



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Five Year Housing Land Statement

April 2022 to March 2027

September 2022

| Contents | Page |
|---|-------------|
| 1. Introduction | 1 |
| 2. Background | 2 |
| 3. Calculating the 5 Year Requirement | 3 |
| The Annual Requirement | 3 |
| The Level of Buffer to be applied to the HDT Result | 7 |
| Bringing the elements together | 8 |
| 4. Assessing the Supply | 10 |
| 5. Conclusion | 14 |

Tables

| | |
|--|----|
| Table 1: Calculation of the Annual Housing Requirement | 4 |
| Table 2: Planned and Actual Delivery since 2013 | 6 |
| Table 3: Housing Delivery Test result | 8 |
| Table 4: 5 Year housing requirement calculation | 9 |
| Table 5: Expected delivery of homes | 13 |
| Table 6: Summary Position | 14 |

Appendix

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 | | | |