



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Five Year Housing Land Statement

April 2022 to March 2027

September 2022

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Summary of land supply position at 31st March 2022

1. Introduction

- 1.1 This 5 Year Housing Land Statement (5YHLS) provides an update on the housing land supply position for the period 2022 to 2027. The data within it is base dated to 31st March 2022 and updates the previous statement published by the Council in January 2021. The statement and calculations within it follows the guidance provided by the Government within the NPPF and NPPG. It describes the position relating to the scale and nature of the supply of deliverable housing land within Bradford District and the data and assumptions which underpin it.
- 1.2 The statement concludes that the 5year land supply requirement is 21,960 homes and the supply of deliverable sites as 9,130 homes which amounts to a 2.08 year (41.6%) supply. This represents a slight increase on the previous position for the period 2020-2025 where the supply was 2.03 years
- 1.3 This document provides a robust re-assessment of housing land supply within the District, updating the housing land supply position to the newer monitoring period of 31st March 2022 and has been produced in accordance with the revised National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). It draws on a range of monitoring data including outputs from the Council's Housing Land database.
- 1.4 The Council's Local Plan Core Strategy was adopted in July 2017 and includes a range of strategic policies including those relating to housing need and the scale and distribution of housing growth. However, by 2019 the Council had begun partial review of the Core Strategy in part prompted by changes made by the Government to the way local housing need is assessed. Since then, the Council has moved to the production of a full, new district wide Local Plan rather than combining the Core Strategy Partial review with an Allocations DPD. The new Draft Local Plan was published for Regulation 18 'Preferred Options' consultation in February and March of 2021.
- 1.5 The following sections set out the background to the production of this statement and provide a more detailed breakdown of the requirement and supply sides of the calculation, while the Appendix lists the sites within the 5-year supply.

2. Background

- 2.1 The National Planning Policy Framework (NPPF) emphasises the Government's objective of significantly boosting the supply of homes indicating that it is important that a sufficient supply and variety of land can come forward where needed. The framework requires Local Planning Authorities (LPA) to identify and update annually a supply of deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement in the area's adopted Local Plan (or in certain circumstances the local housing need figure derived using the Government's standard method / formula). Both plan making and monitoring have a role in ensuring this happens, by determining the minimum number of homes needed and understanding changes to the land supply.
- 2.2 The purpose of a 5-year land supply statement is to provide a listing of the currently deliverable sites across the district and an assessment (having set out the timescales for their delivery) as to whether they are sufficient to meet the 5-year requirement. The statement is a material consideration which should be taken into account when dealing with planning applications and appeals. Bradford Council are taking a range of actions to support the delivery of housing and increase the supply of deliverable land and sites. This includes working with partners such as the West Yorkshire Combined Authority (WYCA) to support the delivery of housing on brownfield sites, utilising a variety of funding regimes. Bradford Council has also continued to make progress in putting in place a district wide Local Plan which will ensure an adequate supply of land for new homes. The Core Strategy, containing strategic policies to support growth was adopted in July 2017. It covers a 17 year plan period (2013 to 2030) with a District Housing requirement for 42,100 new homes and annual requirement for some 2,476 homes. Two Area Action Plans for the Shipley and Canal Road Corridor and Bradford City Centre Areas, provide local policy and sites for some 6,600 homes and were adopted in December 2017.
- 2.3 Since the Core Strategy was adopted there have been substantial changes to national planning policy with a new standard method for assessing housing need being introduced and these changes are being considered as part of the new emerging Local Plan. In February 2021 consultation opened on a new district wide Local Plan covering a slightly longer plan period (2020-2038). This assessed local need using the standard methodology, included a revised housing requirement which also took account of a range of factors including the scale of deliverable and developable land supply and strategic constraints such as green belt. and defined the sources of supply to deliver this requirement.

3. Calculating the 5 Year Requirement

- 3.1 There are a number of separate elements to the calculation of the 5-year land supply requirement. This section takes each element in turn and explains what assumptions the Council has made. Those elements are:
- The annual housing requirement for the district;
 - Consideration of whether an adjustment is made to take into account any surplus or shortfall in past delivery;
 - Application of a buffer, the level of which depends on the Council's performance against the Government's Housing Delivery test

The Annual Housing Requirement

- 3.2 This section of the statement explains how the Council have calculated the 5-year housing requirement. The approach taken follows Government guidance but it should be noted that in line with that guidance, the approach is slightly different in this statement compared to previous 5-year land supply statements. This is because the adopted Core Strategy is now more than 5 years old and the Council have begun a process to update its strategic policies relating to housing. This is explained in more detail below. It is also worth noting the differences between 'housing need' and 'housing requirement'. Housing need is a term which applies to the assessment of the minimum level of new housing needed over the plan period based on the current methodology for assessing such need stipulated by the Government within the NPPF. Housing requirement is the term which applies to the level of housing which the Local Planning Authority are planning for within the Local Plan. This figure may be the same as the minimum need figure but equally may be lower or higher than that figure.
- 3.3 Based on the content of the NPPF and the NPPG the annual housing requirement used in this 5-year land supply statement is based on the local housing need figure derived by the Government's standard method rather than the housing requirement of 2,476 dwellings / annum within the adopted Core Strategy. This is because paragraph 74 of the NPPF states that the standard method should be used where the relevant adopted policies are more than 5 years old. The Core Strategy was adopted in July 2017. The Council's approach also reflects NPPG guidance which indicates, where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement (Paragraph: 003 Reference ID: 68-003-20190722).

3.4 The Government's standard formula uses the 2014 based household projections and the resultant annual local need figure involves 3 calculation stages as follows:

- the annual average increase in households over the next 10 years from the current year;
- this is then multiplied by an affordability adjustment factor based on the formula in the table below and using the latest published affordability ratio (which is 5.27 for Bradford);
- finally, application of a 35% uplift as Bradford is one of the 20 largest urban centres*;

*Important note - the emerging Local Plan proposed to make provision for a housing requirement which did not include the 35% uplift (see paragraph 2.3 above). However, this forms part of a Local Plan in its early stages of production which has been subject to objections and it would not be appropriate or in line with Government guidance to use this draft figure as the basis for assessing the adequacy of deliverable housing land supply in this statement.

Table 1 – Calculation of Annual Requirement (Using Government Standard Method)

Households 2022	215,203
Households 2032	230,938
Average annual household growth	$(230,938 - 215,203) / 10 = 1,573.5$
Affordability Ratio (March 2022)	5.37
Affordability Adjustment Formula	$Adjustment\ factor = \left(\frac{Local\ affordability\ ratio - 4}{4} \right) \times 0.25 + 1$
Resultant Adjustment Factor	1.085625
Adjusted Annual Requirement	$1,573.5 \times 1.085625 = 1,708$
Final Annual Requirement incl. 35% Uplift	$1,708 + 35\% = 2,306$

- 3.5 Readers may note that the figure of 1,708 above (i.e. need before accounting for the 35% uplift) differs slightly from the 1,704 which was used in the Regulation 18 Local Plan consulted upon in early 2021. This is simply because the standard method involves using the latest affordability ratio which was updated this Spring and the average household growth for the next 10 years starting from the current year which is now 2022 rather than 2021.
- 3.6 The 5year requirement is therefore 11,530 units (2,306 x 5).

Past Delivery – Shortfall

- 3.7 In calculating the 5-year land supply required, the Council has to assess whether there has been a surplus or a shortfall in net completions when compared against planned requirements.
- 3.8 The table below shows the planned and actual delivery since the start of the Core Strategy Plan period in April 2013. The Government's NPPG fails to give clear guidance on which figure to judge delivery against in situations such as Bradford's where the annual requirement is contained within a plan which was adopted more than 5 years ago and where a review of the Plan is now underway. Where an up to date Local Plan is in place it is clear that delivery should be judged against the figure i.e. the housing requirement included in that plan. However, as a review of the strategic policies is underway and the new Local Plan is currently indicated to cover the period from April 2020, the remaining 2 years are judged against the minimum housing need figure derived using the Government's standard method rather than against the Core Strategy. This standard method figure is used (rather than the housing requirement figure in the Regulation 18 Local Plan) because that figure is contained within a plan in its early stages of preparation and is subject to objections. Therefore, although the existing policies in the Core Strategy relating to housing are out of date their replacement policies have yet to be resolved, tested and adopted.
- 3.9 For the 21/22 period the net completions figure was 1,325, however the allowance for communal housing gains the exact figure for which will be finalised in the Autumn needs adding and the consolidated completions figure at this point looks to be in the region of 1,389 in total. An update to the table and data in this statement will be issued if the Autumn outturn differs significantly from the assumed figure of 1,389.

Table 2 – Planned and actual delivery since 2013 (net)

Year	Planned	Completions	Shortfall
2013/14	2,476	874	1,602
2014/15	2,476	1,134	1,342
2015/16	2,476	1338*	1,138
2016/17	2,476	1,488	988
2017/18	2,476	1,642	834
2018/19	2,476	1,689	787
2019/20	2,476	1,010	1,466
2020/21	2,306	550	1,756
2021/22	2,306	1,389	917
TOTAL	21,944	11,114	10,830

*Table shows net new homes reported to Government which includes losses/ demolitions which have taken place since 2013 and published in the official CLG 'net additional dwellings' live tables. For the year 2015/16, an inaccurate net completion figure of 907 was posted which the Council tried to have this changed to the correct figure of 1338 completions but the inaccurate 907 figure remains on public record and is used as part of the Housing Delivery Test assessment.

**Data for 21/22 reconciliation period will be uploaded to Government database in Autumn 2022 (The Housing Flow Reconciliation (HFR))

- 3.10 The table shows that whilst net completions year on year improved between 2013 and 2019, there was a significant drop which started in 2019/20. This was in part due to a high level of demolitions during this period and the impact of the pandemic which caused shortages of materials and staff and hence resulted in a low level of actual completions. Taken as a whole this amounts to a significant shortfall over the Core Strategy Plan period of 10,830 homes.
- 3.11 There are two main alternatives to addressing the identified shortfall which involve different assumptions about the period over which that shortfall will

be met. This in turn affects the amount by which the core 5-year land supply required is increased. The first option, which is known as the 'Sedgefield method' assumes that the shortfall is and can be addressed in the short term (over the 5-year period) and is therefore added in full to the required quantum. The second option is to assume that the shortfall will be addressed over a longer period (the 'Liverpool method').

- 3.12 Paragraph: 031 Reference ID: 68-031-20190722 of the National Planning Practice Guidance indicates that *"If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal"*.
- 3.13 At the Core Strategy Examination hearings, the Government Inspector heard evidence on both the Sedgefield approach and an alternative method, the *"Liverpool"* approach, which spreads the past under delivery across the remaining years of the Plan period. The Inspector considered both alternatives against the particular economic circumstances of Bradford and the Core Strategy's commitment to fully meet the housing requirement over the plan period through the identification of sites in the Allocations Development Plan Documents (DPDs)* and concluded that the Liverpool approach was the most realistic and appropriate option (see paragraph 83 of the Inspector's Report). This is the method or approach which is taken in this 5-year land supply assessment.

*The Allocations DPD will be replaced by the new Local Plan

- 3.14 As set out above, the shortfall in delivery since the start of the plan period amounts, to 10,830 units. Resolving this over the remaining 8 years of the Core Strategy plan period (2022-30) indicates an additional 1,354 units (10,830/8) need to be added for each year, of the of the 5-year period 2022-27.

The Level of Buffer to Be Applied and the Housing Delivery Test Result

- 3.15 In addition to the basic requirement the Council is also required to add a buffer, the level of which depends again on past delivery.
- 3.16 Performance on past delivery is measured by the Government using the Housing Delivery Test (HDT). It measures in percentage terms the net additional dwellings delivered over the past three years and compares this with the number of homes required. The number of homes required is measured using different and specific criteria which is set out in the Government's measurement technical note.

3.17 Paragraph 74 of the NPPF indicates the 3 different levels of buffer which should be applied in different circumstances:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

3.18 Footnote 41 within the NPPF indicates that ‘significant under delivery’ is measured against the Housing Delivery Test and is where delivery was below 85% of the housing requirement. The latest Housing Delivery Test (HDT) published in January 2022 is shown in table 3 below. It shows delivery for the 3 year period 2018/19 – 2020/21 with a very significant drop in both years 2019/20 and 2020/21 due in part to low levels of completions as a result of the pandemic but also a high number of losses through demolition. The table shows that overall delivery for the years has fallen below the 85% requirement to 74% and therefore means that a 20% buffer should be applied. This is in addition to the shortfall.

Table 3 - Housing Delivery Test Result

Number of homes Required			Number of homes delivered (net)			HDT	HDT Consequence
2018 - 2019	2019- 2020	2020- 2021	2018- 2019	2019- 2020	2020- 2021		
1,695	1,559	1,134	1,689	1,010	550	74%	20% Buffer
4,388			3,249				

Bringing the Elements Together

3.19 The Councils five-year requirement calculation is set out in Table 4. It incorporates:

- An annual housing requirement of 2,306 dwellings for years 2022 to 2027;
- A shortfall of 1,354 dwellings per annum;

- A 20% buffer based on the results from the Governments Housing Delivery Test (published February 2020).

Table 4 - 5 Year housing requirement calculation

A. Base Target (2022-27) @ 2,306pa	=	11,530
B. Annualised Shortfall 1,354 x 5	=	6,770
C. Buffer @ 20% of A + B (18,300)	=	3,660
Total 5 Year Supply Requirement A + B + C	=	21,960

4. Assessing the Supply

- 4.1 In assessing the sites which can be included in the 5year supply, the NPPF require Local Planning Authorities are to consider whether the future of their housing land supply contains enough deliverable sites for at least 5 years and if not then the “tilted balance” (para 11 of the NPPF) arises. This means in essence that new applications will then be harder to refuse.
- 4.2 The glossary of the NPPF says that “deliverable” sites are those which should be *“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years”*. It clarifies this to include:
- A) Sites which do not involve major development and have planning permission and sites with detailed planning permission... unless there is clear evidence that homes will not be delivered within five years (can include sites with permitted development (Prior Notifications))
 - B) Sites with outline planning permission, those allocated in a development plan, with a grant of permission in principle or identified in a brownfield register if there is clear evidence that housing completions will be delivered within 5 years
- 4.3 Following a recent case raised by East Northants Council, the Secretary of State confirmed the definition above should not be taken to be a “closed list” and that a deliverable site can also include *“any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition”*. He went on to say that *“The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available”*.
- 4.4 In consideration of this judgement in respect of sites in category B, it is clear that the first consideration should be whether the site is suitable and then whether the site is deliverable. This evidence should be clearly set out. The new Local Plan has identified a number of un-permissioned sites in various locations across the District including within the adopted Green Belt. Until adoption, Green Belt sites cannot currently be considered to be suitable and are therefore excluded from the 5 year supply even though applications may be pending on them at present. Sites in the urban area considered to be

generally suitable can be included, assuming that evidence is available to show that new homes will begin to be delivered within 5 years.

4.5 In considering whether category B sites can be included in the 5 year supply the Council have had regard to the following considerations:

- Any progress toward the submission of a planning application; and
- Any information about site viability, ownership constraints or infrastructure provision
- Reviewed sites with lapsed permissions at 31st March 2022 and any progress toward resubmission
- Reviewed information held on building changes of use where approval is no longer required under planning regulations– permitted development
- Reviewed sites with outline planning permission to determine any further progress in securing detailed approval
- Reviewed other suitable sites in category B to determine whether these should also be considered deliverable and be added to the 5year supply
- Taken account of delivery questionnaire returns from owners, agents and developers received as part of wider work on the new Local Plan.

4.6 The Appendix contains lists of those sites which are considered to be deliverable within 5 years. Sites under construction and with detailed planning approval have been automatically included in the list, unless sufficient reason has been found to exclude them. Other sites described as category B above have been assessed and included with information to justify their inclusion. As in previous statements, the Council has continued to take a cautious approach on expected start dates and build rates dependent on decision dates, progress on pending planning applications and developers' intentions in securing permissions.

4.7 In addition to homes defined as C3, the NPPG indicates that local planning authorities should also count housing provided for older people, including residential institutions in use class C2, as part of their housing land supply (68-035-20190722). This is on the basis that they effectively serve to release housing stock back to the market. Such facilities already contribute toward the housing delivery test outcome. The Appendix therefore contains information on those developments with planning permissions in place where they are considered to be deliverable within 5 years. The multiplier of 2.5 in line with the Governments housing delivery test for such accommodation (a 100 bed care home is equivalent to 40 homes) has been applied.

Future Windfalls

- 4.8 The NPPF makes provision for the inclusion of unallocated 'windfall' sites in the land supply calculation. In previous calculations no windfall number has been applied to the 5-year supply, however detailed analysis has indicated that since the start of the Core strategy plan period (2013), a significant number of homes have been provided on unexpected sites. This is largely to be expected as there is currently no adopted Local Plan in place, but it has been noted that this level has now started to reduce from a high of 93% in 2016/17 to 38% of all completions in 2021/22. This averages at 855 homes overall annually. Further analysis has shown that new build development from small sites (gross) makes up an average of 21% of all the homes delivered on small plots and 54% from changes of use and conversion development. This equates to an average overall of 30% or 306 homes per year since 2013.
- 4.9 Whilst the emerging Local Plan will allocate sites to meet the planned requirement for the plan period additional homes will continue to come forward from small and larger sites and as consequence an allowance for windfall of 300 units per year has been applied to the requirement, based on the information collected since the start of the Core Strategy Plan period. Whilst all small sites with detailed permissions at 31st March 2022 have already been captured in the calculation below, these are currently expected in years 1 and 2, therefore further expected yield of 900 homes for years 3,4 and 5 is in line with the Local Plan.
- 4.10 Table 5 below summarises the potential supply of new homes from suitable sites expected to be delivered within the first 5 years of the supply and the additional number that could be developed from year 6.

Table 5 - Expected delivery of homes

Typology	Number of Units expected			Net total
	Years 1-5	Years 6-10	Years 11+	
A - Sites under construction	3,882	9	0	3,891
A - Sites with detailed (full) permission	3,146	58	0	3,204
B - Outline permissions*	580	978	260	1,818
B - Other sites expected to deliver homes within 5 years	497	87		584
Communal accommodation	125	0	0	125
Windfall Allowance	900			900
Total No. units expected	9,130	1,132	260	10,522

**Include sites where outline permission was in place where reserved matters/full approval was pending at 31st March 2022.*

- 4.11 Whilst the assessed deliverable supply lies at 10,522 homes, only 9,130 are currently expected to be delivered in the first 5years. Outline permissioned supply is included in the 1-5 year supply only where detailed applications were pending at 31st March 2022. Other pending applications have only been included if the residential development of the site has already been confirmed in the adopted development plan (RUDP or AAPs) as generally suitable for residential use. Sites identified for housing use in the Local Plan are not included as these allocations have yet to be confirmed by examination. Whilst it is possible that additional homes could be delivered from years 6-10 than anticipated, the current calculation can only consider the position at 31st March 2022. Further monitoring of site activity and new permissions will be undertaken to determine whether forecasts are realistic.

5. Conclusion

- 5.1 Table 6 and the appendix shows the land supply summary to the latest monitoring period at 31st March 2022. Table 5 compares this against the requirement calculation illustrated in Table 4 for the period 1st April 2022 to 31st March 2027.

Table 6 - Summary Position

Total Requirement for 2022-27	21,960
Total 5 year supply	9,130
1 year of requirement 21,960/5	4,392
Total 5 year supply/1 year of requirement	2.08 years
Total 5 year supply/Total Requirement	41.6%

- 5.2 The scale of the 5-year requirement has been determined using the Government's standard method for assessing housing need as it is now more than 5 years since the Core Strategy was adopted. The quantum of new homes required (21,960) cannot be met from sites solely with detailed planning permission in place before 31st March 2022. Even factoring in other deliverable sites, there is only 41.6% of the calculated requirement. On best information, for the monitoring period, the 5-year deliverable supply stands at 2.08 years. This figure is a slight improvement since the last statement was published in January 2021 for the period 2020-2025.
- 5.3 Whilst the supply has increased, the overall requirement has increased significantly, given:
- A new base target which uses the standard method figure which includes additional 35% uplift due to the Bradford being one of the 20 largest urban centres;
 - Annual completions since the start of the Core Strategy Plan period which have not in any year met the defined targets meaning an increased annual shortfall which has to be addressed for the remaining Core Strategy period (8 years)

- An under supply of homes delivered against the Housing Delivery Test target for the previous 3 years meaning an increased buffer of 20%

5.4 The Council is committed to regeneration and already promotes suitable sites for residential development in its brownfield register, in addition the new Local Plan will confirm the new additional sites for development including those expected to come forward early in the plan period. This will encourage new planning applications to be made and mean that these sites can be included in future calculations which will ensure the even flow of supply across the Plan period. The Council have also produced a Housing Delivery Test Action Plan. This is a requirement where assessed delivery falls below the benchmark of 95% and sets out the reason for under delivery and the actions the Local Authority are taking to improve this. The latest action plan can be found [here](#).

APPENDIX

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SUMMARY OF LAND SUPPLY POSITION AT 31ST MARCH 2022

REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
Under Construction sites							
City Centre							
CC/023	Conditioning House, City	Buildings	Change of use	13			127 completed, application pending
CC/047	Highpoint	Buildings	Change of use	87			
CC067C	6 Piccadilly	Buildings	Change of use	1			7 completed
CC/067D	8-10 Piccadilly	Buildings	Change of use	33			5 completed
CC/067E	12 Piccadilly	Buildings	Change of use	13			
CC/077	Olicana House, Little Germany	Buildings	Change of use	20			138 completed
CC/089	Arndale House	Buildings	Change of use	126			Work started
CC/098	Pennine House, Well Street	Buildings		37			73 completed
CC/101	Well Street	Buildings	Change of use	59			
CC/107	Wardley House, City	Buildings	Change of use apartments	13			
CC/110	George Street	Buildings	Change of use	9			19 completed
CC/111	17A Westgate	Buildings	Change of use	9			
CC/117 (was SE/086)	200 Leeds Rd	Buildings	Change of use	10			Work started
CC/118 (was SE/175)	New Augustus and Trust House	Buildings	Change of use	50			50 completed
HLR/5498	20-22 Barry Street	Buildings	Change of use	14			
CC/134	Equity Chambers, 8 Duke Street	Buildings	Change of Use	28			
<i>Small sites</i>				3			
				525			

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
Canal Rd							
CR/011A	Olivers Locks, Canal Road	Greenfield	New build	78			122 completed
CR/038	Valley Rd	PDL	New build	38			Site cleared and conditions discharged
<i>Small sites</i>				1			
				117			
Bradford North East							
NE/006B	Westfield Lane	Greenfield	New build	26			
NE/013B	79A Westfield Lane	Greenfield	New build	6			1 completed- new permission in place
NE/014	Fagley Croft	PDL	New build	8			
NE/024	Crimshaw Lane, Bolton Woods	Greenfield	New build	12			
NE/025A	Simpsons Green	Greenfield	New build	31			237 completions
NE/038	Moorside Rd, Eccleshill	Mixed	New build	480			120 completed
NE/039	Fagley Road	Greenfield	New build	105			23 completed
NE/056	Cote Farm, Leeds Rd	Greenfield	New build	182			37 completed
NE/134	196-200 Barkerend Rd	Buildings	Conversion	6			
NE/147	Thackley Grange	PDL	New build	2			12 completed
NE/153	114 Undercliffe Rd	PDL	New build	7			
NE/162	Stockhill Rd	PDL	New build	8			
NE/176	1222 Leeds Rd	PDL	New build	9			Largely completed
NE/180	78 Westfield Lane	PDL	New build	5			
NE/185	55 Westfield Lane	PDL	New build	9			
NE/186	Oddfellows Hall, High Street, Idle	PDL	New build and change of use	16			

<i>Small sites</i>				33			
				945			
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
Bradford North West							
NW/019	West Avenue, Sandy Lane	Greenfield	New Build	14			
NW/028	Chellow Grange Road	Greenfield	New build	79			19 completions
NW/039	Allerton Lane/Cote Lane	Greenfield	New build	108			184 completions
NW/051	Ashwell Farm, Heaton	Greenfield	New build	27			
NW/056	Allerton Rd, Girlington	PDL	New build	2			6 completions
NW/063	Pearson Lane	Greenfield	New build	3			
NW/066	Alton Grove	PDL	New build	5			
NW/067	Hill Top Grove	PDL	New build	6			
NW/074	Hill Top Lane	PDL	New build	5			
NW/087	Thornton Rd	PDL	New build	4			
NW/102	Duckworth Lane	PDL	New build and change of use	3			6 completions
NW/113	Nesfield House, Manningham Lane	PDL	Change of use	5			
NW/117	9 Eldon Place	PDL	Change of use	1			7 completions
NW/126	Anvil Court	PDL	New build	30			
NW/135	Crofton Court	PDL	Conversion	4			4 completions (net)
NW/136	239 Manningham Lane	PDL	Change of use	6			9 completions
NW/142	13 Park Drive	PDL	Change of use	2			12 completions
<i>Small sites</i>				24			
				328			

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
SE/084	Rooley Lane	PDL	New build	5			
SE/088	Sugden Street	Greenfield	New build	2			
SE/092	Upper Castle Street	Greenfield	New build	7			
SE/108	Woodside Rd	Greenfield	New build	7			
SE/184	Dunsford Avenue	PDL	Change of use	6			
<i>Small sites</i>				2			
				29			
Bradford South West							
SW/005A	Westminster Drive	Greenfield	New build	13			86 completed
SW/061A	Northside Rd	PDL	New build	167			
SW/095	Paternoster Square, Great Horton	PDL	New build	6			
SW/115	Bradford Rd	Greenfield	New build	6			
SW/130	Little Horton Lane	PDL	New build	14			
SW/133	Holroyd Hill	Mixed	New build	5			8 completed
SW/137	78 Little Horton Lane	PDL	Change of use	28			
SW/141	Hastings Street	PDL	New build	4			New permission
SW/143	Poplar Grove	Greenfield	New build	2			7 completed
SW/147	Grafton Street	PDL	New build	46			
SW/149	100 Hollingwood Lane	PDL	Change of use	14			
SW/152	162-168 High Street, Wibsey	PDL	Change of use	1			7 completed
SW/153	Swarland Grove	PDL	New build	61			Adjusted number
SW/154	Princeville Rd	Greenfield	New build	7			
<i>Small sites</i>				33			
				407			
Shipley							

SH/045	The Old School, Wrose Brow Rd	PDL	New build	10			
SH/069	Atkinson Street	PDL	Change of use	7			Adjusted number
<i>Small sites</i>				13			
				30			
Bingley							
BI/006	Keighley Rd, Crossflats	Mixed	Mixed	8			Adjusted number. 4 completed
BI/012	Lady Lane	PDL	New build	5	3		
BI/026	Crosley View, Gilstead	PDL	New build	93			
BI/039	Whitelock Grange, Keighley Rd	PDL	New build	86			Adjusted number. 18 completed
BI/060	Mornington Rd	PDL	New build	6			2 completions
BI/065	142 Main Street	PDL	Change of use	6			
<i>Small sites</i>				7			
				211	3		
Ilkley							
IL/048	27Kings Rd	PDL	New build	10			
<i>Small sites</i>				12			
				22			
Keighley							
KY/005	Spring Gardens Lane	Greenfield	New build	5			
KY/023	Occupation Lane	Greenfield	New build	24			100 completed
KY/058	Park Lane	Greenfield	New build	31			30 completed
KY/061	Park Lane	Greenfield	New build	12			
KY/104	Oxford Street	PDL	New build	10	6		Adjuy5 completed
KY/126	Scott Lane	Greenfield	New build	4			
KY/127	Canalside	PDL	New build	12			2 completed/largely completed

KY/131	Higher Moss Farm, Long Lee	PDL	New build	3			2 completed
KY/139	Castle Mills, Becks Rd	PDL	New build	54			Adjusted number
KY/141	Halifax Rd	Greenfield	New build	12			Largely completed
KY/155	Victoria Hotel	PDL	Change of use	11			
KY/166	Back Eric Street	PDL	New build	5			
KY/169	Halifax Rd	PDL	New build	6			1 completed and well advanced
KY/178	396-398 Skipton Rd	PDL	Change of use	5			
<i>Small sites</i>				14			
				208	6		
Burley							
BU/011	Greenholme Mill	Mixed	Mixed	91			
<i>Small Sites</i>				0			
				91			
Menston							
ME/001B	Bingley Rd	Greenfield	New build	94			39 completed
ME/003	Derry Hill	Greenfield	New build	151			9 completed
ME/020	Otley Rd	PDL	New build	71			
ME/021	Fairfax Club	PDL	New build	2			1 complete/ remainder well advanced
<i>Small sites</i>				5			
				323			
Queensbury							
QB/049	Hillcrest Rd	PDL	New build	10			
<i>Small sites</i>				2			
				12			
Silsden							
SI/002	Bolton Rd	Greenfield	New build	77			Adjusted number

SI/005C	Middleway	Greenfield	New build	6			7 completed
SI/007A	Keighley Rd	Greenfield	New build	59			171 completed
SI/020	Keighley Rd	PDL	New build	156			
<i>Small sites</i>				0			
				298			
Steeton							
ST/006C	Acer Close	Greenfield	New build	7			
ST/006B	Sycamore Grove	Greenfield	New build	2			12 completed
<i>Small sites</i>				3			
				12			
Thornton							
TH/015	James Street	PDL	Change of use	7			
TH/017	Valentine Court	Greenfield	New build	4			
TH/031	269 Thornton Rd	PDL	Mixed	3			1 completed
<i>Small sites</i>				10			
				24			
Addingham							
AD/002A	Parsons Lane	Greenfield	New build	4			2 completed
<i>Small sites</i>				4			
				8			
Baildon							
BA/026	Baildon Golf Club	PDL	New build	5			
BA/030	Baildon Mills	PDL	Mixed	56			
BA/033	West Lane	Greenfield	New build	5			
<i>Small sites</i>				12			
				73			
Cottingley							
CO/004	Bradford Rd	PDL	New build	1			2 completed
CO/012	Cottingley Rd	Mixed	Mixed	18			

<i>Small sites</i>				0			
				19			
Cullingworth							
CU/002	Manywells Rd	PDL	New build	48			Major completed
<i>Small sites</i>				0			
				48			
Denholme							
DH/016	Station Rd	PDL	New build	72			Significant progress
<i>Small sites</i>				6			
				78			
East Morton							
<i>Small sites</i>				1			
				1			
Harden							
HR/012	Braes Castle	Greenfield	New build	4			
<i>Small sites</i>				1			
				5			
Haworth							
HA/005	Ebor Mills	Mixed	Mixed	20			18 completed
HA/009	Bridgehosue Mill	Mixed	Mixed	28			95 completed/largely completed
<i>Small sites</i>				7			
				55			
Oakworth							
<i>Small sites</i>				3			
				3			
Oxenhope							

OX/019	Oxenhope Social Club, Lowertown	PDL	New build	5			
<i>Small sites</i>				4			
				9			
Wilsden							
WI/012	St Matthews Close			1			5 completed
<i>Small sites</i>				0			
				1			
TOTAL				3,882	9	0	
Detailed Planning Permission at 31st March 2022							
City Centre							
CC/067B	5 Cheapside	PDL	Change of use	5			
CC/068B	34-36 Canal Rd	PDL	Change of use	33			
CC/068C	36 Canal Road	PDL	Change of use	45			
CC/068D	39-41 Bolton Rd	PDL	Change of use	94			
CC/068G	16-18 Mill Street	PDL	Change of use	27			
CC/086	43 Darley Street	PDL	Change of use	9			
CC/093	153 Sunbridge Rd	PDL	Change of use	40			
CC/106	Upper Millergate	PDL	Change of use	32			
CC/108	Hollings Mill, 155-157 Sunbridge Road	PDL	Change of use	59			
CC/112	19 Peckover Street	PDL	Change of use	46			
CC/114	Buildings at Bradford College, Great Horton Rd	PDL	Change of use	190			
CC/115	77-93 Westgate and 2 Baptist Street	PDL	Change of use	41			
CC/124	49-53 Darley Street	PDL	Change of use	9			
CC/127	73-75 Westgate	PDL	Change of use	5			

CC/130	College Garden Mills 129-133 Thornton Rd	PDL	Change of use	107			
CC/131	71-75 Kirkgate	PDL	Change of use	10			
CC/132	The Black Swan, 150 Thornton Rd	PDL	Change of use	5			
CC/133	5 Manor Row	PDL	Change of use	12			
CC/135	45 Hustlergate	PDL	Change of use	15			
<i>Small sites</i>				9			
				798			
Canal Road							
CR/017	Prospect Hotel, Bolton Road	PDL	Change of use	8			
<i>Small sites</i>				3			
				11			
Bradford North East							
NE/035 PART	Barkerend Mill, Barkerend Road	PDL	Change of use	117			
NE/064	Victoria Road, Eccleshill	PDL	New build	24			
NE/178	Haigh Hall Rd, Greengates	PDL	New build	6			
NE/183 PART	567 Leeds Rd	Greenfield	New build	1			
NE/184	Eccleshill Methodist Church, Norman Ln	PDL	New build	26			
<i>Small sites</i>				43			
				217			
Bradford North West							

NW/013B	Newport Rd, Manningham	PDL	New build	9			
NW/026A	Ivy Lane, Allerton	Greenfield	New build	104			
NW/032	Chellow Lane	Greenfield	New build	6			
NW/073	Church Street, Manningham	PDL	New build	10			
NW/076	Fairmount, North Park Rd	PDL	Change of use	15			
NW/111	Oak Avenue	PDL	Conversion	16			
NW/114	Lily Street	PDL	Change of use	3			Revised permission
NW/116	Rutland House, Manningham lane	PDL	Change of use	18			
NW/122	Sharps, Thorn Lane, Heaton	PDL	Mixed	385			
NW/123	Former Manningham Middle School	PDL	Change of use	29			
NW/127	246-250 Manningham Lane	PDL	Change of use	5			
NW/134	228A Toller Lane	PDL	Change of use	9			
NW/137	1-2 Eldon Place	PDL	Change of use	11			
NW/144	Heaton Grange Rest Home	PDL	Change of use	9			
<i>Small Sites</i>				62			
				691			
Bradford South East							
SE/014A	Spenn View Lane	Greenfield	New build	82			
SE/021	Munster Street	Greenfield	New build	8			
SE/069	Dean Beck Avenue	Greenfield	New build	120	26		
SE/100 part	Booth Holme Farm	Greenfield	New build	14			
SE/185	Land north of Titan Centre Wyke	PDL	New build	8			

SE/187	Leicester Street	PDL	Mixed	6			
SE/188	8-9 Brayshaw Fold	PDL	New build	6			
SE/195	28 Buller Street	Greenfield	New build	5			
SE/196	Ripleyville, Spring Mill Street	PDL	New build	-93			Net figure only. 73 homes approved but loss of 164 flats and town houses
<i>Small sites</i>				19			
				175	26		
Bradford South West							
SW/005B	Westminster Avenue	Greenfield	New build	69			
SW/021A	Woodlands Road	Greenfield	New build	14			
SW/038	St Andrews Mill, Legrams Lane	PDL	Change of use	49			Application pending for 58
SW/075	Scholemoor Road, Lidget Green	PDL	New build	3	4		
SW/117	Land south of Crawford Avenue	Greenfield	New build	6			
SW/144	18-20 Carr Street	PDL	New build	6			
SW/150	Dovesdale Road	PDL	New build	9			
SW/163	Pasture Walk	PDL	New build	6			
SW/164	8-10 Claremont	PDL	Change of use	31			
SW/165	Nags Head Inn, Highgate	PDL	Change of use	7			
SW/169	32 Cragg Street	Greenfield	New build	6			
SW/170	4 th floor Legrams Mill	PDL	Change of use	23			
SW/171	26-30 Edmund Street	PDL	Conversion	9			
<i>Small sites</i>				51			
				280	4		
Shipley							

SH/054	Hollin Rd	Greenfield	New build	5			
SH/060	Carnegie Hall, Cragg Road	PDL	Change of use	7			
SH/067	Leeds Road, Shipley	PDL	Mixed	13	11		
SH/074	The Old Job Centre	PDL	Change of use	8			
SH/081	Land west of Springhurst Road	Greenfield	New build	8			
SH/084	Fairmount Nursing Home, Nab Wood Drive	PDL	New build	8			8 apartments to replace 32 bed nursing home
<i>Small sites</i>				7			
57				56	11		
Bingley							
BI/038	Marley Court	PDL	New build	19			
BI/066	Aire Valley House	PDL	Change if use	139			
<i>Small sites</i>				6			
				164			
Ilkley							
IL/005	Ashlands Road	Greenfield	New build	14			
	27-29 Brook Street	PDL	Change of use	8			
<i>Small sites</i>				27			
				49			
Keighley							
KY/007	Shann Lane	Greenfield	New build	128			
KY/020	Fell Lane	Greenfield	New build	16			
KY/057	Redwood Close	Greenfield	New build	41			
KY/090	Woodhouse Rd	PDL	New build	8			
KY/164A	Ryan Grove	Greenfield	New build	6			
KY/180	Royd Lane	PDL	Change of use	9			
KY/181	North Street	PDL	Change of use	5			

KY/182	Woodville Road	Greenfield	New build	7			
KY/183	Sandbeds Methodist Church	PDL	New build	8			
KY/184	Dalesgate Guest House, Skipton Rd	PDL	Mixed	6			
KY/185	Blazefield House, Sureness Road	PDL	Change of use	8			
KY/189	Former Yorkshire Bank, 43 North Street	PDL	Change of use	9			
5671	Riddlesden Care Home, Carr Lane	PDL	New build	5			Demolition of Care home
<i>Small sites</i>				43			
				299			
Burley in Wharfedale							
BU/023 part	The Generous Pioneer, Ilkley Road	PDL	New build	42			Approval also includes 70 bed care home
<i>Small sites</i>				6			
				48			
Menston							
<i>Small sites</i>				1			
				1			
Queensbury							
QB/019	Commercial Street	Greenfield	New build	9			
<i>Small sites</i>				10			
				19			
Silsden							
SI/027	Dradishaw Road	Greenfield	New build	6			
SI/028	Greengate	PDL	New build	6			

SI/029	Beckside Works	PDL	New build	7			
SI/031	Park Green	PDL	New build	3			4 gross, involves demolition of host property
<i>Small sites</i>				5			
				27			
Steeton							
ST/023	Rear Holly Fold	Greenfield	New build	11			
<i>Small sites</i>				6			
				17			
Thornton							
TH/027	Thornton Road west	Greenfield	New build	160			
TH/034	Thornton Baths	PDL	Change of use	9			
TH/037	1-3 kipping Lane	PDL	Mixed	8			
<i>Small sites</i>				4			
				181			
Addingham							
<i>Small sites</i>				1			
				1			
Baildon							
BA/011 part	Green Lane	PDL	New	4			
BA/027	Prod Lane	PDL	Mixed	5			
BA/032	Newton Way	PDL	New build	8			
BA/037	The Old Surgery, Newton Way	PDL	Change of use	5			
<i>Small sites</i>				14			
				36			

Cottingley							
<i>Small sites</i>				1			
				1			
Cullingworth							
<i>Small sites</i>				2			
				2			
Denholme							
DH/017	Halifax Road	Greenfield	New build		17		Remaining undeveloped part of the site with extant permission- could come forward at any time but currently post 5 years
<i>Small sites</i>				0			<i>No net gain</i>
				0	17		
East Morton							
EM/016	Street Lane	Greenfield	New build	3			
<i>Small sites</i>				2			
				5			
Harden							
<i>Small sites</i>				1			
Haworth							
HA/017	Chapel Works, Station Road	PDL	Change of use	12			
HA/033	Clarendon Street	PDL	Change of use	7			
HLR/5620	West Lane Methodist Church	PDL	Change of use	5			
<i>Small sites</i>				13			

				37			
Oakworth							
OA/023	Highfield Motors, Colne Road	PDL	New build	5			
Small sites				8			
				13			
Oxenhope							
Small sites				3			
				3			
Wilsden							
Small sites				3			
				3			
				3,146	58		
Sites with Outline Permissions with detailed applications were pending at 31 March 2022							
BU/001	Ilkley Road, Burley in Wharfedale	Greenfield	New build	200	280		Permission established by outline approval for 500. Reserved matters pending
BI/008	Sty Lane Bingley	Greenfield	New build	160	280		Permission for 440 established by outline approval. Reserved matters application pending
CU/001	Halifax Road, Cullingworth	PDL	New build	53			Reserved matters pending, with principle and number agreed under outline
CR/014A	Bolton Woods Quarry	PDL	New build	40	400	260	Site has outline permission for up to 700. Extension of time approved to allow reserved matters application. Start of delivery expected within years 1-5

NE/057	Kings Drive, Wrose	Greenfield	New build	23	2		Principle approved with approval for 23. Detailed application for 25 pending
NW/007	Spring Bank Place, Manningham	Mixed	Mixed	14			Permission established by outline with reserved matters pending. Mixed new build and change of use
SE/109	Shetcliffe Lane, Bierley	Greenfield	New build	90	16		Permission established by outline approval for 106. Reserved matters pending
TOTAL				580	978	260	
Other sites expected to come forward within 5 years							
BI/001	Former magistrates Court, Bradford Road	PDL	New build	45			No policy issues, detailed application pending
BI/031	Mornington Road, Bingley	Greenfield	New build	16			Principle of development and number of units established by previous permissions. Current detailed application under consideration
HLR/0855	5 Rise shopping Centre	PDL	Change of use	8			Site has extant permission for replacement shopping centre and apartments. Apartments not implemented but renewed developer interest for 8
CC/012	Galem House, Vincent Street	PDL	Change of use	60	17		Detailed application submitted July 22. Previous permission expired
CC/073 PART	128 Thornton Road	PDL	Change of use	8			Detailed application pending, subsequently approved 8/4/22
CU/002	Manywells Road	PDL	New build	25			Further detailed application pending
KY/175	Skipton Road	PDL	New build	6			Principle established by now lapsed outline. Detailed

							application pending. No policy objections
KY/188	Low Mill Lane, Keighley	PDL	New build	24			Detailed application pending. Development meets Core Strategy regeneration principles- no significant issues
NE/053	Esholt Water Treatment Works	PDL	New build	80	70		Detailed permission approved by committee, but in green belt and decision not yet issued
SE/014B	Shetcliffe Lane, Bierley	Greenfield	New build	63			Principle established by RUDP. Detailed application pending
SH/073	Canal Works	PDL	New build	56			Reserved matters pending. Nursing home connected is under construction with principle established by AAP
SH/086	Abbey Lodge, Shipley	PDL	Change of use	15			Planning application pending for change of use to 15 apartments. No policy restrictions
SH/083	Windhill Manor	PDL	Mixed	22			Detailed planning application pending for change of use- no policy issues
SW/148	Cousen Road	PDL	New build	11			Previous application was withdrawn following comments but new detailed application has been submitted
SW/166	Clarges Street, Little Horton	PDL	New build	59			Detailed application pending with viability statement submitted and under consideration
				497	87		

Communal accommodation contribution- unit equivalent							
BU/023 part	Former Generous Pioneer site, Burley in Wharfedale	PDL	New build	28			70 bed care home with detailed permission in place
SE/108 part	Woodside Road, Wyke	Greenfield	New Build	16			40 bed care home under construction
SW/012	The Avenue Nursing Home, Clayton	Greenfield	New build	27			64 bed nursing home under construction
SH/042	Queens Road, Saltaire	PDL	New build	19			Site has previous permission for 48 bed care home with detailed planning application pending
SH/073 part	Canal Works, Shipley	PDL	New build	26			66 bed nursing home under construction
	Norwood House nursing home, Greenthwaite Close, Keighley	Greenfield	New build	9			22 bed nursing home with detailed planning permission in place
TOTAL				125			