit Rd	Greenfield	



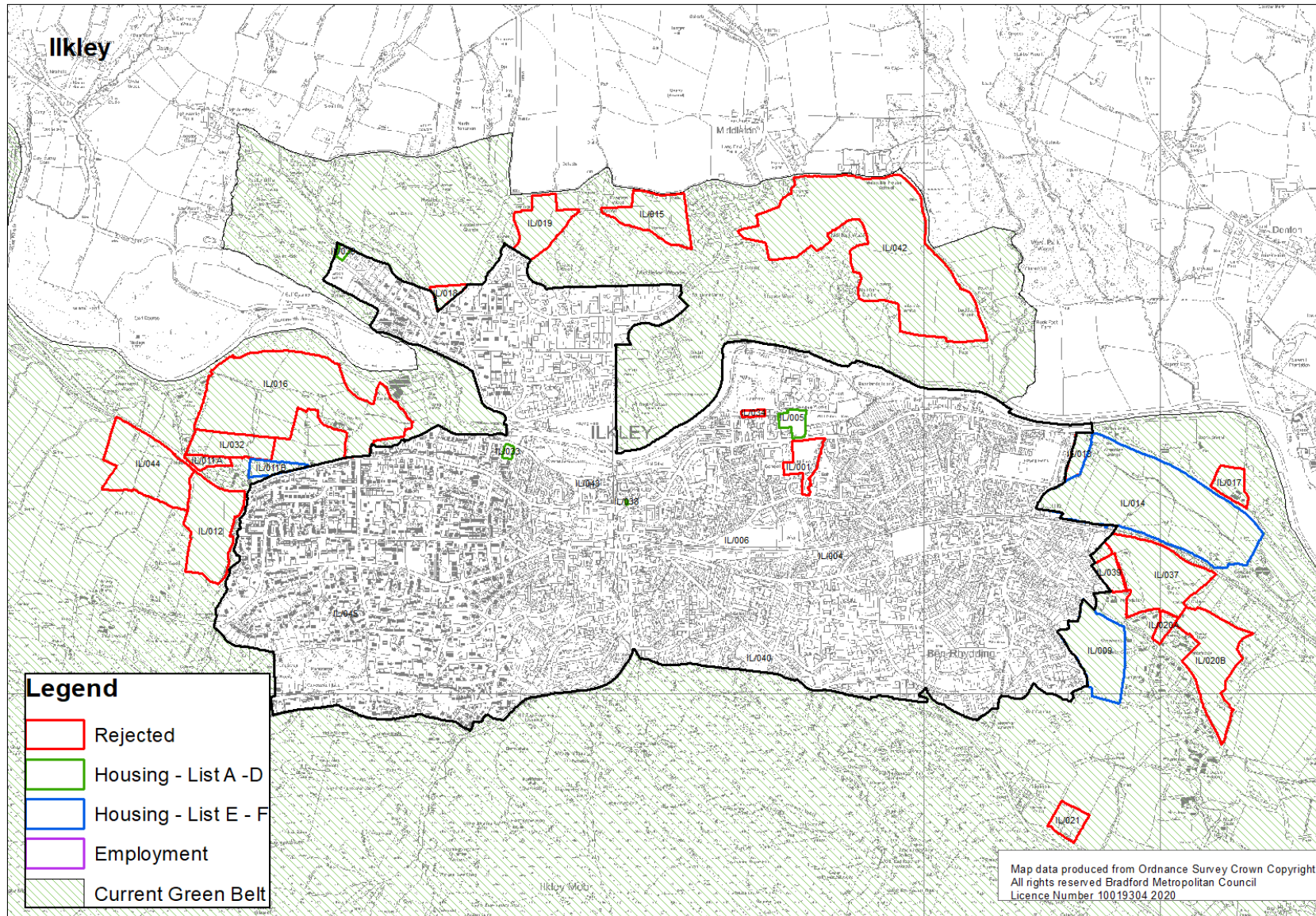
Ilkley

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	3	3	3			
B. Sites with detailed planning permissions	2	1	19	5	19			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	0	9	0		9		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	3	0	823	0		350	200	273
Total Residential Potential	10	2	854	8	22	359	200	273
G. Unsuitable/Not available/Not achievable for residential development- Rejects	18	0	0	0				
H. Sites assessed as suitable for employment development	0	0						

A large number of sites have been rejected in Ilkley and these are largely due to landscape, access and other environmental reasons. Some sites have been assessed as suitable however but much of this land supply lies in the green belt. A modest proportion of green belt land could be considered as it would help deliver the new homes needed particularly for lower income budgets. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
IL/036	Owler House, Park Rd	PDL	New build	3	3			
List B- Sites with detailed planning permissions (including prior notifications)								
IL/005	Ashlands Rd	Greenfield	New build	14	14			
IL/038	Leeds Rd	PDL	Change of use	5	5			

List C- Sites with Outline permissions							
0 sites							
List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
IL/033	Stockheld Rd	Greenfield	9		9		
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
IL/009	Ben Rhydding Dve,	Greenfield	130		130		
IL/011B	Skipton Rd east	Greenfield	20		20		
IL/014	Coutances Way	Greenfield	673		200	200	273
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
IL/001	Leeds Road	Greenfield	Flood risk; Open space				
IL/011A	Skipton Rd west	Greenfield	Not attached to urban area; heritage impact; landscape impact				
IL/012	Skipton Rd	Greenfield	Landscape impact; habitat impact				
IL/013	Wheatley Ln	Greenfield	Heritage impact;				
IL/015	Slates Ln	Greenfield	Not attached to the urban area; Landscape impact; Habitat impact				
IL/016	Skipton Rd	Greenfield	Not attached to urban area; sensitive landscape; Access limited				
IL/017	Coutances Way	Greenfield	Not available; not attached to urban area; Flood risk				
IL/018	Hardings Ln	Greenfield	Heritage impact; Landscape impact; Habitat				
IL/019	Hardings Ln	Greenfield	Habitat impact; Landscape impact				
IL/020A	Ben Rhydding Dve	Greenfield	Not attached to the urban area				
IL/020B	Ben Rhydding Dve	Greenfield	Not attached to the urban area				
IL/021	Hangingstone Rd.	Greenfield	Not attached to the urban area; Landscape impact; access				
IL/032	Skipton Rd	Greenfield	Not attached to urban area; Landscape impact				
IL/034	Beanlands Parade	Greenfield	Not available				
IL/037	Ben Rhydding Dve	Greenfield	Not available				
IL/039	Moorfield Rd	Greenfield	Not available Access				
IL/042	Middleton Farm	Greenfield	Not attached to the urban area; Landscape impact; access				
IL/044	Skipton Rd	Greenfield	Not attached to the urban area; Landscape impact				
List H- Sites assessed as suitable for employment development							
0 sites							



Keighley

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	13	7	190	76	190			
B. Sites with detailed planning permissions	14	8	362	124	338	24		
C. Sites with outline permissions	5	2	93	14		93		
D. Unconstrained sites in the urban area	30	11	1047	342	81	966		
E. Other sites in the urban area	5	1	395	55		395		
F. Green belt sites	6	0	551	0		551		
Total Residential Potential	73	31	2,638	611	609	2029		
G. Unsuitable/Not available/Not achievable for residential development-Rejects	77	27						
H. Sites assessed as suitable for employment development	3	1						

The current land supply is made of a significant number of sites within the urban area and sites with existing residential planning permissions. Numerous sites have been assessed as unsuitable, not available or achievable for residential use, with other identified as preferable options for new employment development. Many of the rejected sites in the green belt, had significant landscape and topographical constraints, others were in areas unsuited to residential development such as heavily industrialised parts of the settlement. The Local Plan will need to promote regeneration within these areas which are highly accessible and sustainable locations for residential redevelopment and could make attractive longer term options for growth. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/005	Spring Gardens Ln	Greenfield	New build	4	4			
KY/006	Hawkstone Drive	Greenfield	New build	2	2			

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/008	Shann Ln	PDL	New build	30	30			
KY/023	Keighley Rd Exley Head	Greenfield	New build	87	87			
KY/103	Parkwood Rise	PDL	New build	5	5			
KY/104	Oxford Stt	PDL	New build	8	8			
KY/120	80 Cavendish St	PDL	Change of use	5	5			
KY/126	Scott Ln, Riddlesden	Greenfield	New build	4	4			
KY/127	Canalside, Riddlesden	PDL	Change of use	15	15			
KY/141	Halifax Rd	Greenfield	New build	12	12			
KY/168	Skipton Rd	Greenfield	New build	5	5			
KY/169	Halifax Rd	PDL	New build	7	7			
KY/179	68-70 Cavendish St	PDL	Change of use	6	6			
List B- Sites with detailed planning permissions (including prior notifications)								
KY/007	Shann Ln	Greenfield	New build	128	120	8		
KY/020	Fell Ln	Greenfield	New build	16		16		
KY/058	Park Ln	Greenfield	New build	61	61			
KY/061	Broom St	Greenfield	New build	12	12			
KY/072	Hainworth Ln Ingrow	PDL	New build	20	20			
KY/090	Woodhouse Rd	PDL	New build	8	8			
KY/096	Elmwood Terr,	Greenfield	New build	6	6			
KY/139	Castle Mills, Becks Rd	PDL	New build	66	66			
KY/162	13-17 Dalton Ln	PDL	Change of use	5	5			
KY/165	Parkwood Rise	Greenfield	New build	15	15			
KY/166	Back Eric St	PDL	New build	5	5			
KY/178	396-398 Skipton Rd	PDL	Change of use	6	6			
KY/180	Royd St, Beechcliffe	PDL	Change of use	9	9			
KY/181	North St	PDL	Change of use	5	5			

List C- Sites with Outline permissions								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/057	Redwood Close, Long Lee	Greenfield	New build	45		45		
KY/059	Parkwood Rise	Greenfield	New build	28		28		
KY/136	Ingrow Corn Mill	PDL	Change of use	9		9		
KY/164A	Ryan Gro	Greenfield	New build	6		6		
KY/175	Former Mortuary, Skipton Rd	PDL	New build	5		5		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/012	Whinfield Dve	PDL	39			39		
KY/017	North Dean Rd	Greenfield	12			12		
KY/019	Holme Mill Ln	Mixed	102	30		72		
KY/022	Higher Wheathead Farm	Greenfield	29			29		
KY/025	Exley Rd	Greenfield	125			125		
KY/027	West Ln	PDL	48			48		
KY/029	Keighley Rd, Exley Head	Greenfield	141			141		
KY/043	Bradford Rd, Riddlesden	Greenfield	22			22		
KY/047	Carr Bank Riddlesden	Greenfield	16			16		
KY/049	Bradford Rd Riddlesden	PDL	14	14				
KY/054	Moss Carr Rd	Greenfield	103	30		73		
KY/056	Long Lee Ln	Greenfield	39			39		
KY/060	Parkwood Rise	Greenfield	33			33		
KY/069	Hainworth Rd	Greenfield	6			6		
KY/070	Hainworth Rd	Greenfield	35			35		
KY/071	Hainworth Wood Rd	Greenfield	40			40		
KY/073	Hainworth Ln	Greenfield	11			11		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/075	Staveley Way	Greenfield	10		10		
KY/081	Woodhouse Rd	Greenfield	24		24		
KY/083	Beck St/Bridge St	PDL	39		39		
KY/092	Cark Rd	Greenfield	11		11		
KY/099	James Street East	PDL	10		10		
KY/101	Parkwood Rise	Greenfield	7		7		
KY/125	Nashville St	PDL	30		30		
KY/138	Worthville Farm	PDL	10		10		
KY/158	Bradford Road Bronte Street	PDL	16		16		
KY/167	Grange Street	PDL	25		25		
KY/172	Parson Street	PDL	35		35		
KY/182	Woodville Road, Spring Gardens Lane	Greenfield	7	7			
KY/183	Sandbeds Methodist church	PDL	8		8		
List E- Other Sites in the urban area							
KY/003	Hollins Ln	Greenfield-trees/heritage	96		96		
KY/015	Braithwaite Ave, North Dean Rd	Mixed-Playing field	173		173		
KY/024B	Oakworth Road	Greenfield-Playing field	41		41		
KY/064	The Walk	PDL- Flood risk	55		55		
KY/065A	Marriner Rd	Greenfield-Flood risk	30		30		
List F- Green Belt sites							
KY/009	Black Hill Ln	Greenfield	211		200	11	
KY/021	Wheathead Ln	Greenfield	135		135		
KY/046	Carr Bank Riddlesden	Greenfield	139		139		

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
KY/133	Land Off Golden View Dve, Thwaites	Greenfield	30			30	
KY/134	Long Lee Ln	Greenfield	20		20		
KY/159	The Bungalow Harden Rd Long Lee	Greenfield	16		16		

List G- Unsuitable/Not available/Not achievable for residential development- Rejects

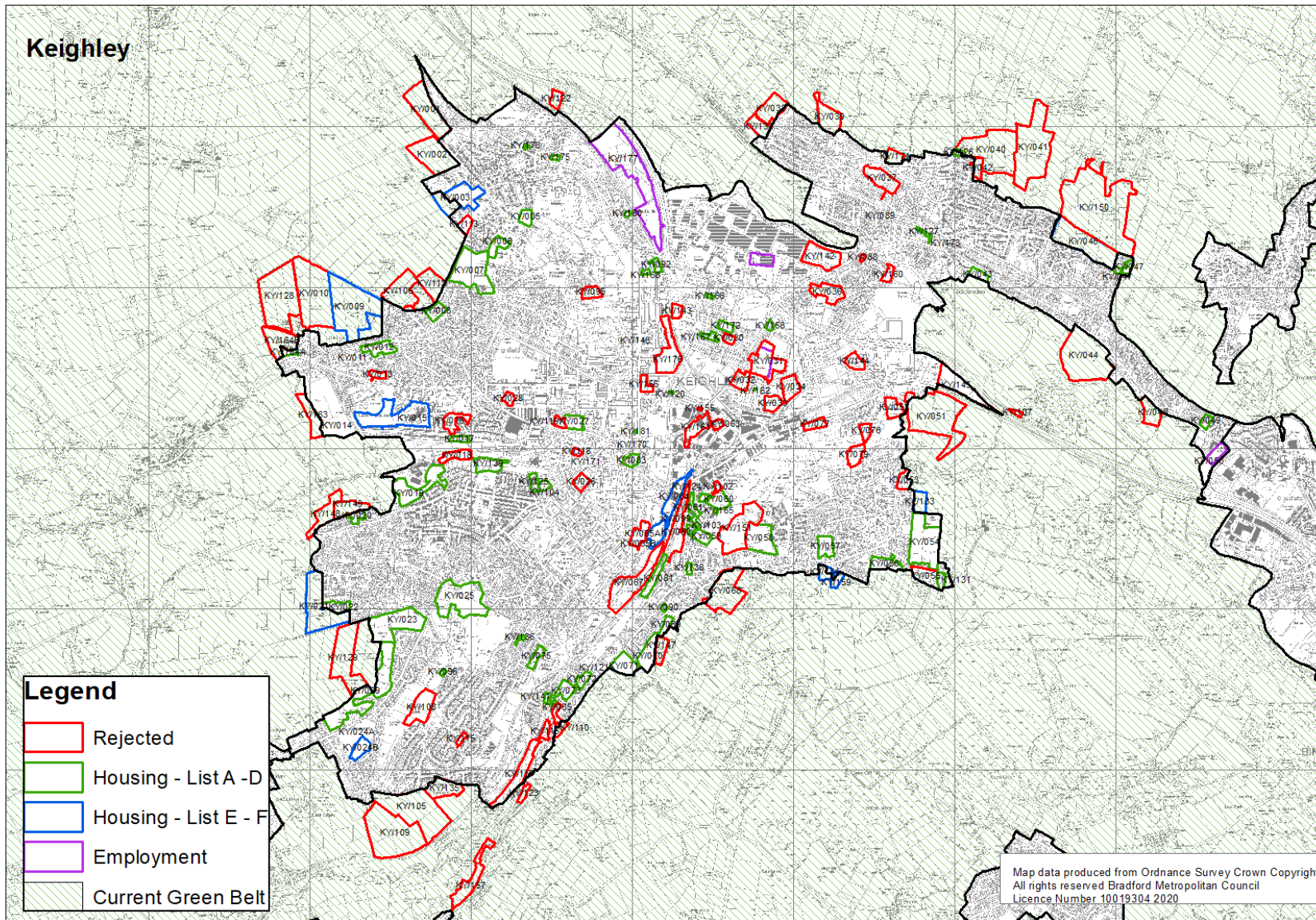
Site Ref	Address	Site Type	Reason for rejection
KY/001	Barr House Ln/Hollins Ln, Utley	Greenfield	Limited access; topography
KY/002	Hollins Ln, Utley	Greenfield	Limited access; Heritage impact; Landscape impact
KY/010	Black Hill Ln,	PDL	Not attached to the urban area
KY/013	Braithwaite Ave	Greenfield	Not available
KY/016	North Dean Rd	Greenfield	Flood risk: access: heritage impact
KY/018	North Dean Rd	Greenfield	Topography: Wildlife: Flood risk
KY/026	The Oaks, Oakworth Rd	PDL	Not available
KY/028	Devonshire St	Greenfield	Not available: Important open space
KY/030	Parson St	PDL	Not available
KY/034	Dalton Mills	PDL	Not available
KY/032	Bradford Road	PDL	Unsuitable Location
KY/033	Brewery Street	PDL	Not available
KY/035	Harclo Rd	PDL	Not available
KY/036	Aireworth Mills	PDL	Not Available
KY/037	Scott Ln, Riddlesden	Greenfield	Limited/unsuitable access; Topography: Trees
KY/038	Western Ave, Riddlesden	Greenfield	Limited suitable access
KY/039	Banks Ln Riddlesden	Greenfield	Poor access; topography
KY/040	Ilkley Rd, Riddlesden	Greenfield	Not attached to the urban area
KY/041	Ilkley Rd, Riddlesden	Greenfield	Not attached to the urban area
KY/042	Barley Cote Rd, Riddlesden	Greenfield	Not attached to the urban area
KY/044	Bradford Rd, Riddlesden	Greenfield	Flood risk

Site Ref	Address	Site Type	Reason for rejection
KY/048	Bradford Rd, Sandbeds	Greenfield	Flood risk; wildlife
KY/051	Thwaites Brow Rd, Regency Court	Greenfield	Unsuitable access; Topography
KY/052	Thwaites Brow Rd	Greenfield	Topography; unsuitable access: landscape impact; neighbouring uses
KY/053	Thwaites Brow Rd	Greenfield	Not available
KY/055	Moss Carr Rd	Greenfield	Valuable open space
KY/063	Gresley Rd	PDL	Not available
KY/065B	Mariner Road West	PDL	Not available
KY/067	Woodhouse Rd	Greenfield	Not available:Trees: flood risk (part)
KY/068	Woodhouse and Glen Lee Le	Greenfield	Topography; sensitive landscape
KY/076	Primrose Stt	Greenfield	Trees
KY/077	Parkwood St,	PDL	Not available
KY/079	Higherwood Clo	Greenfield	Trees: Wildlife impact
KY/080	Park Ln and KWVR	Greenfield	Unsuitable access; trees
KY/085	Wesley Place Halifax Road	Greenfield	Trees
KY/088	Florist Street, Stockbridge	PDL	Too small
KY/095	Woodville Road, Spring Gardens Lane	PDL	Heritage Impact; Trees
KY/102	St Pauls Rise	PDL	Not available: restricted access: overhead transmission line
KY/105	Harewood Hills Farm, Goose Cote Lane	Greenfield	Landscape impact; Heritage impact
KY/106	Black Hill Lane, Braithwaite	Greenfield	Sensitive landscape
KY/107	Aire Valley Road	Greenfield	Not attached to the urban area
KY/108	Harewood Rise, Bracken Bank	Greenfield	Limited access; Topography
KY/109	Harewood Hill Farm, Goose Cote Lane	Greenfield	No available access; sensitive landscape

Site Ref	Address	Site Type	Reason for rejection
KY/110	Ingram Street, Wesley Place	PDL	Trees: topography; landscape impact
KY/112	Blackhill Service Reservoir	Greenfield	Topography
KY/113	Keighley Shann reservoir	Greenfield	Not available
KY/115	Off Central Ave, Bracken Bank.	Greenfield	Not available
KY/116	Brewery St,	PDL	Not available
KY/117	Damens Lane,	Greenfield	Wildlife habitat; trees; topography
KY/118	Becks Rd	PDL	Trees
KY/119	West Ln	PDL	Not available
KY/122	Keelham Ln- Low Utley	Greenfield	Not attached to the urban area
KY/123	Halifax Rd	Greenfield	Not attached to the urban area
KY/124	Bramwell House Park Ln	Greenfield	Not available
KY/128	Edge House Farm - Braithwaite Edge Rd	Greenfield	Not attached to the urban area
KY/129	Occupation Ln	Greenfield	Not attached to the urban area
KY/132	Elam Wood Rd, Riddlesden	Greenfield	Unsuitable access; topography; sensitive landscape
KY/135	Damens Ln	Greenfield	Heritage impact: sensitive landscape
KY/142	Royd Ings Avenue	PDL	Unsuitable location for residential; 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 Rd	PDL	Not available; Unsuitable location for residential
KY/147	Hainworth Rd (Cragg Hill Farm)	Greenfield	Trees: limited access
KY/148	High Farm rear of Low Fell Close	Greenfield	Unsuitable access; Topography; sensitive landscape; wildlife
KY/149	High Farm, Fell Lane	Greenfield	Unsuitable access; Topography; sensitive landscape
KY/151	Long Lee Ln	Greenfield	Topography; landscape impact

Site Ref	Address	Site Type	Reason for rejection
KY/150	Land to south of West Morton	Greenfield	No suitable access; sensitive landscape
KY/155	Victoria Hotel	PDL	Below threshold- potential windfall site
KY/156	Keighley College	PDL	Not available
KY/157	Halifax Rd Keighley	Greenfield	Not attached to the urban area
KY/160	Florist St, Keighley	PDL	Flood risk
KY/161	Gresley Rd	PDL	Not available
KY/163	North Dean Rd	Greenfield	No suitable access; wildlife; sensitive landscape
KY/164B	Braithwaite Rd	Greenfield	Limited access; Topography; landscape impact
KY/174	Ilkley Rd, Riddlesden	Greenfield	Topography; no suitable access
KY/176	Airedale Mill, Lawkhome Ln	PDL	Not available
List H- Sites assessed as suitable for employment development			
Site Ref	Address	Site Type	
KY/031	Mitchell Street/Chatsworth Street/Beeches Road	PDL	
KY/050	Bradford Rd Sandbeds	Greenfield	
KY/177	Beechcliffe	Greenfield	

Keighley



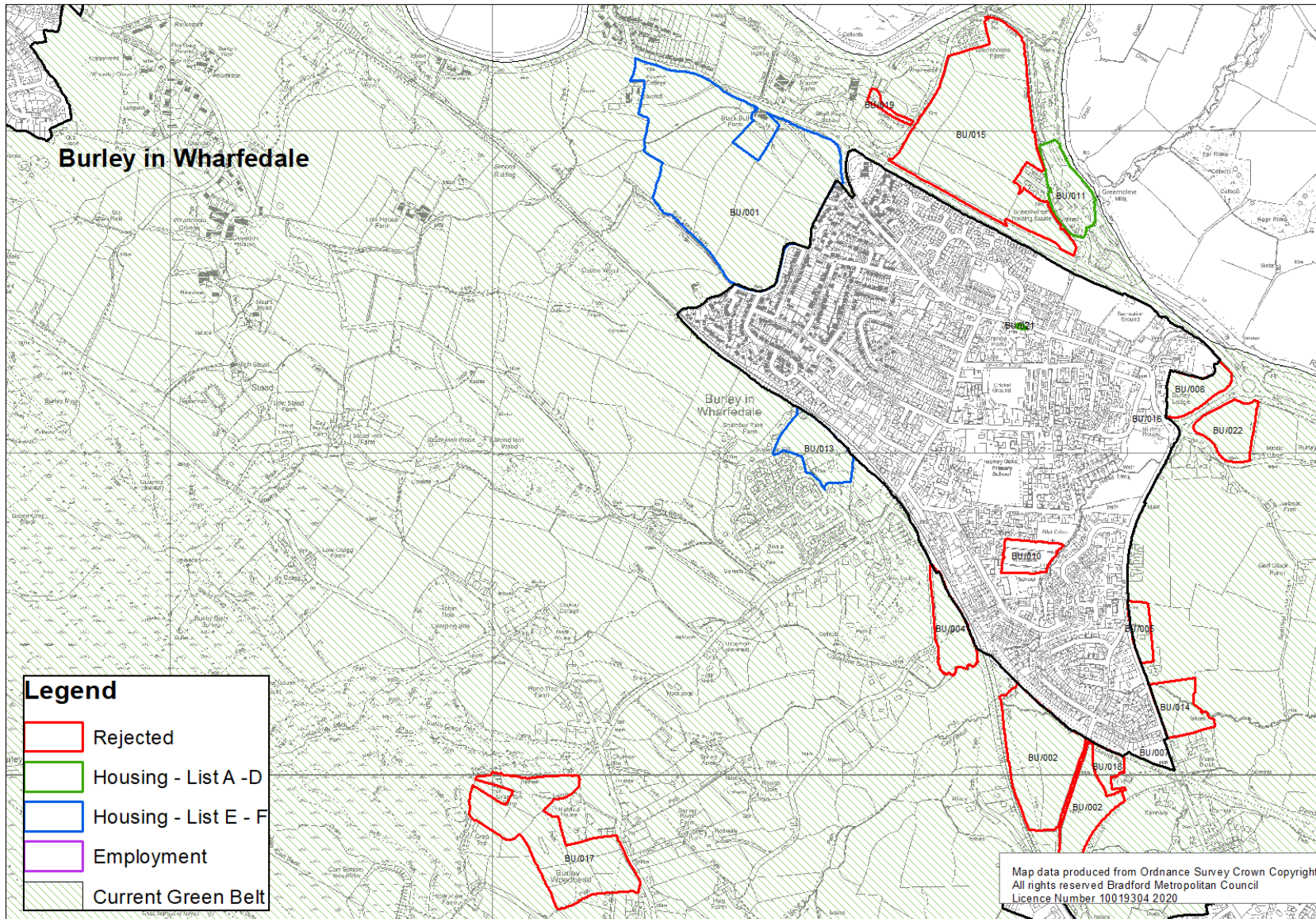
Burley in Wharfedale

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	4	4	4			
B. Sites with detailed planning permissions	1	1	89	65	89			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	0	0	0	0				
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	2	0	610	0		310	200	100
Total Residential Potential	4	2	703	69	93	310	200	100
G. Unsuitable/Not available/Not achievable for residential development- Rejects	11	1						
H. Sites assessed as suitable for employment development	0	0						

A significant number of green belt site options have been rejected for numerous reasons leaving only 2 sites considered suitable for residential development. The largest site is currently subject to legal challenge and is awaiting a decision. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
BU/021	93 Main Street	PDL	Change of use	4	4			
List B- Sites with detailed planning permissions (including prior notifications)								
BU/011	Greenholme Mill	Mixed	Mixed	89	89	0		
List C- Sites with Outline permissions								
0 Sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
0 sites							
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
BU/001	Ilkley Rd,	Greenfield	500		200	200	100
BU/013	Scalebor House, Moor Ln	Greenfield	110		110		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
BU/002	Menston Old Ln,	Greenfield	Landscape impact: (Technically attached to urban area but railway line separates it from the settlement)				
BU/004	Hag Farm Rd	Greenfield	Access; Habitat impact; (Technically attached to urban area but railway line separates it from the settlement)				
BU/005	Banner Grange, Bradford Rd	Greenfield	Landscape impact				
BU/008	Main St	Greenfield	Heritage impact; Landscape impact				
BU/010	East End Allotments, Oak Ave	Greenfield	Valuable open space (allotments)				
BU/014	Bradford Rd	Greenfield	Landscape impact				
BU/015	Land off Burley bypass	Greenfield	Landscape impact; (Not attached to the urban area (Suggested for employment))				
BU/017	Crag Top Farm, Burley Woodhead	Greenfield	Not attached to the urban area; landscape impact				
BU/018	Menston Old Ln	Greenfield	No suitable access; landscape impact				
BU/019	Leather Bank	PDL	Not attached to the urban area				
BU/022	Land south of Otley Rd	Greenfield	Not attached to the urban area; Landscape impact				
List H- Sites assessed as suitable for employment development							
0 sites							



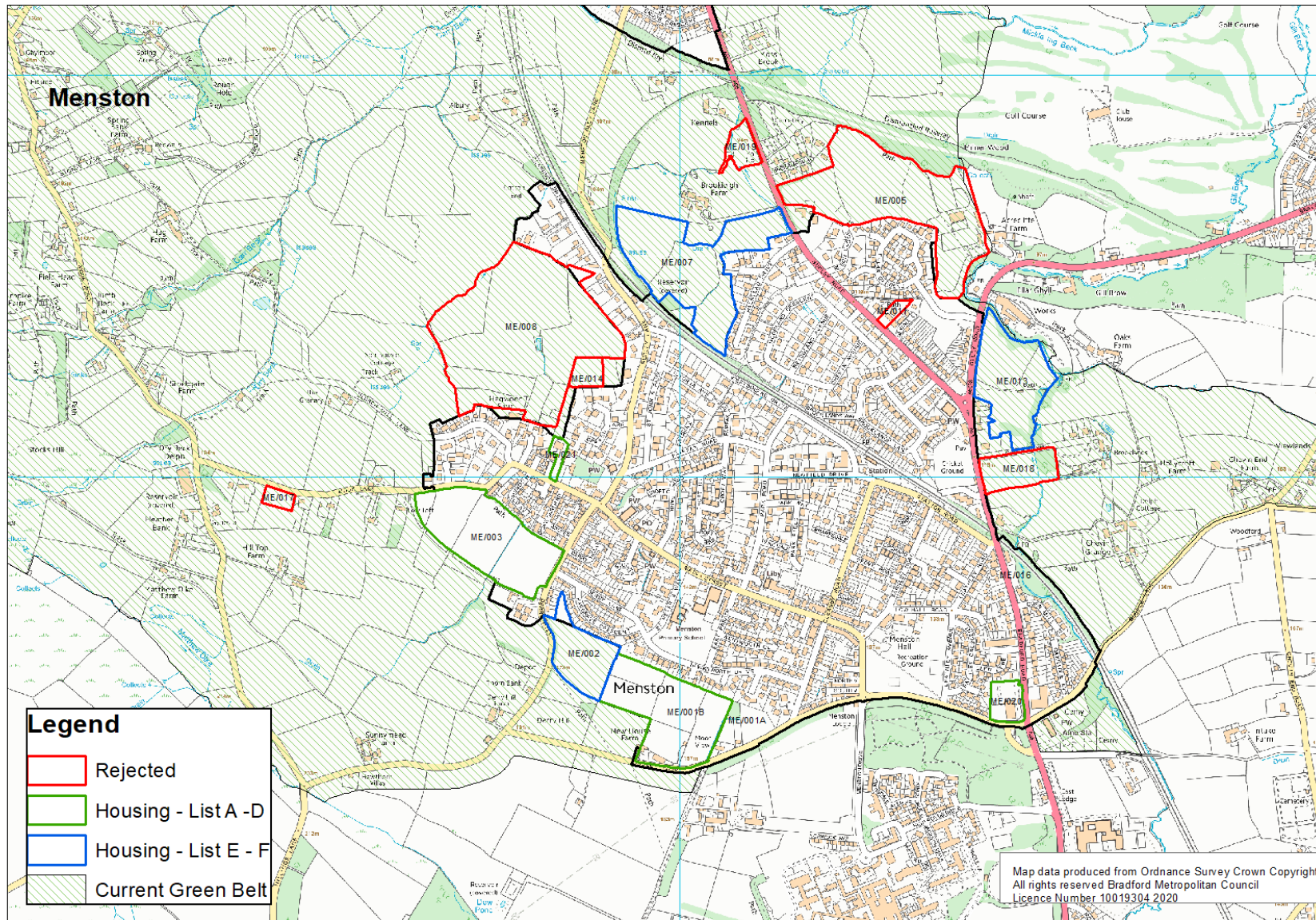
Menston

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	2	1	204	71	204			
B. Sites with detailed planning permissions	1	1	3	3	3			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	0	161	0	40	121		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	3	0	325	0		325		
Total Residential Potential	7	2	693	74	247	446		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	7	1	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

Only a Limited number of new homes have been built in Menston since 2013 despite sites being identified in the RUDP. 3 Green belt sites have been assessed as broadly suitable but not without landscape impact. The Local Plan may consider alternative boundaries. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
ME/001B	Bingley Rd	Greenfield	New build	133	133			
ME/020	Otley Rd	PDL	New build	71	71			
List B- Sites with detailed planning permissions (including prior notifications)								
ME/021	Fairfax Club Main St	PDL	New build	3	3			
List C- Sites with Outline permissions								

0 Sites							
List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
ME/003	Derry Hill	Greenfield	161	40	121		
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
ME/002	Bingley Rd	Greenfield	40		40		
ME/007	Burley Road	Greenfield	177		177		
ME/013	Otley Road	Greenfield	108		108		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
ME/005	Beech Close	Greenfield	Landscape impact				
ME/008	Bleach Mill Lane,	Greenfield	No suitable access; Landscape impact				
ME/011	Burley Road	PDL	Not available				
ME/014	Whiddon Croft	Greenfield	No available access; Landscape impact				
ME/017	Moor Lane	Greenfield	Not attached to the urban area; Landscape impact				
ME/018	Chevin Avenue	Greenfield	Wildlife impact;				
ME/019	Burley Road	Greenfield	Not attached to the urban area; Landscape impact				
List H- Sites assessed as suitable for employment development							
Site Ref	Address	Site Type	Site size (ha)				
0 sites							



Queensbury

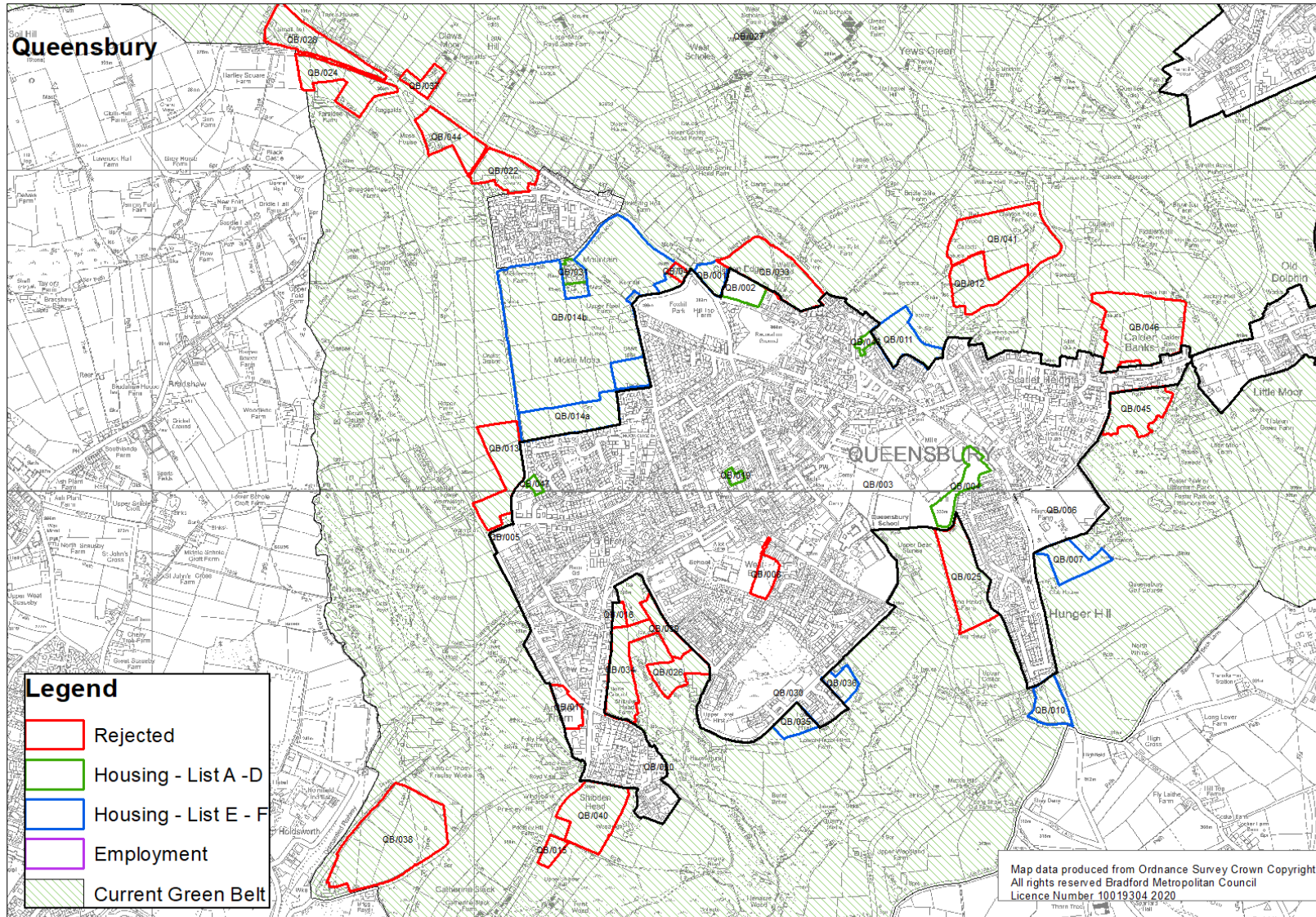
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	0	0	0	0				
B. Sites with detailed planning permissions	3	0	19	5	19			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	3	2	51	36		36	15	
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	8	0	781	0		455	220	106
Total Residential Potential	14	2	851	41	19	491	235	106
G. Unsuitable/Not available/Not achievable for residential development- Rejects	22	1	0	0				
H. Sites assessed as suitable for employment development	0	0						

Queensbury has grown significantly over recent year with a number of large residential sites having been completed. There are now few options for further intensification within the urban area and a high proportion of green belt sites assessed have been rejected as unsuitable. There are still some options which could be considered either as a whole or in part for new homes. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
0 sites								
List B- Sites with detailed planning permissions (including prior notifications)								
QB/019	Commercial St	Greenfield	New build	9	9			
QB/047	Bradshaw View	PDL	New build	5	5			

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
QB/048	Thornton Rd	Greenfield	New build	5	5			
List C- Sites with Outline permissions								
0 Sites								
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
QB/002	Albert Road	PDL	31		31			
QB/004	Black Dyke Mills	Greenfield	15			15		
QB/031	Former Reservoir Mountain	PDL	5		5			
List E- Other Sites in the urban area								
0 sites								
List F- Green Belt sites								
QB/001	Albert Rd, Brighthouse and Denholme Rd	Greenfield	22		22			
QB/007	Brighthouse Rd	Greenfield	40		40			
QB/010	Jackson Hill Ln, Brighthouse Rd	Greenfield	41		41			
QB/011	Sharket Head Clo	Greenfield	30		30			
QB/014a	Old Guy Rd, Fleet Ln	Greenfield	100		100			
QB/014b	Old Guy Rd, Fleet Ln	Greenfield	506		200	200	106	
QB/035	Long Ln	Greenfield	20			20		
QB/036	Long Ln	Greenfield	22		22			
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
QB/008	Deanstone Ln	Greenfield	Access: open space					
QB/012	Station Rd east	Greenfield	Not attached to the urban area					
QB/013	Cross Ln/Old Guy Rd	Greenfield	Landscape impact					
QB/015	Halifax Rd,	Greenfield	Not attached to the urban area; Landscape impact					
QB/016	Halifax Rd	Greenfield	Access; Landscape impact					
QB/017	Roper Ln,	Greenfield	Access; Topography; Landscape Impact					

Site Ref	Address	Site Type	Reason for rejection
QB/022	Cricket Ground, Mill Ln, Mountain	Greenfield	Access; Topography; Landscape impact
QB/024	Perseverance Ln, Mountain	Greenfield	Not attached to the urban area; Landscape impact
QB/025	Ing Head Farm, Hill Crest Rd	Greenfield	Access
QB/026	Hill End Ln	Greenfield	Topography; access; heritage and landscape impacts (some)
QB/028	Small Tail Farm - Preserverance Rd	Greenfield	Not attached to the urban area
QB/033	Thornton Rd	Greenfield	Access; Topography
QB/034	Halifax Rd,	Greenfield	Access; Landscape impact
QB/037	Brighthouse and Denholme Rd	Mixed	Not attached to the urban area
QB/038	Windy Bank Lane	Greenfield	Not attached to the Bradford Urban area
QB/039	Hill End Ln	Greenfield	Landscape impact
QB/040	Brewery Ln	Greenfield	Topography; Landscape impact; access
QB/042	Brighthouse and Denholme Rd	PDL	Not attached to urban area – could come forward as windfall conversion
QB/041	Station Rd	Greenfield	Not attached to the urban area
QB/044	Roper Ln	Greenfield	Not attached to the urban area; landscape impact
QB/045	Upper Fawth Close	Greenfield	Open space; trees; wildlife habitat; landscape impact
QB/046	Scarlet Heights	Greenfield	Topography; Landscape impact; wildlife impact; Overhead power line
List H- Sites assessed as suitable for employment development			
0 sites			



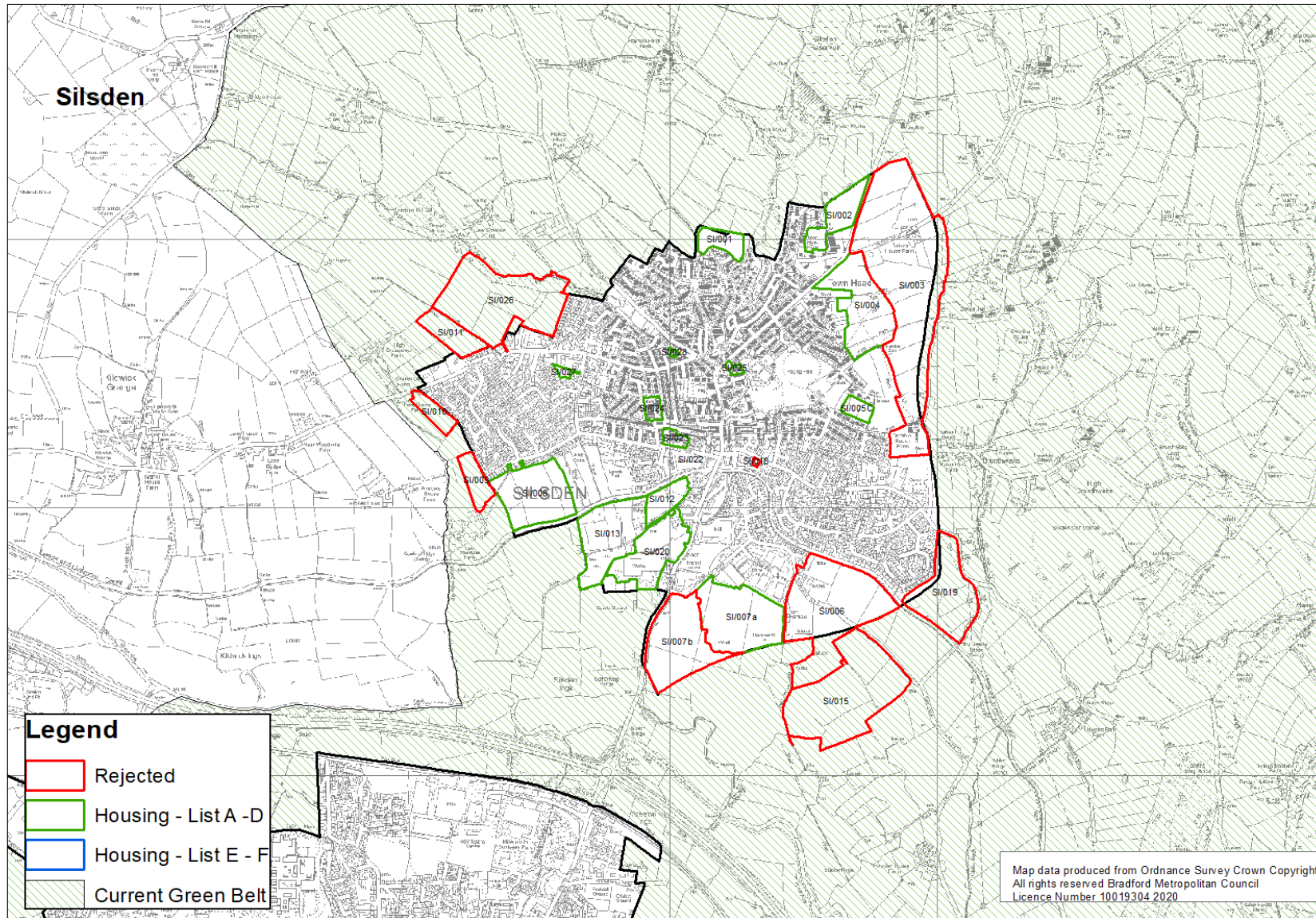
Silsden

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	2	0	148	0	148			
B. Sites with detailed planning permissions	3	1	76	6	76			
C. Sites with outline permissions	1	1	156	156	80	76		
D. Unconstrained sites in the urban area	3	2	538	50	7	530		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	0	0	0	0				
Total Residential Potential	9	4	917	212	311	606		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	10	1	0	0				
H. Sites assessed as suitable for employment development	0	0						

Silsden has a number of development options which lie within the urban area, the majority of these have been assessed as suitable for development. Some do have access and topographical or other environmental issues which will make the delivery of all of the potential supply challenging and the Local Plan will need to decide which of these options are most appropriate. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SI/007A	Belton Rd	Greenfield	New build	133	133			
SI/012	Sykes Lane	Greenfield	New build	15	15			

List B- Sites with detailed planning permissions (including prior notifications)								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
SI/002	Bolton Rd	Greenfield	New build	57	57			
SI/005C	Middleway	Greenfield	New build	13	13			
SI/028	Greengate	PDL	New build	6	6			
List C- Sites with Outline permissions								
SI/020	Keighley Rd	PDL	New build	156	80	76		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
SI/001	North Dene Rd	Greenfield	43		43			
SI/004	Brown Bank Ln	Greenfield	154		154			
SI/008	Woodside Rd	Greenfield	146		146			
SI/013	Sykes Ln	Greenfield	145		145			
SI/023	Aire View Infants	PDL	21		21			
SI/024	Hothfield School,	PDL	21		21			
SI/027	Dradishaw Rd	PDL	7	7				
List E- Other Sites in the urban area & List F- Green Belt sites								
0 sites								
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
SI/003	Brownbank Ln	Greenfield	Access; sensitive landscape; Heritage impact					
SI/006	Hainsworth Road	Greenfield	Access; Protected hedges; Landscape impacts; Flood risk (part)					
SI/007B	Keighley Rd	Greenfield	Flood risk					
SI/009	Westerly Cres	Greenfield	Access; sensitive landscape					
SI/010	Skipton Old Road	Greenfield	Limited access: Landscape impact					
SI/011	Skipton Road	Greenfield	Access; Sensitive Landscape					
SI/015	Hainsworth Rd	Greenfield	Not attached to the urban area; Flood risk					
SI/018	Waterloo Mills	PDL	Not available					
SI/019	Holden Lane	Greenfield	Access; Landscape impact					
SI/026	Land off Skipton Rd	Greenfield	Access: Landscape impact: Wildlife impact					
List H- Sites assessed as suitable for employment development								
0 sites								



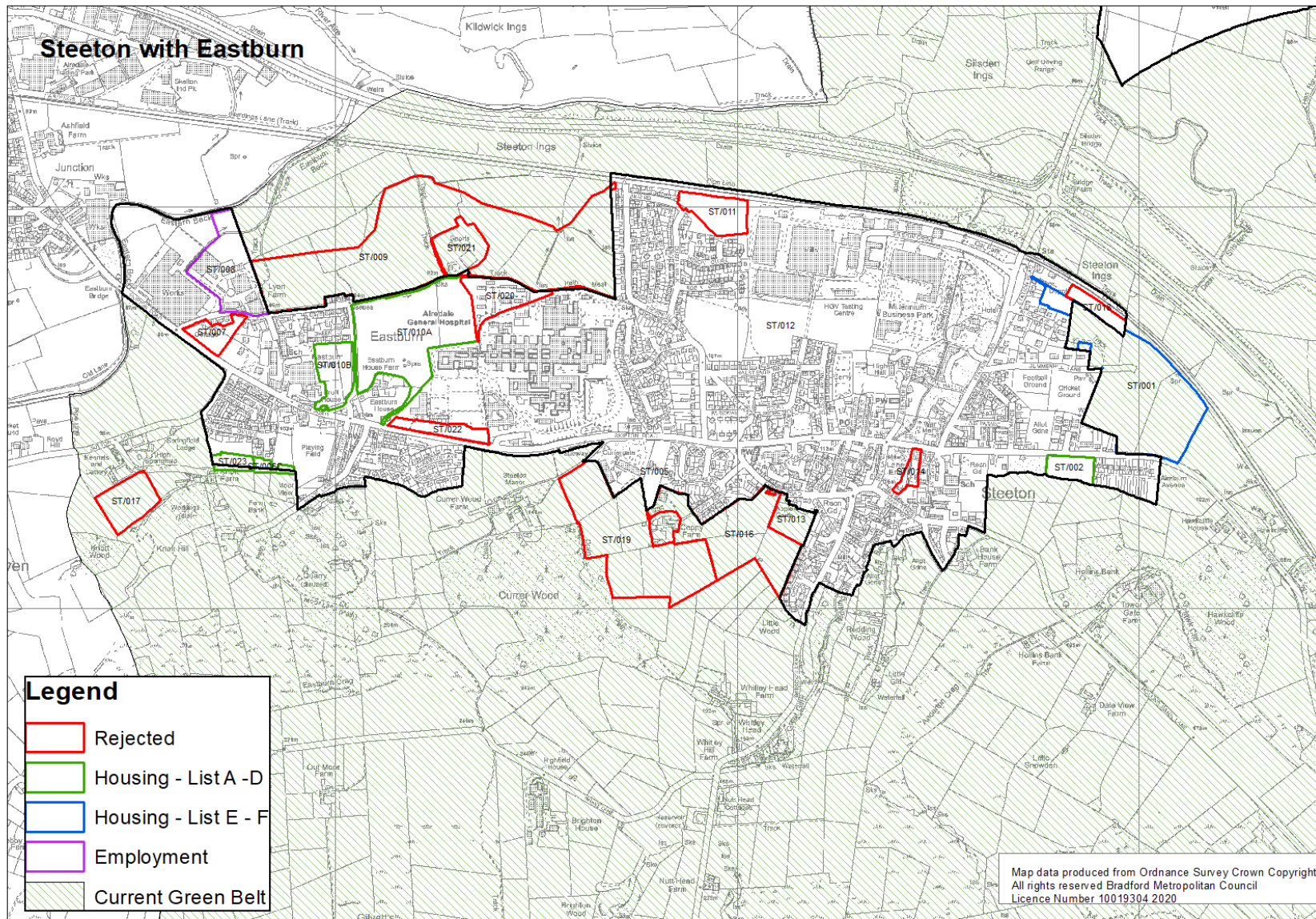
Steeton with Eastburn

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	2	0	13	0	13			
B. Sites with detailed planning permissions	0	0	0	0				
C. Sites with outline permissions	1	0	35	0		35		
D. Unconstrained sites in the urban area	2	0	33	0	11	22		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	1	0	203	0		200	3	
Total Residential Potential	6	0	284	0	24	257	3	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	12	4	0	0				
H. Sites assessed as suitable for employment development	0	0						

A significant number of new homes have been delivered in Steeton over the past 7 years and there are a small number of additional sites which could provide a further modest number. A number of sites have been assessed as not suitable/available/achievable for development and a number of these are in the green belt. One has been assessed as broadly suitable and another site is considered better developed for future employment use. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
ST/006c	Acer Close	Greenfield	New build	9	9			
ST/010A	Main Road Eastburn	Greenfield	New build	4	4			
List B- Sites with detailed planning permissions (including prior notifications)								
0 sites								

List C- Sites with Outline permissions								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
ST/010B	West of Green Lane	Greenfield	New build	35		35		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
ST/002	Aireburn Avenue	Greenfield	22			22		
ST/023	Rear of Holly Fold	Greenfield	11		11			
List E- Other Sites in the urban area								
0 sites								
List F- Green Belt sites								
ST/001	Summerhill Lane	Greenfield	203			200	3	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
ST/007	Lyon House Farm, Eastburn	Greenfield	Access; noise/smells from dairy and factory adjacent					
ST/009	Lyon Road, Eastburn	Greenfield	Site has very inadequate access; Landscape impact					
ST/011	Ings Road	Greenfield	Flood risk					
ST/013	Hob Hill, Chapel Road	Greenfield	Access; Topography; Landscape impact					
ST/014	Skipton Road	PDL	Valuable open space; Heritage impact					
ST/016	Chapel Road	Greenfield	Access; Topography; Landscape impact					
ST/017	Knott Lane, Eastburn	Greenfield	Not attached to the urban area					
ST/018	Station Rd	PDL	Not available					
ST/019	Skipton Road	Greenfield	Access; Topography; Landscape impact					
ST/020	Former nurses accommodation	PDL	Not available					
ST/021	Former Squash Court, Airedale Hospital	PDL	Access; Landscape impact					
ST/022	Land fronting Main Road	Greenfield	Valuable open space					
List H- Sites assessed as suitable for employment development								
Site Ref	Address	Site Type						
ST/008	Lyon Road	PDL						



Thornton

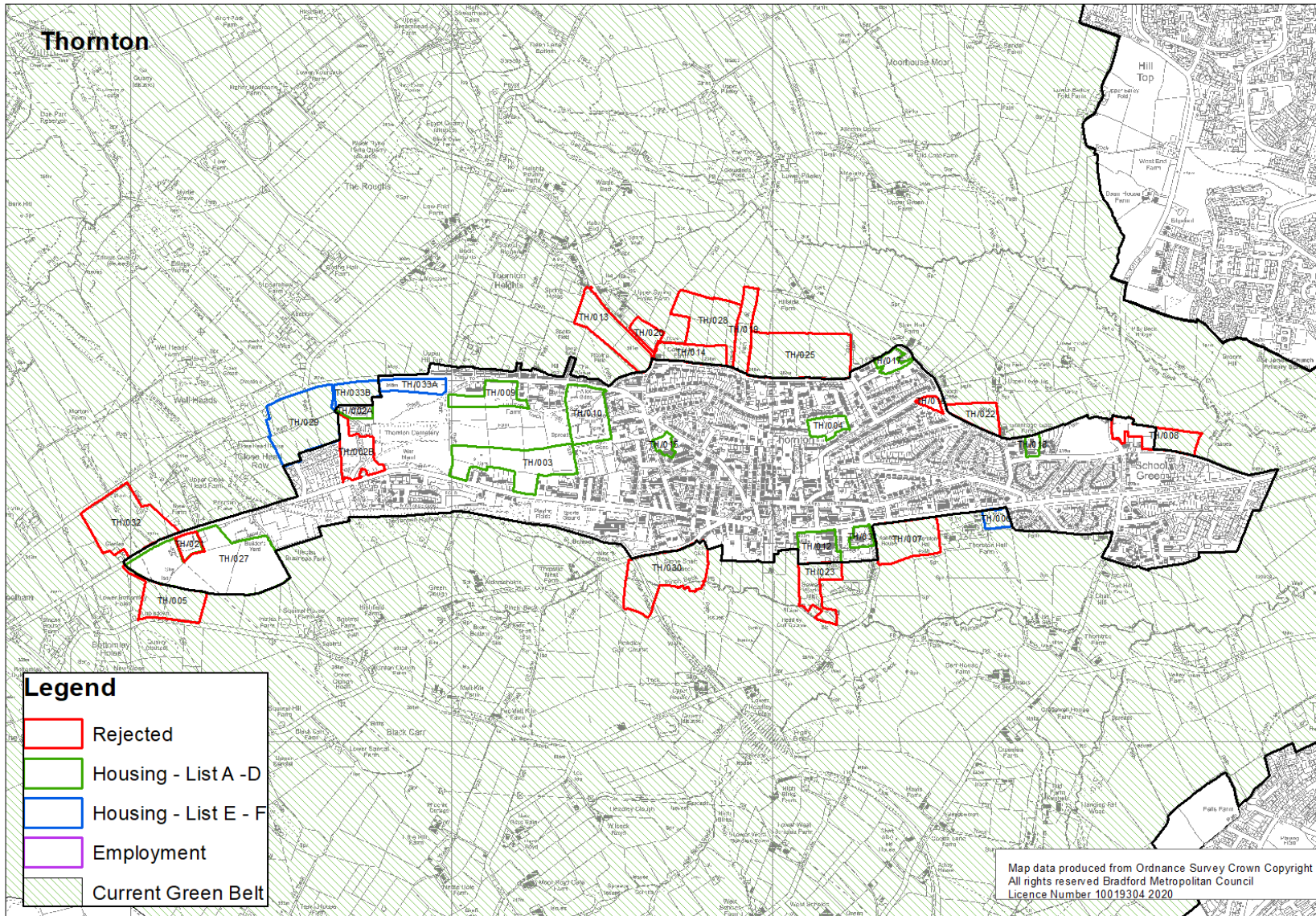
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	2	1	35	18	35			
B. Sites with detailed planning permissions	2	1	8	4	8			
C. Sites with outline permissions	2	0	261	0		211	50	
D. Unconstrained sites in the urban area	5	2	235	75		235		
E. Other sites in the urban area	1	0	27	0		27		
F. Green belt sites	3	0	148	0		148		
Total Residential Potential	15	4	714	97	43	621	50	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	16	1	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

Thornton has a number of sites within the urban area with permission and/or identified in the RUDP for development. These sites are considered to still be suitable for residential use. Other sites in the green belt are also considered suitable. Master-planning will be required to ensure the delivery of some of these sites. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
TH/004	Sappgate Ln	Greenfield	New build	17	17			
TH/015	James St	Greenfield	change of use	18	18			
List B- Sites with detailed planning permissions (including prior notifications)								
TH/017	Cliffe Ln	Greenfield	New build	4	4			
TH/031	269 Thornton Rd	PDL	Change of use	4	4			

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
List C- Sites with Outline permissions								
TH/002A	Close Head Ln,	Greenfield	New build	11		11		
TH/027	Thornton Rd west	Greenfield	New build	250		200	50	
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
TH/003	Thornton Rd	Greenfield	150			150		
TH/009	Hill Top Rd	Greenfield	10			10		
TH/010	Hill Top Rd,	Mixed	12			12		
TH/012	Thornton Rd	PDL	50			50		
TH/018	Old Rd	PDL	13			13		
List E- Other Sites in the urban area								
TH/033A	Hill Top Rd, near Ring O' Bells	Greenfield-Urban Greenspace	27			27		
List F- Green Belt sites								
TH/006	Thornton Rd	Greenfield	15			15		
TH/029	Hill Top Rd	Greenfield	103			103		
TH/033B	Hill Top Rd	Greenfield	30			30		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
TH/002B	Close Head Ln,	Mixed	Trees; Access					
TH/005	Cragg Ln	Greenfield	Access; Topography; Landscape impact; Overhead power line					
TH/007	Green Lane	Greenfield	Landscape and Heritage impact					
TH/008	Old Rd, School Green	Greenfield	Heritage impact; Sensitive landscape; Wildlife impact; open space					
TH/013	Spring Holes Le	Greenfield	Access					
TH/014	Back Ln	Greenfield	Access; sensitive landscape					
TH/016	Sapgate Ln	Greenfield	Site includes residential building - Too small					
TH/019	Back Ln	Greenfield	Access; sensitive landscape; trees					
TH/020	Spring Holes Ln	Greenfield	Not attached to urban area; access; landscape impact					
TH/021	Thornton Rd	PDL	Developed for other use					
TH/022	North Cliffe Ln	Greenfield	Sensitive landscape; heritage impact; topography					

Site Ref	Address	Site Type	Reason for rejection
TH/023	Land south of Prospect and Dole Mill	Greenfield	Access; topography; sensitive landscape; heritage impact
TH/025	Back Lane	Greenfield	Access; sensitive landscape
TH/028	Back Lane	Greenfield	Access; sensitive landscape
TH/030	Alderscholes Ln	Greenfield	Sensitive landscape; heritage impact; access; wildlife
TH/032	Well Heads and Thornton Rd	Greenfield	Landscape impact
List H- Sites assessed as suitable for employment development			
Site Ref	Address	Site Type	Site size (ha)
0 sites			



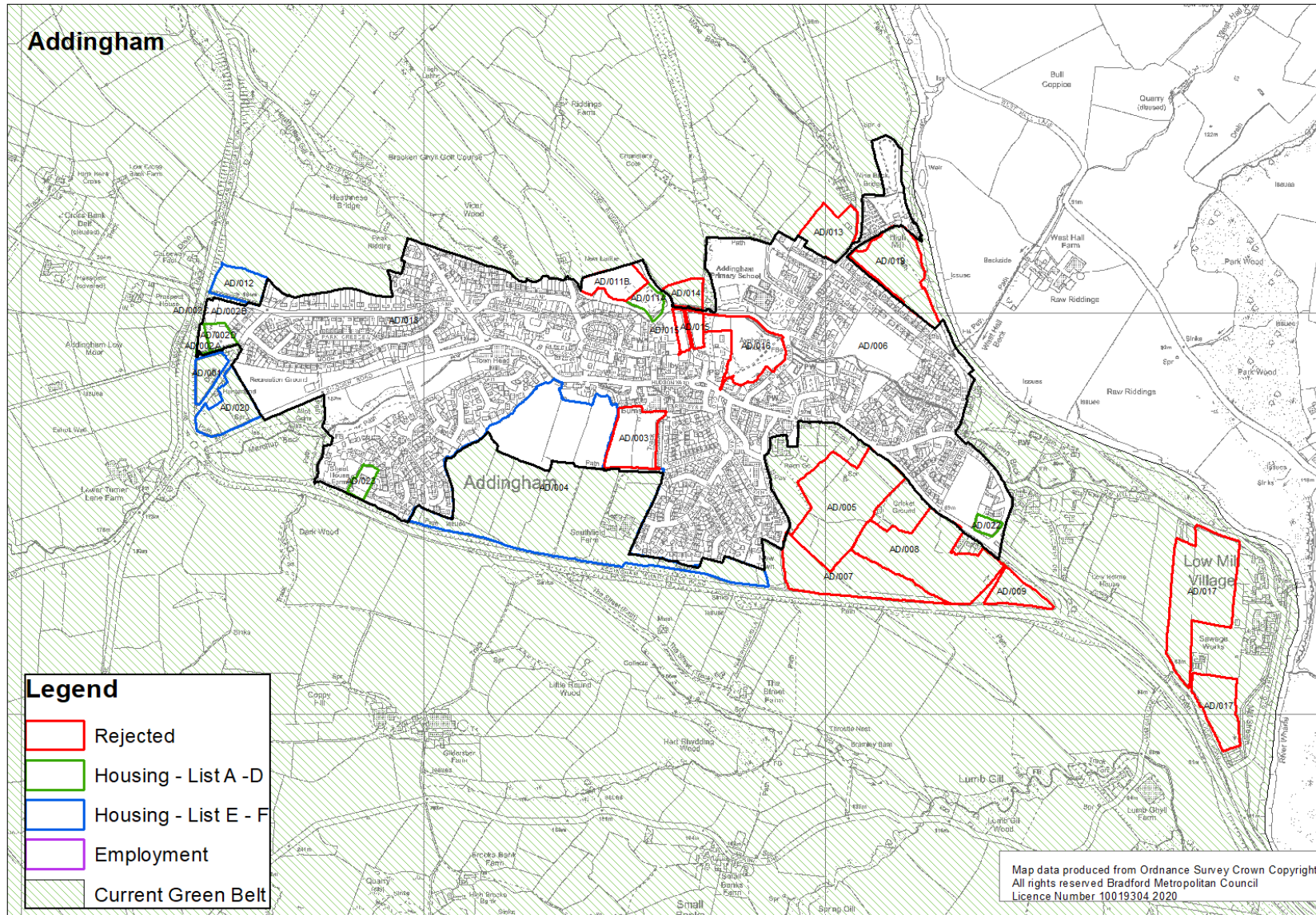
Addingham

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	7	7	7			
B. Sites with detailed planning permissions	1	0	6	0	6			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	3	2	27	13		27		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	4	0	524	0		267	200	57
Total Residential Potential	9	3	564	20	13	294	200	57
G. Unsuitable/Not available/Not achievable for residential development- Rejects	12	0	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

The land supply in the urban is limited as a number of urban sites have been rejected for access and heritage impact reasons. This aside there are locations on the edge of the settlement which would be broadly suitable for development subject to mitigation. Each/all of these options are unlikely to be required in full and Local Plan will need to determine which of these options or part options will create the least harm to the green belt and wider landscape. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
AD/023	The Street	PDL	New build	7	5	2		
List B- Sites with detailed planning permissions (including prior notifications)								
AD/002A	Parsons Lane	Greenfield	New build	6	6			
List C- Sites with Outline permissions								
0 sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
AD/002D	Parsons Ln	Greenfield	14		14		
AD/011A	Chapel St	PDL	5		5		
AD/022	Church S	PDL	8		8		
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
AD/001	Turner Ln	Greenfield	20		20		
AD/004	Main St/Bypass	Greenfield	457 * Significant site- smaller portion maybe appropriate		200	200	57
AD/012	Moor Ln	Greenfield	24		24		
AD/020	Turner Ln/Silsden Rd	Greenfield	23		23		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
AD/003	Main St/Southfield Terr	Greenfield	Heritage impact; important open space				
AD/005	Main St	Greenfield	Heritage impact; landscape impact				
AD/007	Stockinger Ln	Greenfield	Heritage impact; landscape impact				
AD/008	Main St	Greenfield	Heritage impact; landscape impact				
AD/009	Main St	Greenfield	Not attached to urban area; Heritage impact; Landscape impact				
AD/011B	Chapel St	Greenfield	Access; important open space				
AD/013	Bolton Rd,	Greenfield	Landscape impact				
AD/014	Back Beck Ln,	Greenfield	Access; Landscape impact				
AD/015	Sugar Hill	Greenfield	Access; Heritage impact; Landscape impact; Important open space				
AD/016	Manor Garth	Greenfield	Important open space: Heritage impact; Landscape impact; Trees				
AD/017	Ilkley Rd	Greenfield	Not attached to urban area; Landscape impact; Habitat impact				
AD/019	High Mill Ln	Greenfield	Not available; Landscape impact				
List H- Sites assessed as suitable for employment development							
0 sites							



Baildon

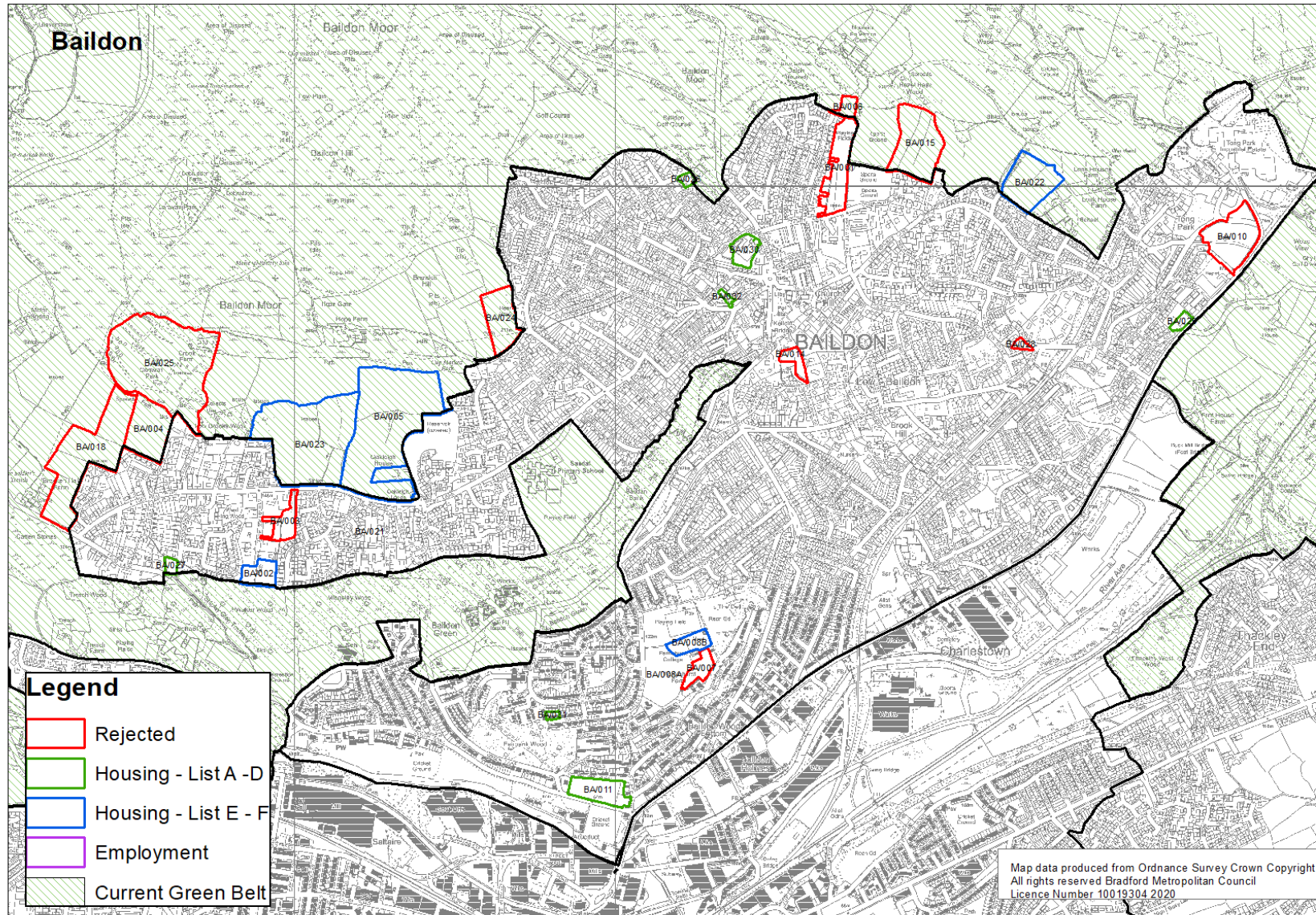
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	3	3	12	12	12			
B. Sites with detailed planning permissions	3	3	69	69	69			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	0	30	0		30		
E. Other sites in the urban area	2	0	25	0		25		
F. Green belt sites	3	0	442	0		240	202	
Total Residential Potential	12	6	578	81	81	295	202	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	12	0	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

A reasonable number of sites have been assessed in this LAA with more than 50% of these rejected as not suitable/available or achievable for development. This aside there are sites which could be considered for development both inside and outside of the urban area. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
BA/026	Baildon Golf Club, Moorgate	PDL	New build	5	5			
BA/029	The Little Blue Orange, Otley Rd	PDL	New build	3	3			
BA/031	Knoll Terr	PDL	New build	4	4			

Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
List B- Sites with detailed planning permissions (including prior notifications)								
BA/027	Prod Ln	PDL	New build	5	5			
BA/030	Baildon Mills, Northgate	PDL	New Build and Change of Use	56	56			
BA/032	Newton Way	PDL	New build	8	8			
List C- Sites with Outline permissions								
0 sites								
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield		Years 1-5	Years 6-10	Years 11-15	Years 16+
BA/011	Green Ln	Greenfield	30			30		
List E- Other Sites in the urban area								
BA/002	Stubbings Road	Greenfield	5			5		
BA/008B	Cliffe Ln west	Greenfield-Playing field	20			20		
List F- Green Belt sites								
BA/005	West Lane	Greenfield	218			200	18	
BA/022	Meadowside Rd	Greenfield	40			40		
BA/023	West Ln	Greenfield	184				184	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
BA/001	Jenny Ln	Greenfield	Key open space; trees					
BA/003	West Ln	Greenfield	Heritage Impact; Trees: access					
BA/004	The Rowans	Greenfield	Heritage impact; Sensitive landscape					
BA/006	Strawberry Gardens	Greenfield	Trees; Landscape impact					
BA/007	Ferniehurst Farm	Greenfield	Heritage impact					
BA/010	Tong Park	Greenfield	Trees: Surface water: Topography					
BA/014	Whitelands Cres	Greenfield	Trees;					

Site Ref	Address	Site Type	Reason for rejection
BA/015	Rear Merlinwood Dve,	Greenfield	Access
BA/018	Glen Rd	Greenfield	Heritage impact; Landscape impact
BA/024	Land off Green Ln/Rowantree Ave	Greenfield	Access; Topography; landscape impact; trees
BA/025	West Ln	Greenfield	Heritage impact; landscape impact
BA/028	Silson Ln	Greenfield	Too small; trees
List H- Sites assessed as suitable for employment development			
0 sites			

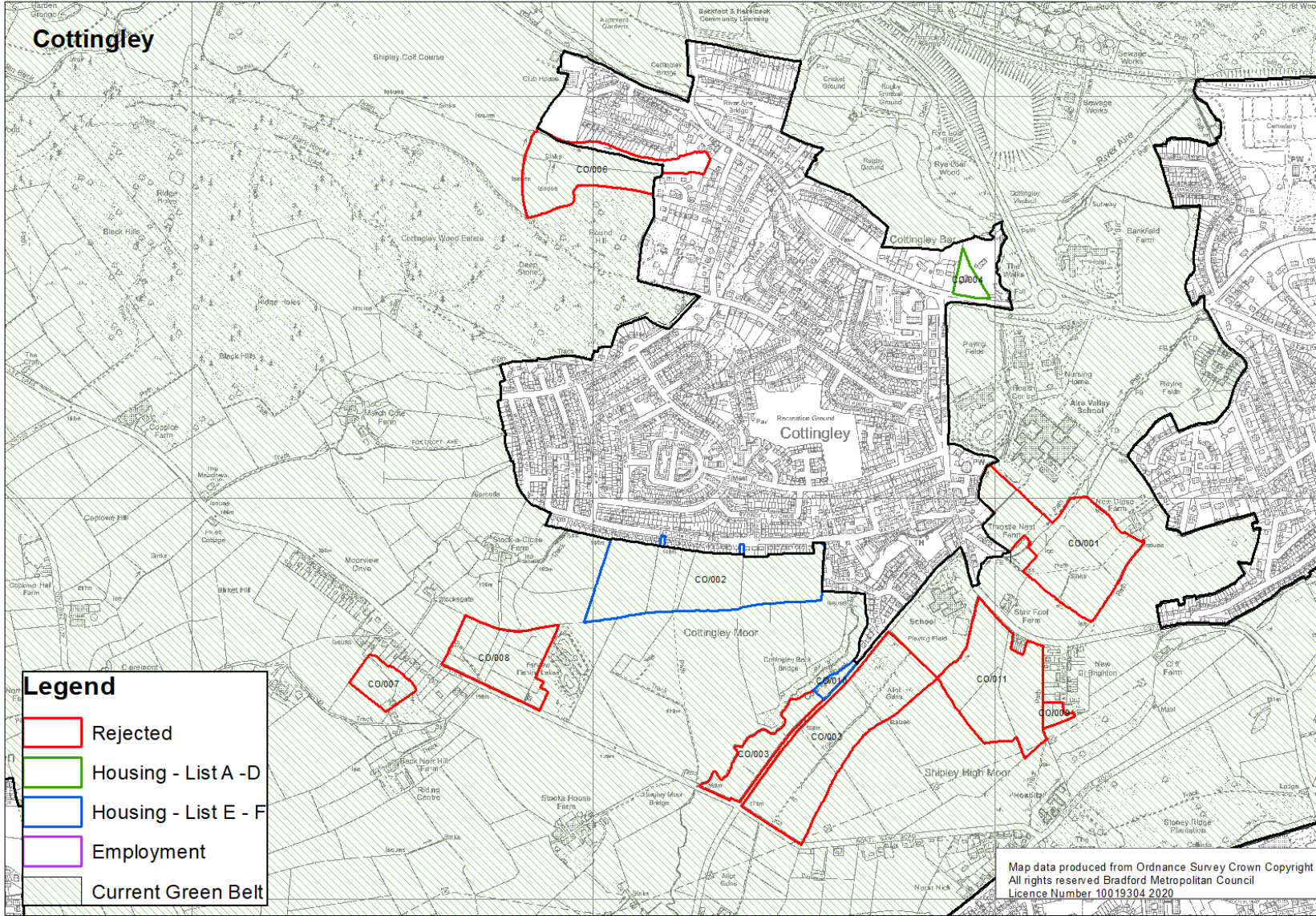


Cottingley

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	3	3	3			
B. Sites with detailed planning permissions	0	0	0	0				
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	1	18	18	18			
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	2	0	166			166		
Total Residential Potential	5	2	187	21	21	166		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	7	0	0	0				
H. Sites assessed as suitable for employment development	0	0						
The potential for development in Cottingley is limited to the Sun Pub (approved after the base date) and from site outside of the urban area considered suitable subject to mitigation. Other sites in the green belt have been rejected. The tables below show which category each site assessed falls into and the map below shows their location.								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
CO/004	Bradford Rd* *site meets size threshold	PDL	New build	3	3			
List B- Sites with detailed planning permissions (including prior notifications)								
0 sites								
List C- Sites with Outline permissions								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
Not shown	Sun Public House	PDL	18	18			
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
CO/002	Marchcote Ln	Greenfield	155		155		
CO/010	Cottingley Moor Rd	Greenfield	11		11		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
CO/001	Land off Cottingley Cliffe Rd	Greenfield	Access: topography				
CO/003	Cottingley Moor Rd,	Greenfield	Not attached to the urban area				
CO/006	Hazel Beck, Cottingley Bridge	Greenfield	Wildlife impact; drainage				
CO/007	Hazel Nook, Lee Ln	Greenfield	Not attached to the urban area				
CO/008	Lee Lane	Greenfield	Not attached to the urban area				
CO/009	New Brighton,	Greenfield	Not attached to the urban area				
CO/011	Cottingley Cliffe Rd	Greenfield	Not attached to the urban area				
List H- Sites assessed as suitable for employment development							
0 sites							



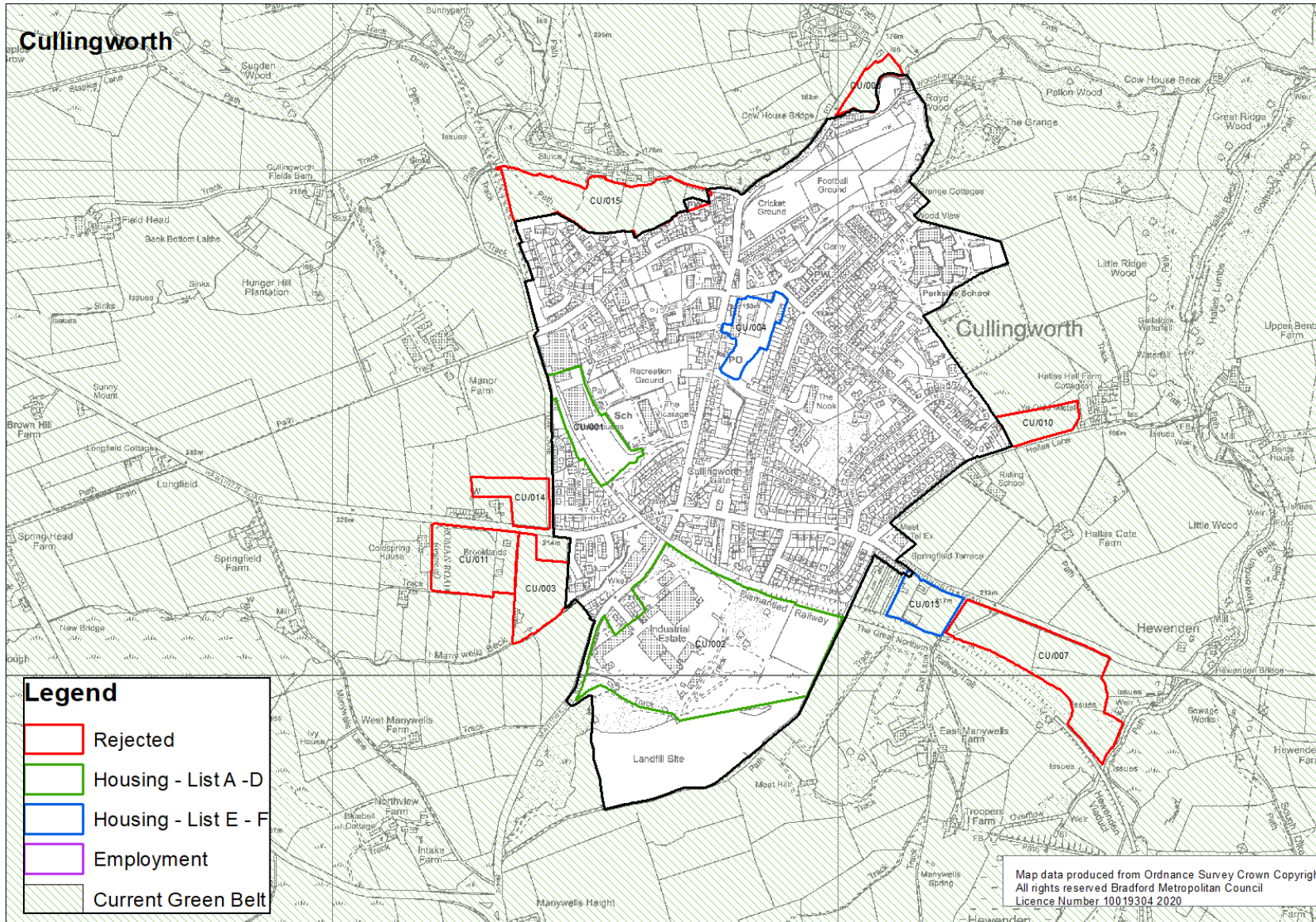
Cullingworth

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	71	71	46	25		
B. Sites with detailed planning permissions	0	0	0	0				
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	1	53	53	30	23		
E. Other sites in the urban area	1	1	48	48		48		
F. Green belt sites	1	0	34	0		34		
Total Residential Potential	4	3	206	172	76	130		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	7	0	0	0				
H. Sites assessed as suitable for employment development	0	0						

There have been a significant number of new homes delivered in Cullingworth in recent years and there is further capacity within the urban area, all previously developed land/buildings. One small green belt site could be released for future development. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
CU/002	Manywells Rd	PDL	New build	71	46	25		
List B- Sites with detailed planning permissions (including prior notifications)								
0 sites								
List C- Sites with Outline permissions								
0 sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
CU/001	Halifax Rd	PDL	53	30	23		
List E- Other Sites in the urban area							
CU/004	Cullingworth Mill	PDL- Flood risk	48		48		
List F- Green Belt sites							
CU/013	Cullingworth Rd/Doll Ln	Greenfield	34		34		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
CU/003	Haworth Rd	Greenfield	Surface water flood risk; Wildlife impact; sensitive landscape				
CU/007	Cullingworth Rd	Greenfield	Not attached to the urban area				
CU/008	Woodfield Rd / Bingley Rd	Greenfield	Topography; surface water flood risk				
CU/010	Hallas Ln	Greenfield	Access ; wildlife impact; sensitive landscape				
CU/011	Haworth Rd	Greenfield	Not attached to the urban area				
CU/014	Haworth Rd/Turf Ln,	Greenfield	Not attached to the urban area				
CU/015	Keighley Rd	Greenfield	Access; Wildlife impact; Topography;				
List H- Sites assessed as suitable for employment development							
0 sites							



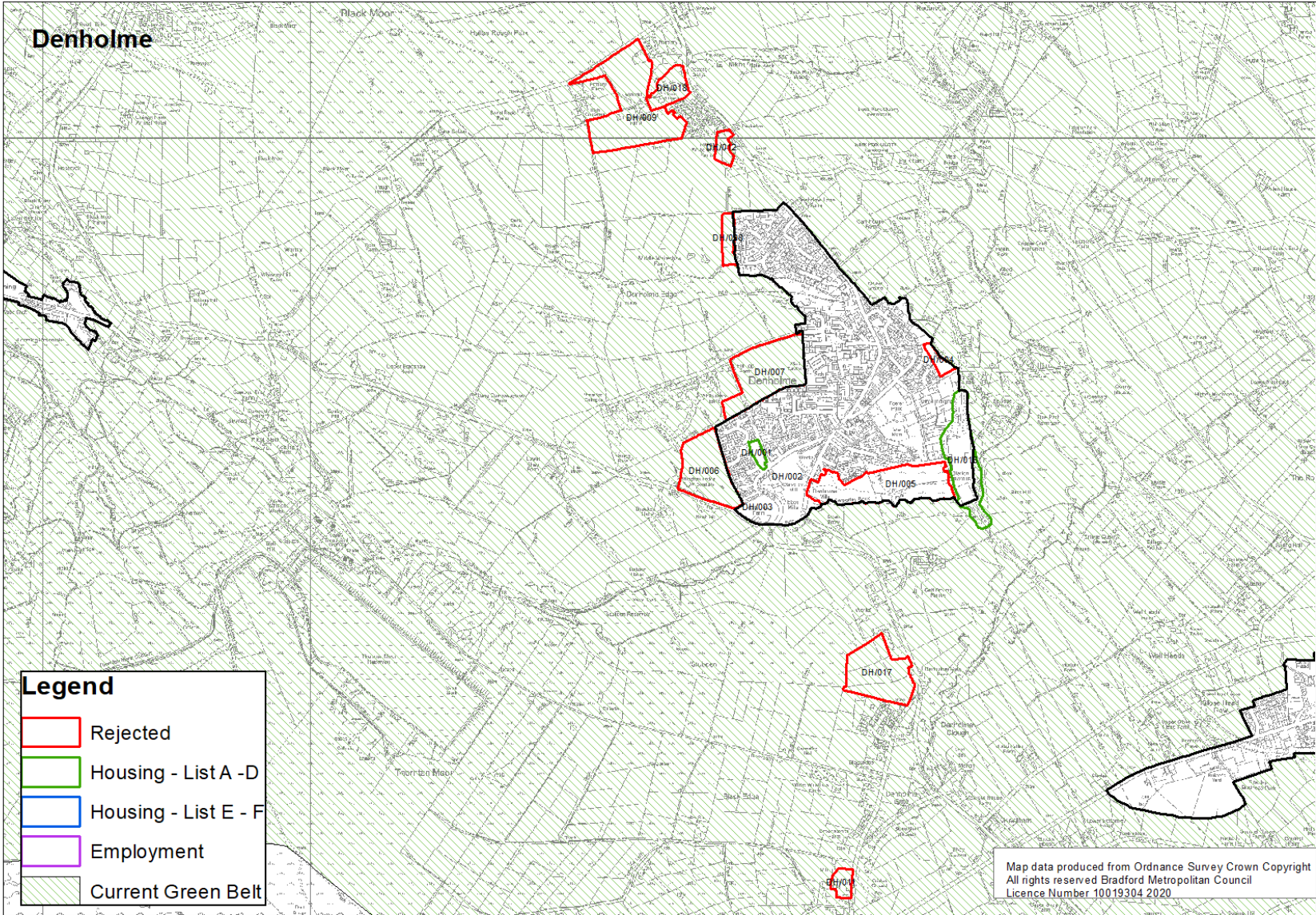
Denholme

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	0	0	0	0				
B. Sites with detailed planning permissions	1	0	17	0		17		
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	1	72	72	60	12		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	0	0	0	0				
Total Residential Potential	23	1	89	72	60	29		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	10	0	0	0				
H. Sites assessed as suitable for employment development	0	0						

A steady number of new homes have been delivered in the village since 2013 with other supply available within the urban area expected to be brought forward in the near future. One site in the green belt has been assessed as suitable whilst a further nine sites have been rejected as development options in this LAA. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
0 sites								
List B- Sites with detailed planning permissions (including prior notifications)								
DH/001	Halifax Rd	Greenfield	New Build	17		17		
List C- Sites with Outline permissions								
0 sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
DH/016	Station Rd	PDL	72	60	12		
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
0 sites							
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
DH/004	Foster View,	Greenfield	Not available; important open space				
DH/005	Old Rd	Greenfield	Wildlife impact; access				
DH/006	Long Causeway	Greenfield	Landscape impact; surface water flooding; heritage impact; wildlife impact				
DH/007	Hill Top Farm	Greenfield	Landscape impact; Topography				
DH/008	Heatherlands	Greenfield	The site is not available; Landscape impact				
DH/009	Beech Ave, Keighley Rd,	Greenfield	Not attached to the urban area				
DH/011	Halifax Rd	PDL	Not attached to the urban area				
DH/012	Haworth Rd	Greenfield	Not attached to the urban area				
DH/017	Halifax Rd, Smith Hill	Greenfield	Not attached to the urban area				
DH/018	Fieldhead House, Keighley Rd	Greenfield	Not attached to the urban area				
List H- Sites assessed as suitable for employment development							
Site Ref	Address	Site Type	Site size (ha)				
0 sites							

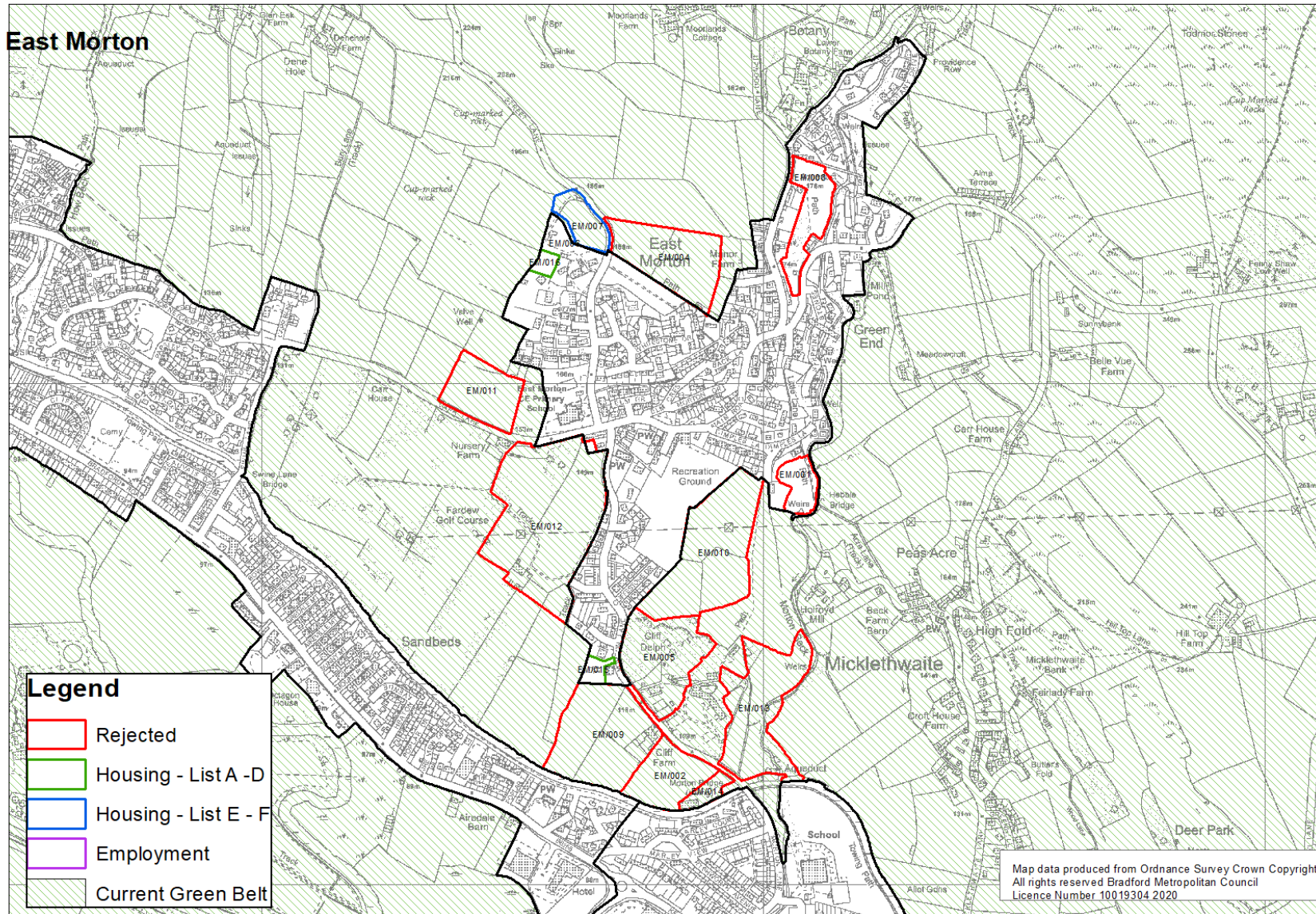


East Morton

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	3	3	3			
B. Sites with detailed planning permissions	1	0	3	0	3			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	0	0	0	0				
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	1	0	7	0		7		
Total Residential Potential	3	1	13	3	6	7		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	11	1	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				
<p>2 sites at the threshold are under construction in the village and this is residential intensification but there are no other sites suitable within the urban area for further development. Only one site is considered suitable and this lies in the green belt and has only a very limited potential yield. 11 sites have been rejected and not suitable for development. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
EM/015	Fairfield Morton Ln	PDL	New build	3	3			
List B- Sites with detailed planning permissions (including prior notifications)								
EM/016	Street Lane	Greenfield	New build	3	3			
List C- Sites with Outline permissions								

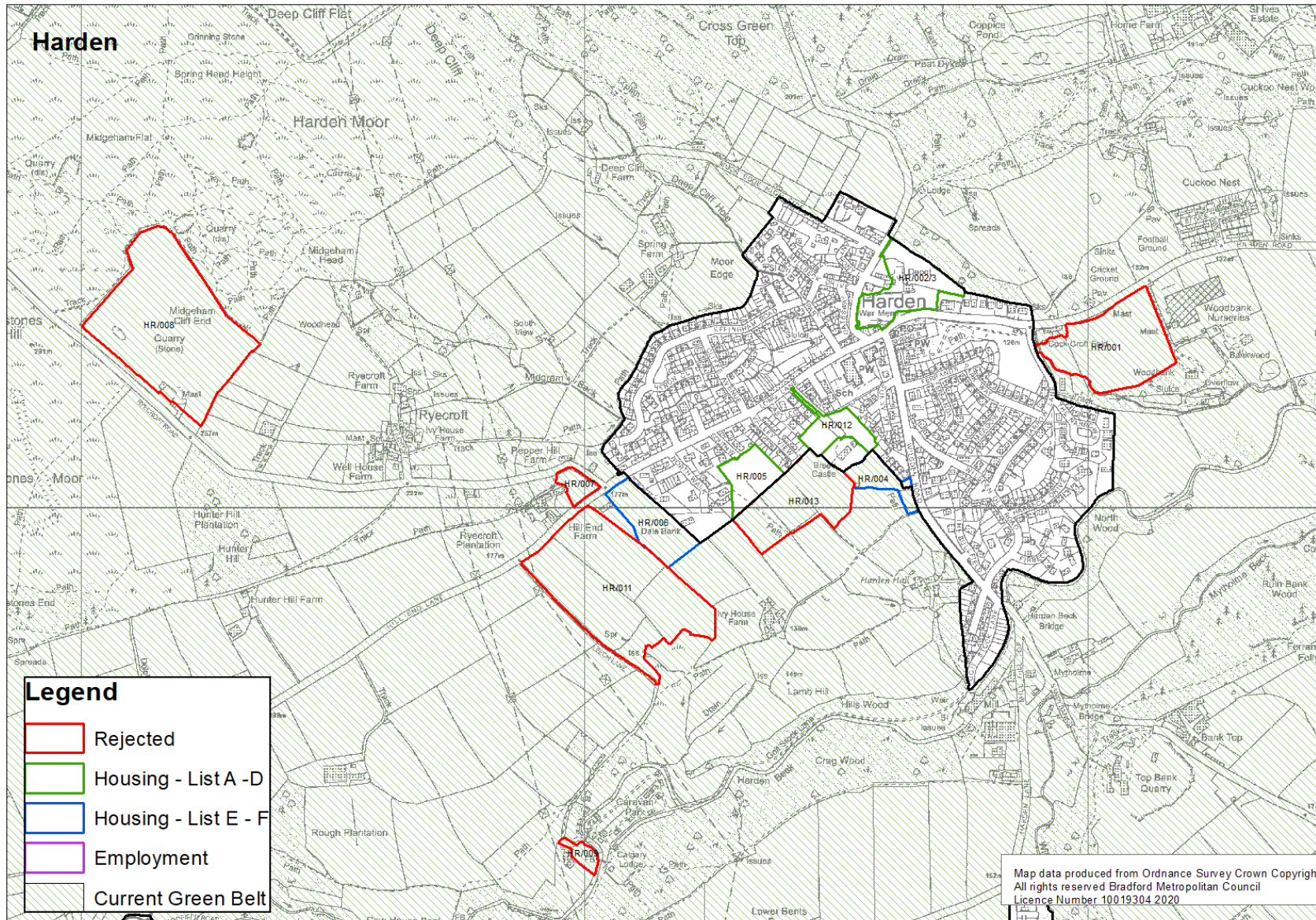
0 sites							
List D- Unconstrained sites in the Urban area							
0 sites							
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
EM/007	High Stead, Street Ln	Greenfield	7			7	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
EM/001	Dimples Ln	Greenfield	Flood risk				
EM/002	Morton Ln	Greenfield	Landscape impact				
EM/004	Street Ln	Greenfield	Access; impact on conservation area				
EM/005	Morton Hall	Greenfield	Trees; Wildlife habitat				
EM/008	Green End Rd	Greenfield	Trees: Flood risk; important open space in conservation area; Topography				
EM/009	Morton Ln	Greenfield	Impact on conservation area				
EM/010	Hawthorne Way	Greenfield	Access; heritage impact: overhead electricity line				
EM/011	Carr Ln	Greenfield	Not attached to the urban area				
EM/012	Carr Ln	Greenfield	landscape impact				
EM/013	North of Morton Ln	Greenfield	Not attached to the urban area; Flood risk				
EM/014	North of Canal	PDL	Not available				
List H- Sites assessed as suitable for employment development							
Site Ref	Address	Site Type	Site size (ha)				
0 sites							



Harden

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	0	13	0	13			
B. Sites with detailed planning permissions	0	0	0	0				
C. Sites with outline permissions	1	0	4	0		4		
D. Unconstrained sites in the urban area	1	0	5	0			5	
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	2	0	55	0		55		
Total Residential Potential	4	0	77	0	13	59	5	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	6	0	0	0				
H. Sites assessed as suitable for employment development	0	0						
<p>There are no sites within the settlement which are previously developed land and the permissioned supply is all. One site has been identified for development for some time in the RUDP but has not come forward, it is large enough to accommodate more than the 5 homes assigned but is approached via a narrow road and may not be appropriate for more. Two sites have been assessed as broadly suitable within the green belt with no significant constraints. The tables below show which category each site assessed falls into and the map below shows their location.</p>								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
HR/002/3	Bingley Rd	Greenfield	New build	13	13			
List B- Sites with detailed planning permissions (including prior notifications)								
0 sites								
List C- Sites with Outline permissions								
HR/012	Long Ln *Sites meets size threshold	Greenfield	New build	4		4		
List D- Unconstrained sites in the Urban area								
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+	
HR/005	South Walk* *Access limitation suggests lower than expected yield	Greenfield	5		5			
List E- Other Sites in the urban area								
0 sites								
List F- Green Belt sites								
HR/004	Chelston House	Greenfield	15		15			
HR/006	Long Ln	Greenfield	40		40			
List G- Unsuitable/Not available/Not achievable for residential development- Rejects								
Site Ref	Address	Site Type	Reason for rejection					
HR/001	Harden Rd	Greenfield	Landscape impact; Wildlife Impact.					
HR/007	Hill End Ln	Greenfield	Not attached to the urban area; Landscape; Heritage impact; Topography					
HR/008	Ryecroft Rd	Greenfield	Not attached to the urban area; Landscape impact; Wildlife impact; surface water flooding					
HR/009	Goit Stock Ln	Greenfield	Not attached to the urban area; flood risk; Landscape impact					
HR/011	Long Ln	Greenfield	Not attached to the urban area; Landscape impact					
HR/013	Land off South Walk	Greenfield	Access					
List H- Sites assessed as suitable for employment development								
Site Ref	Address	Site Type	Site size (ha)					
0 sites								



Haworth

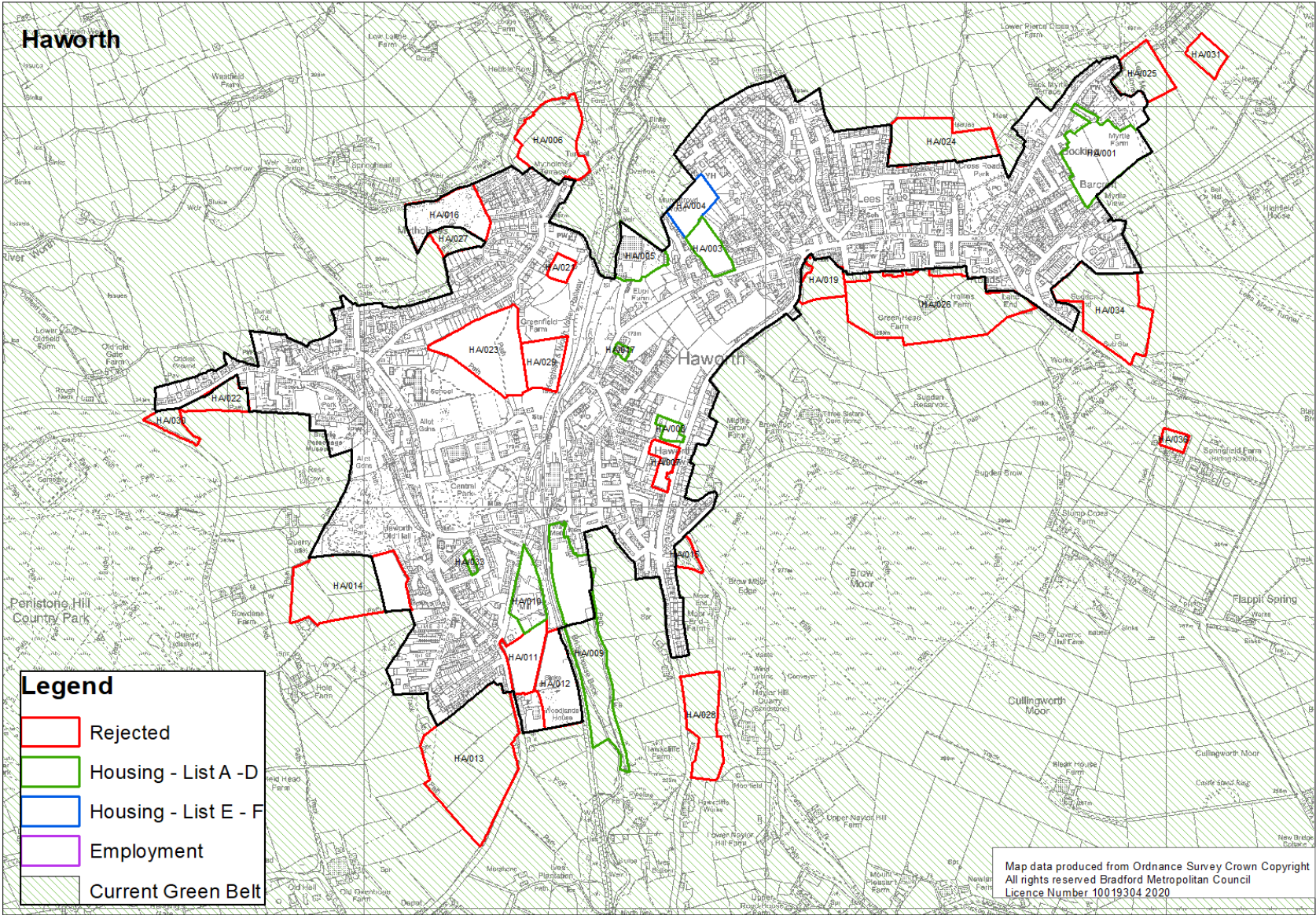
Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	1	61	61	61			
B. Sites with detailed planning permissions	2	2	16	16	16			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	6	1	174	30	64	40	70	
E. Other sites in the urban area	1	0	30	0		30		
F. Green belt sites	0	0	0	0				
Total Residential Potential	5	3	281	102	141	70	70	
G. Unsuitable/Not available/Not achievable for residential development-Rejects	23	0	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

24 sites have been rejected as potential development options in this LAA for landscape, heritage and access reasons with no suitable green belt sites, which means that any sites to meet the target will need to be identified from the supply within the urban area. The tables below show which category each site assessed falls into and the map below shows their location. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
HA/009	Bridgehouse Mill	PDL	Mixed	61	61			
List B- Sites with detailed planning permissions (including prior notifications)								
HA/017	Chapel Works, Station Road	PDL	Change of Use	9	9			
HA/033	Clevedon Street	PDL	Change of Use	7	7			
List C- Sites with Outline permissions								

0 sites							
List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
HA/001	Worstead Road, Crossroads	Greenfield	70			70	
HA/003	Lees Lane, Crossroads	Greenfield	27		27		
HA/005	Ebor Mills, Ebor Lane	Mixed	38	30	8		
HA/008	Ashlar Close	Greenfield	5		5		
HA/010	Ivy Bank Lane,	Greenfield	34	34			
List E- Other Sites in the urban area							
HA/004	Lees Lane, Crossroads	Greenfield-Village Greenspace	30		30		
List F- Green Belt sites							
0 sites							
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
HA/006	Mytholmes Ln	Greenfield	Access; Flood risk (part); Wildlife Impact; Sensitive Landscape				
HA/007	Portland St	Greenfield	Topography; open space				
HA/011	Sun St	Greenfield	Heritage impact; open space; landscape; topography; trees				
HA/012	Sun St	Greenfield	Heritage impact; open space; Landscape; Topography; Wildlife impact; Trees; Surface water flooding				
HA/013	Marsh Ln	Greenfield	Sensitive landscape; Access				
HA/014	Weavers Hill	Greenfield	Heritage impact; Landscape impact; Access				
HA/015	Brow Top Rd	Greenfield	Topography; Wildlife impact; Trees				
HA/016	Baden St	Greenfield	Wildlife Impact; Open space; Trees				
HA/019	Hebden Rd,	Greenfield	Access				
HA/021	The Hayfields, Mythomes	Greenfield	Access				
HA/022	West Ln	Greenfield	Heritage impact; sensitive landscape				
HA/023	Mytholmes Ln	Greenfield	Access; Open space; heritage Impact; Sensitive landscape				
HA/024	Land off Lees Bank Dve	Greenfield	Access				

Site Ref	Address	Site Type	Reason for rejection
HA/025	Halifax Rd	Greenfield	Not available; Sensitive landscape; trees; access
HA/026	Land off Nares St Crossroads	Greenfield	Access
HA/027	Land off Sedge Gro	Greenfield	Access; Wildlife impacts
HA/028	Hawkcliffe Farm, Hebden Rd	Greenfield	Not attached to the urban area; Topography; Wildlife impact; Landscape impact
HA/029	Greenfield Farm	Greenfield	Access; Heritage impact; sensitive landscape
HA/030	Dimples Ln	Greenfield	Heritage impact; sensitive landscape; Topography
HA/031	Lingfield Dve	Greenfield	Not attached to the urban area; Landscape; access
HA/034	Halifax Rd	Greenfield	Access; Sensitive landscape; Topography; neighbouring uses
HA/035	Oldfield Water Treatment works, Oldfield Ln	Greenfield	Not attached to the urban area
HA/036	Land at Springfield riding stables, Halifax Rd	Greenfield	Not attached to the urban area
List H- Sites assessed as suitable for employment development			
0 sites			



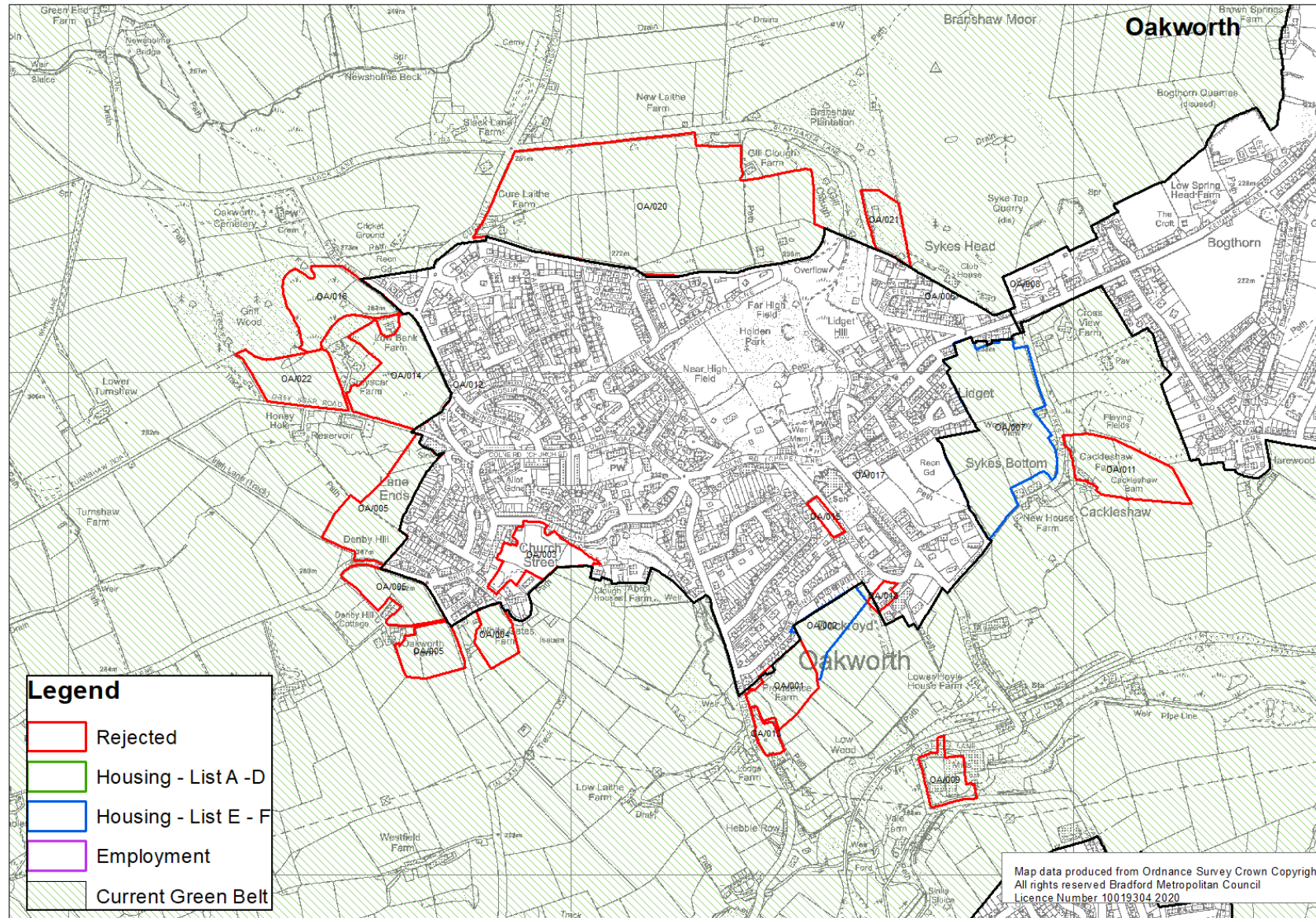
Oakworth

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	0	0	0	0				
B. Sites with detailed planning permissions	0	0	0	0				
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	0	0	0	0				
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	2	0	181	0			181	
Total Residential Potential	2	0	181	0			181	
G. Unsuitable/Not available/Not achievable for residential development- Rejects	14	1	0	0				
H. Sites assessed in this LAA as suitable for employment development	0	0	0	0				

There is no currently suitable supply within the urban area. Green belt will therefore need to be identified to accommodate new homes in the village. Two sites have been assessed as broadly suitable in the adopted green belt, both are sensitive but with mitigation part of this yield could be considered in the Local Plan. The tables below show which category each site assessed falls into and the map below shows their location.

List A List A- Remaining Units from Sites Under Construction, List B- Sites with detailed planning permissions (including prior notifications) & List C- Sites with Outline permissions								
0 sites								
List D- Unconstrained sites in the Urban area & List E- Other Sites in the urban area								
0 sites								
List F- Green Belt sites								

Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
OA/002	Pasture Ave	Greenfield	34			34	
OA/007	Sykes Ln	Greenfield	147			147	
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
OA/001	Providence Ln, Providence Farm	Greenfield	Landscape impact; Heritage impact; Access; surface water flooding				
OA/003	Waterwheel Ln	Greenfield	Access				
OA/004	Hill Top Rd,	Greenfield	Access; Topography; Landscape impact				
OA/005	Denby Hill Rd	Greenfield	Not attached to the urban area; Wildlife impact; Surface water flooding				
OA/009	Vale Mills	PDL	Not attached to the urban area				
OA/011	Cackleshaw Farm, Sykes Ln	Greenfield	Not attached to the urban area; trees				
OA/013	Providence Ln	Greenfield	Topography; Wildlife impact; surface water flooding				
OA/014	Boston Hill	Greenfield	Access; open space (allotments)				
OA/015	Dockroyd Ln	Greenfield	Woodland				
OA/016	Wide Ln	Greenfield	Heritage impact; access/highway capacity				
OA/018	Dockroyd Ln	Greenfield	Landscape impact; heritage impact; trees				
OA/020	Cure Hill	Greenfield	Woodland; Wildlife impact; landscape impact				
OA/021	Slaymaker Ln	Greenfield	Not attached to the urban area; surface water flooding				
OA/022	Grey Scar Rd	Greenfield	Not attached to the urban area				
List H- Sites assessed as suitable for employment development							
0 sites							



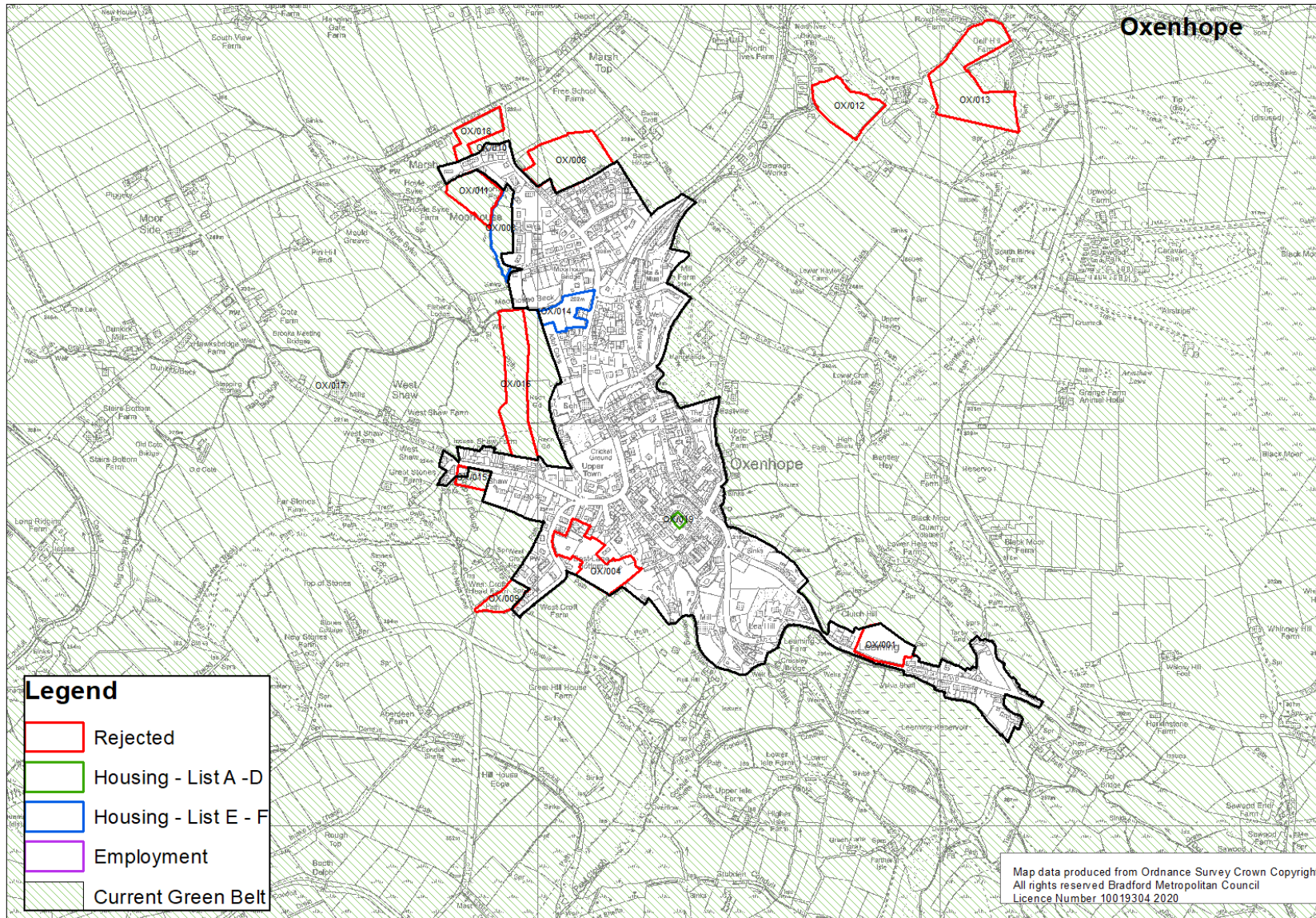
Oxenhope

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	0	0	0	0				
B. Sites with detailed planning permissions	1	1	5	5	5			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	0	0	0	0				
E. Other sites in the urban area	1	0	24			24		
F. Green belt sites	1	0	20	0		20		
Total Residential Potential	3	1	49	5	5	44		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	10	0	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				

Oxenhope has a very limited land supply. Aside of the site with detailed permission, only 2 sites have been assessed as suitable but both have a very limited yield. The main reasons for rejection is topography and inadequate access. The tables below show which category each site assessed falls into and the map below shows their location.

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
0 sites								
List B- Sites with detailed planning permissions (including prior notifications)								
OX/019	Oxenhope Social Club, Lower Town	PDL	New build	5	5			
List C- Sites with Outline permissions								
0 sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
0 sites							
List E- Other Sites in the urban area							
OX/014	Cross Ln	Greenfield-Village Greenspace	24		24		
List F- Green Belt sites							
OX/003	Crossfield Rd	Greenfield	20		20		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
OX/001	Denholme Rd	Greenfield	Open space; Flood risk; Heritage impact; landscape impact				
OX/004	Hebden Bridge Rd	Greenfield	Access; Heritage impact; Landscape impact				
OX/008	Marsh Top Farm, Moorhouse Ln	Greenfield	Landscape impact				
OX/009	Hebden Bridge Rd	Greenfield	Access; Landscape impact; heritage impact				
OX/011	Moorhouse Farm	Greenfield	Access, landscape value				
OX/012	Keighley Rd	Greenfield	Not attached to the urban area				
OX/013	Keighley Rd	Greenfield	Site not attached to the urban area				
OX/015	Shaw Ln	Greenfield	Topography; Heritage impact				
OX/016	Shaw Lane	Greenfield	Landscape impact				
OX/018	Moorhouse Ln	Greenfield	Surface water flood risk; Landscape impact				
List H- Sites assessed as suitable for employment development							
0 sites							

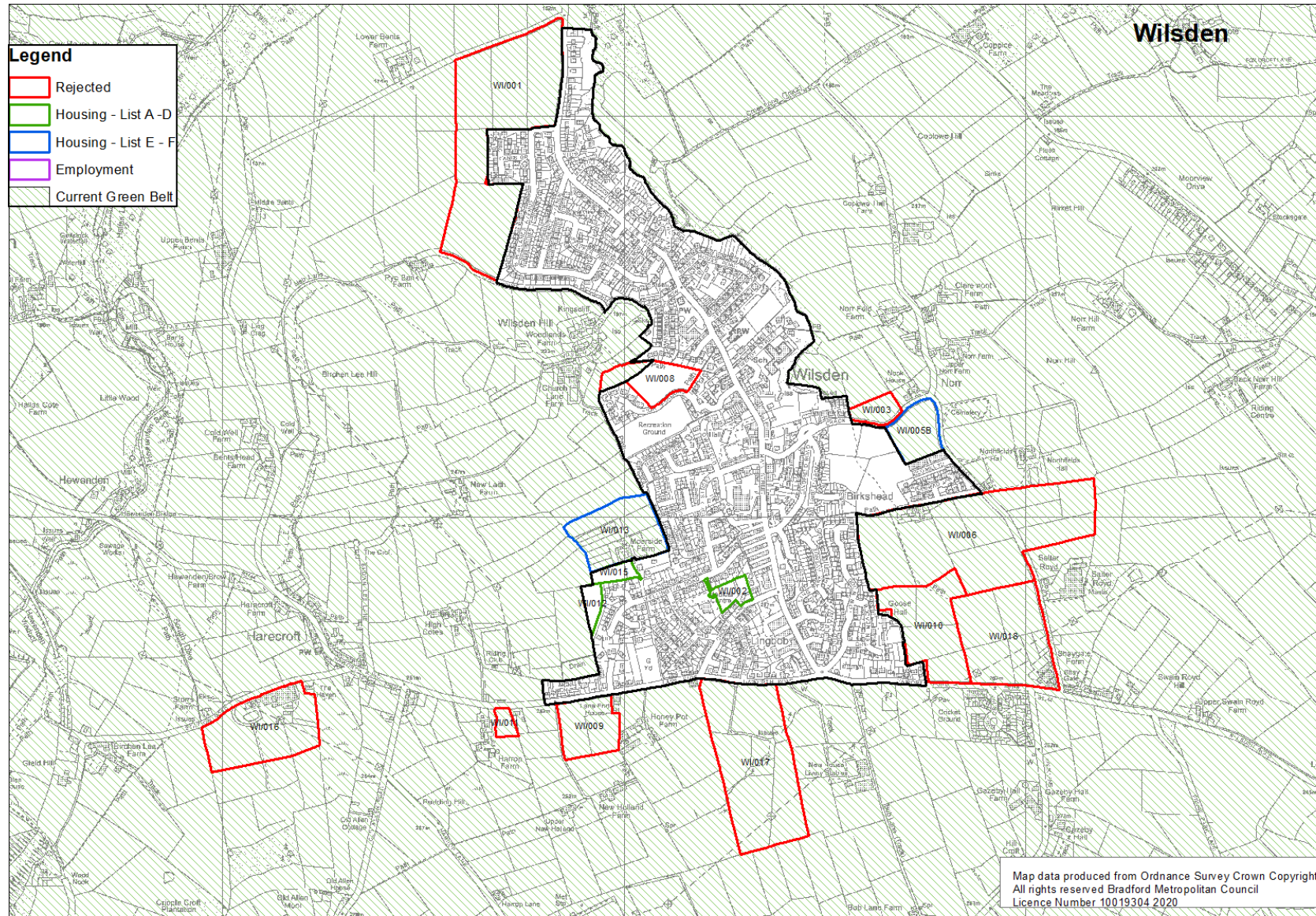


Wilsden

Sites assessed as suitable for residential development	No.	Total No. Previously Developed	Total Yield	PDL Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
A. Remaining units from sites currently under construction	1	0	7	0	7			
B. Sites with detailed planning permissions	1	0	6	0	6			
C. Sites with outline permissions	0	0	0	0				
D. Unconstrained sites in the urban area	1	0	10	5		10		
E. Other sites in the urban area	0	0	0	0				
F. Green belt sites	2	0	120	0		120		
Total Residential Potential	5	0	143	5	13	130		
G. Unsuitable/Not available/Not achievable for residential development- Rejects	10	1	0	0				
H. Sites assessed as suitable for employment development	0	0	0	0				
Wilsden has experienced recently development and the remaining supply is now limited. Whilst there are options available in the urban area with permissions in place any additional development the greatest capacity is from green belt sites. 2 sites have been assessed as suitable, the rest have been found not to be suitable for a number of reasons including access constraints and landscape implications. The tables below show which category each site assessed falls into and the map below shows their location.								

List A- Remaining Units from Sites Under Construction								
Site Ref	Address	Site Type	Development Type	Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
WI/015	Wellington Rd	Greenfield	New build	7	7			
List B- Sites with detailed planning permissions (including prior notifications)								
WI/012	St Matthews Clo	Greenfield	New Build	6	6			
List C- Sites with Outline permissions								
0 sites								

List D- Unconstrained sites in the Urban area							
Site Ref	Address	Site Type	Estimated Yield	Years 1-5	Years 6-10	Years 11-15	Years 16+
WI/002	Crooke Ln	Mixed	10		10		
List E- Other Sites in the urban area							
0 sites							
List F- Green Belt sites							
WI/005B	Crack Ln	Greenfield	40		40		
WI/013	Moorside Farm,	Greenfield	80		80		
List G- Unsuitable/Not available/Not achievable for residential development- Rejects							
Site Ref	Address	Site Type	Reason for rejection				
WI/001	Harden Ln/Bents Ln	Greenfield	Landscape impact;				
WI/003	Crack Ln north	Greenfield	Landscape impact				
WI/006	Crack Ln	Greenfield	Landscape impact; Heritage impact; high risk coal area				
WI/008	High Meadows	Greenfield	Open space; Heritage impact; Landscape impact; trees;access/highway capacity				
WI/009	Laneside	Greenfield	Landscape impact; high risk coal area				
WI/010	Haworth Rd	Greenfield	Landscape impact; Heritage impact				
WI/011	Laneside/Haworth Rd	Mixed	Not attached to urban area				
WI/016	The Haven Poultry Farm, Station Rd, Harecroft	PDL	Not attached to urban area; landscape impact; surface water flooding				
WI/017	South of Laneside	Greenfield	Landscape impact; Surface water flooding; high risk coal area				
WI/018	Shay Ln	Greenfield	Not attached to urban area; Landscape impact				
List H- Sites assessed as suitable for employment development							
0 sites							



6. CONCLUSIONS

- 6.1 New homes have been provided in all settlements since the base date of the adopted Core Strategy and in the majority of settlements, additional new homes are still being provided and/or are likely to commence in the next 5 years making an important contribution toward the housing targets from 2020.
 - 6.2 The last assessment confirmed that there was sufficient available land to meet the District adopted housing requirement, but that in some settlements there would be tough choices on the future allocations which could mean significant green belt releases. These challenges remain, despite the reduced Local Plan housing and employment land targets but there remains sufficient supply for both residential and employment land allocations. This can only be achieved with a re distribution of the development targets defined in the adopted Core Strategy and in some cases will mean green belt release.
 - 6.3 Good progress has been made in bringing forward land which has been previously developed (PDL) and in many settlements there are sites which are PDL which could be allocated in the Local Plan will be to ensure this trend continues. The District PDL requirement remains at 50% and the current planning commitments can comfortably meet over 1/3 of this requirement, with further regeneration opportunities available for the remainder of the supply.
 - 6.4 The delivery of new homes is however, not without complication and whilst land often exists and permissions might be in place, the NPPF requires Local Planning Authorities to ensure that it maintains a deliverable supply of sites. The challenge for the Local Plan will be to ensure that the sites chosen for both residential and employment development are both viable, are in the right locations for business and provide the right types of home for the growing population such as couples, young families and the elderly.
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