

Local Development Framework for Bradford

# Waste Management DPD Preferred Approach

Site Assessment Report

January 2011



City of Bradford MDC

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# 1. INTRODUCTION

## Overview

- 1.1 The future scale of waste arisings and the waste management facilities that need to be planned and accommodated in Bradford District is critical. This report forms part of the evidence base which considers the need for new waste management facilities.
- 1.2 The purpose of this report, which should be read in conjunction with the Waste Management Preferred Approach Development Plan Document, is to provide a review of the site selection process including an overview of site identification, assessment and short listing.
- 1.3 The overall approach to site assessment followed a four step process which had taken a comprehensive approach to the identification, assessment and evaluation of potential waste management sites.
- 1.4 Following this introduction the format of this report will be as followed which reflects the individual steps taken in the site assessment process:
  - Site requirements;
  - Site identification;
  - Site assessment and scoring; and
  - Site short listing.

## 2. SITE REQUIREMENTS

2.1 It is essential that the site assessment and selection process generates an adequate supply of sites to fully accommodate the full range of future waste management requirements. The adequate supply of sites will be judged both in terms of the capacity of sites, but also in terms of the quality of sites for particular waste management technologies.

2.2 This section of the report sets out the specific requirements for each waste technology including, location criteria, site size and their environmental and community impacts.

### Facility Types

2.3 The eight potential types of existing waste management facility technologies currently available to accommodate waste arisings over the LDF plan period are as follows:

- **Mechanical Biological Treatment (MBT)** - is an integration of several processes commonly found in other waste management facilities such as Materials Recovery Facilities, Sorting and Composting Plants. The principle of the MBT plant is to stabilise and separate the residual waste stream into less harmful and/or more beneficial output streams. The processes are designed to handle raw 'black bag' municipal waste (after recycling and composting).
- **Clean Material Reclamation Facilities (Clean MRFs)** - Material Reclamation Facilities allow for the reclamation, sorting, storage and transfer of mixed waste streams. Clean MRFs are those that receive material that has been pre-sorted. Facilities should include industrial buildings capable of sorting, storing and transferring waste. There will always be a minor rejection element of contrary materials passing through both clean and dirty plants, which cannot be easily recycled and therefore will typically go to landfill.
- **Dirty Material Reclamation Facility (Dirty MRFs)** - Similar to Clean MRFs, with the difference that these facilities allow for the manual and/or machine separation of untreated waste. Dirty MRFs will typically comprise a significant element of hand-sorting of materials in addition to the automatic extraction of materials as part of the separation process.
- **Energy from Waste Facility** - Incineration or energy from waste facilities involves combustion of mixed waste streams in order to reduce the bulk of the waste and recover

heat. There are two main methods used to burn waste: Mass Burn and Fluidised Bed Technology. Fluidised Bed Technology is a simple modification to Mass Burn which involves the waste being suspended by an updraft supply of air and kept 'fluidised' on a base of small inert particles such as sand. The combustion of waste using Fluidised Bed Technology involves pre-sorting the waste materials to remove heavy and inert objects and non-ferrous metals prior to processing; Mass Burn Incineration does not require pre-treatment of waste.

- **Windrow Composting** - This treatment process for the organic component of waste involves the breakdown in air of waste by micro-organisms under thermophilic conditions (at or above 70 degrees Celsius). Waste treated typically includes green waste. Waste is left in long piles which is mechanically watered and turned to allow air into the compost and to allow heat to escape. Alternatively, air may be fed into the material from pipes underneath the waste.
- **In-Vessel Composting** – As above although this type of composting is not just green waste but includes cardboard, food waste and sewage sludge. In vessel waste is composted in drums or digester bins and is mechanically fed water and air.
- **Anaerobic Digestion** - This is a biological process where organic waste is treated in vessels by micro-organisms in the absence of oxygen. The gaseous by products are captured and used as an energy source. Pre-treatment is necessary to improve the ability of the micro-organisms to digest the waste and to ensure that the end product is safe for use as a fertilizer. Residues are soil improvers and can be spread on agricultural land.
- **Pyrolysis and Gasification** - There are a wide variety of thermal treatment systems incorporating 'advanced' or 'emerging' technologies for the treatment of municipal wastes. The most prevalent are Pyrolysis and Gasification processes. Pyrolysis, often incorporating gasification, is a thermal process where organic materials in the waste are broken down under pressure and in the absence of oxygen. The process works best when the input waste is carbon-rich, preferably sorted or pre-sorted. Gasification usually operates at a higher temperature range to Pyrolysis, with the addition of an oxidant (either air or oxygen) and the output from a Pyrolysis plant may be fed into this process. Gasification of organic derived wastes will produce a gas which can be combusted to generate electricity and a char which usually requires disposal if no markets are available.

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- 2.4 These facility types reflect the most modern technologies capable of managing large amounts of waste and are seen as the most suitable for Bradford's current and future waste management needs.

### Impacts

- 2.5 To fully assess potential site suitability for each facility type it was appropriate to consider the environmental and community impacts these facility types would have on their surrounding area.
- 2.6 For each waste facility type the following potential environmental and community impacts were assessed:
- Air Pollution - A number of facilities can generate air pollution including dust and other emissions which may be better suited away from residential areas.
  - Noise Pollution - Some facilities can be quite noisy due to heavy machinery and as such may be better sited in industrial areas and away from residential areas.
  - Water Pollution – there are examples of some facilities where outputs include leachates which can pollute local water courses if allowed to and as such these should be sited away from water courses or areas likely to flood.
  - Proximity to Waste Arisings – In order to ensure maximum environmental benefits some facilities need to be closer to waste arisings than others. These sites tend to be higher energy consumers and frequent longer journey travel distances would negate any positive environmental benefits.
  - Proximity to Other Facilities – Some facilities require proximity to others to fully maximise benefits. For example anaerobic digestion facilities produce residue which subsequently require composting facilities.
  - Requires Buffer to Residential Areas – A number of facilities create the above pollutants to the extent that there are requirements to site the facilities away from residential areas.
- 2.7 Finding suitable sites for waste facilities should also take into account a number of additional criteria including design standards and local traffic noting that all facilities have a visual intrusion and cause increased road use.

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- 2.8 Table 1 provides a matrix of site size requirements and proposed site location impact criteria developed to take into consideration the facility specific criteria suggested. The attributes of the long list of potential waste sites were tested against these location criteria.

**Table 1 - Waste Management Facilities: Site Location Impact Criteria**

| Facility Characteristic Criteria             | Min Site Size Required (Ha) | Creates Air Pollution | Creates Noise Pollution | Creates Water Pollution | Requires Proximity to Waste Arisings for Sustainability | Requires Proximity to Other Facilities | Requires Buffer to Residential Areas |
|--|-----------------------------|-----------------------|-------------------------|-------------------------|---|--|--------------------------------------|
| <b>Mechanical Biological Treatment</b>       | 1                           | ✓                     | ✓                       |                         |   | ✓                                      | ✓                                    |
| <b>Clean Material Reclamation Facilities</b> | 1                           |                       |                         |                         | ✓   |  |                                      |
| <b>Dirty Material Reclamation facility</b>   | 2                           |                       |                         |                         | ✓   |  |                                      |
| <b>Energy from Waste Facility</b>            | 2.5                         | ✓                     | ✓                       |                         |   | ✓                                      | ✓                                    |
| <b>Windrow Composting</b>                    | 2.5                         | ✓                     |                         | ✓                       |   |  | ✓                                    |
| <b>In-Vessel Composting</b>                  | <2.5                        | ✓                     |                         | ✓                       |   |  | ✓                                    |
| <b>Anaerobic Digestion</b>                   | <2.5                        | ✓                     |                         | ✓                       |   | ✓                                      | ✓                                    |
| <b>Pyrolysis and Gasification</b>            | 1                           | ✓                     |                         |                         | ✓   |  | ✓                                    |

Source: GVA Grimley based on Environ UK Research Report for BMDC, 2009

✓ - Characteristic or attribute present in facility type



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- 2.9 All of the facility types were considered for each of the short listed sites to ensure a flexible and adaptable policy approach is developed to account for different waste management solutions and accommodate future technologies that may emerge over the plan period.
- 2.10 This approach accords with national and regional policy guidance, the requirements of Bradford's Municipal Waste Private Finance Initiative, as well as with the consultation findings from the Waste Management Core Strategy Issues and Options where flexibility to allow for technological change was considered particularly important.

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## 3. SITE IDENTIFICATION

3.1 The site identification process has involved two main tasks. Firstly a long list of potential, suitable sites was identified; and secondly those sites were analysed and sieved to ensure that only the most appropriate were carried forward for full assessment (a list of these sites can be found in Appendix 1). These tasks are outlined below.

### Task 1: Site Identification

3.2 The initial long list of potential waste management sites is captured through a review of the adopted Replacement Unitary Development Plan (RUDP) including the following categories of site:

- Designated Employment Land;
- Council Depots including current waste facilities;
- Civic Amenities including disused reservoirs;
- Exhausted Mineral Workings; and
- Unallocated 'white' land.

3.3 In addition a number of sites were identified from a 'Call for Sites' which took place during the "Issues and Options" stage of the Waste Management DPD preparation.

3.4 Across Bradford District Task 1 has resulted in the identification of an initial long list of 122 potential waste management sites. These were supplemented through the inclusion of ten working minerals sites taking the total number of sites considered to 132. See Appendix 2 for a list of these sites.

### Task 2: Apply Area of Search

3.5 In Task 2 the 'Areas of Search' criteria, as defined within the Core Strategy Waste Management Further Issues and Options, August 2008 Report, was applied. The Area of Search is a broad area excluding those sites with primary constraints designated in the RUDP including:

- World Heritage Sites;
- Historic Battlefields;
- Historic Parks and Gardens;
- Special Protection Areas;

- Special Areas of Conservation;
  - Sites of Special Scientific Interest (SSSI);
  - Sites of Ecological and Geological Importance; and
  - Urban Green Space.
- 3.6 Green Belt was also identified as an appropriate Area of Search although this would only be considered after all other options were exhausted (i.e. if sufficient and/or appropriate sites are not identified within the Area of Search excluding Green Belt land, then Green Belt sites will be considered). Existing waste facility sites in Green Belt are however included as they have already been developed.
- 3.7 The Waste Management Further Issues & Options Report area of search criteria required that all sites must be within 1km of the Strategic Road Network, (Primary and A-Roads), in order to reduce the number of larger vehicles on smaller roads as well as reducing the number of trips required, thereby improving the environmental credentials of the site location.
- 3.8 A minimum site size was also applied to ensure alignment with the minimum site requirement for the types of facilities identified. This was initially 0.5 Ha, however this was latterly increased to 1 Ha in line with Planning for Waste Management Facilities (August 2004), guidance notes produced by the former ODPM.
- 3.9 It is assumed that more than one facility could be located on a single site and to encourage the co-location of facilities, no upper limit in site size was applied.
- 3.10 The initial long list was reduced to 83 sites following the application of the Areas of Search criteria<sup>1</sup>. The remaining sites were visited in early 2009, from these site visits it was gathered that some sites particularly those which had already been developed were now unsuitable for further consideration.
- 3.11 The exclusion of sites deemed as unsuitable through the sites visit process reduced the number of sites brought forward for full site assessment to 61 and these sites were visited for a second time in early 2010.

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<sup>1</sup> NB: These 83 sites omit non-Major Developed Sites inside the designated Green Belt.

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## 4. SITE ASSESSMENT

- 4.1 Each site was assessed through a desktop review of Local, National and European policy coupled with a thorough site visit process. These assessments were combined into an objective scoring process that excluded sites with overriding or absolute waste development constraints and then scored the remaining sites to identify a shortlist of only the most suitable sites for waste facilities.

### Desktop Review

- 4.2 The initial criteria were applied through a desktop review using GIS and internet resources to assess sites on the following criteria:

### Policy Alignment

- 4.3 Sites are assessed in relation to existing local planning policy, cross referenced to emerging Core Strategy policies. For example, under these criteria a site short-listed on the basis of its policy designation (e.g. allocated employment land identified in the adopted UDP) scores more highly than a site that has an inappropriate designation (e.g. sites identified for housing development).
- 4.4 To measure potential encroachment, sites that are located in a rural environment and within 400 metres of the European designations including SAC, SPA, RAMSAR, and SSSI, and sites within 200 metres of AONB and Ancient Woodlands are identified. These buffer zones around environmental designations are applied, to reflect the potential extent to which the sites may encroach on environmental designations.
- 4.5 Extant planning permissions on identified sites are considered as potential constraints to the use of the site for waste management facilities during the plan period. Extant permissions are considered on the basis of the nature of the proposed use.

### Physical Constraints

- 4.6 Physical constraints that may affect deliverability of the site for waste management development use are considered. This includes discounting sites that are in areas likely to flood or with excessive groundwater where this would affect suitability for development, or where there is a potential risk of environmental impact through waste water pollution.
- 4.7 Flood risk is determined through the use of Environment Agency (EA) data during the desktop review, and follow up observations during site visits.

- 4.8 Sites are further considered in terms of sloping / topographical issues including through the use of Mastermap data, and subsequent observations during site visits, and other site features such as pylons for example, which could significantly impact upon development viability.

### On-Site Assessment

- 4.9 The desktop analysis of each site was supplemented by an on-site survey that gathered further information relating to the following attributes:

- Observed location;
- Confirmation of boundaries;
- Current use – housing, mixed use, employment, other;
- Surrounding, neighbouring uses;
- Public sector land ownership;
- Accessibility;
- Principal site features – vegetation, existing structures, etc.; and
- Proximity to Waste arisings.

- 4.10 Each site was assessed on the basis of whether it is a suitable distance so as to not adversely impact on sensitive surrounding uses, but close enough to ensure that the source of waste is in close proximity to minimise transfer distances, thus aiming to reduce environmental impact and cost.

### Adjacent Uses

- 4.11 Adjacent uses were considered in the context of the potential local issues arising from the construction and operation of waste management facilities. Anticipated effects include increases in traffic, subsequent noise and vibration during construction, and during the operational period, dust and air emissions including odours, and increased vermin and birds.

### Visual Intrusion

- 4.12 Waste management facilities have the potential to impact upon the visual environment. The landscape and physical environment surrounding the short-listed sites were considered including potential impact of large 'shed' buildings and chimney flues. Professional judgement is applied to assess whether the visual environment would be unduly impacted upon.

### Ground stability

- 4.13 Obvious signs of ground instability are identified through a visual on site assessment, including recognition of areas of uneven ground surface. Full ground condition surveys are not required as part of this assessment although if this information is known on specific sites it is included for consideration.
- 4.14 A copy of the on-site assessment proforma can be found in Appendix 4.

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## 5. SITE SHORT-LISTING

5.1 The information gathered at the site assessment stage was fed into the two stage scoring system devised for this task in order to identify only the most suitable and deliverable potential waste sites. Site short-listing consisted of a further examination of the remaining 61 sites (not discounted at the long list stage) being assessed against the following criteria to generate a shorter list of the most appropriate sites for each type of waste facility:

- Shape of Site;
- Proximity to Road Network;
- Site Size;
- Type of Site; and
- Environmental Designations.

5.2 Those sites which did not pass all of the initial assessment criteria were considered to be unsuitable for MSW or C&I waste management facilities and discounted from further assessment.

5.3 The remaining 24 sites were assessed and rated as Green, Amber or Red depending on their suitability against each of the following criteria:

- Site Status in the Replacement Unitary Development Plan;
- Alignment to Strategic Objectives;
- Land Status;
- Location;
- Site Proximity to Other Sensitive Uses;
- Site Accessibility;
- Visual / Landscape Impact;
- Cultural or Heritage;
- Physical Development Constraints;
- Site Topography;
- Development Cost Value for Money;

- Extant Planning Consents;
- Current Use; and
- Site Ownership.

5.4 Sites with the largest number of 'green scores' were concluded to have the greatest potential to accommodate MSW or C&I waste management facilities although site size still dictate the use of certain sites for waste management using particular technologies or operations. A matrix of site scores and suitability for each waste facility is set out in the Appendix 1.

5.5 For each type of waste facility a shortlist of sites has been created based on site size and the proportion of positive (green) scores against the criteria long list. All of the sites shortlisted have potential to accommodate more than one type of waste management facility. A list outlining the number of Green, Red and Amber scores for each of the 24 remaining sites can be found in Appendix 1.

5.6 As outlined in the Waste Management Preferred Options Report the following sites have been shortlisted:



**Map 1 – Shortlisted Potential Waste Management Sites**



**Site 1 – Prince Royd Way, Ingleby Road, Listerhills (2.1 Ha).** This site is currently vacant PDL and is designated as an employment site within the RUDP. Thought to be in private single ownership the site is situated to the North of the City within a mainly industrial area. However the site may require flood mitigation as it currently within Flood Zone 2. **Site Considered Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.**

**Map 2 – Prince Royd Way, Ingleby Road, Listerhills**



### Site 1 Assessment Matrix

| <b>Initial Assessment:</b>         | <b>Pass or Fail</b> | <b>Comment</b>  |
|------------------------------------|---------------------|---|
| Shape of Site                      | Pass                | Curved boundary to the North, majority of the site is regular in shape. |
| Proximity to Road Network          | Pass                | Site falls within 1km defined boundary                                  |
| Type of Site                       | Pass                | Land designated as an Employment site                                   |
| Environmental Designations         | Pass                | Land has No Environmental Designation                                   |
| <b>Initial Assessment Summary:</b> | <b>Pass</b>         |   |

| <b>Long List Site Assessment:</b>                      | <b>Assessment</b> | <b>Comment</b>   |
|--|-------------------|--|
| <b>Strategic Planning Alignment Criteria:</b>          |                   |  |
| 1. Site Status in Replacement Unitary Development Plan | Pass              | Land designated as an Employment site                  |
| 2. Alignment to Strategic Objectives                   | Pass              | PDL, Not in Green Belt, on the edge of Bradford centre |
| 3. Land Status   | Pass              | Site is wholly PDL                                     |

| <b>Suitability Criteria:</b>              | <b>Assessment</b> | <b>Comment</b>   |
|---|-------------------|--|
| 4. Location                               | Pass              | Urban site, located within industrial area to the North of the centre                                    |
| 5. Site Size                              | Amber             | Site measures 2.01 hectares  |
| 6. Site Proximity to Other Sensitive Uses | Amber             | Some medium density residential adjacent but site is located within a primarily industrial / retail area |

| <b>Sustainability Criteria:</b> | <b>Assessment</b> | <b>Comment</b>   |
|---------------------------------|-------------------|--|
| 7. Site Accessibility           | Pass              | Access in place of A6177, good road connectivity, established employment location                            |
| 8. Visual / Landscape Impact    | Pass              | At bottom of valley within industrial area including adjacent warehouse, partially overlooked by residential |
| 9. Cultural or Heritage         | Pass              | No cultural or heritage uses in the vicinity, No listed buildings Noted                                      |

| <b>Deliverability Criteria:</b>      | <b>Assessment</b> | <b>Comment</b>   |
|--------------------------------------|-------------------|--|
| 10. Physical Development Constraints | Amber             | Vacant and Cleared but Site falls within Flood Risk Zone 2 potential need to mitigate, potential need to enhance utilities provision |
| 11. Site Topography                  | Pass              | Minor gradient changes but not Noted to be a constraint  |
| 12. Development Cost Value for Money | Amber             | Cleared site, potential need to mitigate against flood risk and update of utilities required   |
| 13. Extant Planning Consents         | Amber             | No waste planning history noted on site  |
| 14. Current Use                      | Pass              | Vacant brownfield land   |
| 15. Site Ownership                   | Amber             | Private ownership, thought to be single  |

|                    |   |
|--------------------|---|
| <b>Red Count</b>   | 0 |
| <b>Amber Count</b> | 6 |
| <b>Green Count</b> | 9 |



**Site 11- Ripley Road, Bowling (2.35 Ha)** – Recently cleared and vacated planning permission has been granted on this site for Biogen to build a large Gasification plant. Previously a glazing warehouse and partially designated as Employment Land the site is close to the city centre. There is a row of terraced housing in close proximity to the site although these are situated on the opposite side of the railway which runs along the sites western boundary. There is also an allocation for additional housing to the North West of the site. **Site Considered Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.**

**Map 3 – Ripley Road, Bowling**



### Site 11 Assessment Matrix

| <b>Initial Assessment:</b>         | <b>Pass or Fail</b> | <b>Comment</b>   |
|------------------------------------|---------------------|--|
| Shape of Site                      | Pass                | Regular shaped site, elongated rectangle   |
| Proximity to Road Network          | Pass                | Site falls within 1km defined boundary   |
| Type of Site                       | Pass                | Southern section of land is a designated Employment Site, the Northern section is undesignated |
| Environmental Designations         | Pass                | Land has No Environmental Designation  |
| <b>Initial Assessment Summary:</b> | <b>Pass</b>         |  |

| <b>Long List Site Assessment:</b>                      | <b>Assessment</b> | <b>Comment</b>  |
|--|-------------------|---|
| <b>Strategic Planning Alignment Criteria:</b>          |                   |   |
| 1. Site Status in Replacement Unitary Development Plan |                   | Southern section of land is a designated Employment Site, the Northern section is undesignated but was formerly within employment use before clearance. |
| 2. Alignment to Strategic Objectives                   |                   | PDL, edge of centre of Bradford   |
| 3. Land Status   |                   | Site is wholly PDL, half of site recently cleared   |

| <b>Suitability Criteria:</b>              | <b>Assessment</b> | <b>Comment</b>   |
|---|-------------------|--|
| 4. Location                               |                   | urban, adjacent employment uses, nearby dense (terraced) residential   |
| 5. Site Size                              |                   | Site can accommodate facilities up to the size of a Dirty Material Reclamation Facility  |
| 6. Site Proximity to Other Sensitive Uses |                   | Housing found on opposite side of railway track along south-western boundary. Land along North-western boundary designated as a Phase 1 Housing Site |

| <b>Sustainability Criteria:</b> | <b>Assessment</b> | <b>Comment</b>  |
|---------------------------------|-------------------|---|
| 7. Site Accessibility           |                   | Access to strategic road network is via a secondary road which runs through a mixed industrial and residential area |
| 8. Visual / Landscape Impact    |                   | none Noted given adjacent uses  |
| 9. Cultural or Heritage         |                   | No Cultural or Heritage sites in the vicinity, No listed buildings Noted  |

| <b>Deliverability Criteria:</b>      | <b>Assessment</b> | <b>Comment</b>  |
|--------------------------------------|-------------------|---|
| 10. Physical Development Constraints |                   | no major physical development constraints noted, recently cleared site. No flood risk |
| 11. Site Topography                  |                   | Site is predominantly level, No topographical issues                                  |
| 12. Development Cost Value for Money |                   | no major abnormal development costs noted   |
| 13. Extant Planning Consents         |                   | no relevant planning history noted  |
| 14. Current Use                      |                   | vacant and unused, recently cleared   |
| 15. Site Ownership                   |                   | Thought to be private and single  |

|                    |    |
|--------------------|----|
| <b>Red Count</b>   | 0  |
| <b>Amber Count</b> | 5  |
| <b>Green Count</b> | 10 |

**Site 29- Ingleby Road, Girlington (3.25 Ha)** - This site is close to the city centre and although vacant and returned to fallow land the site had previously been used for waste disposal. The site is located in a largely industrial/commercial area and is likely to be in single ownership. The site has a number of physical constraints including being bounded by Bradford Beck to the North and subsequently within Flood Zone 3 nor does it have any obvious direct access points. **Site Considered Suitable for - Energy from Waste Facility, Windrow Composting, In-Vessel Composting and Anaerobic Digestion.**

**Map 4 – Ingleby Road, Girlington**





## Site 29 Assessment Matrix

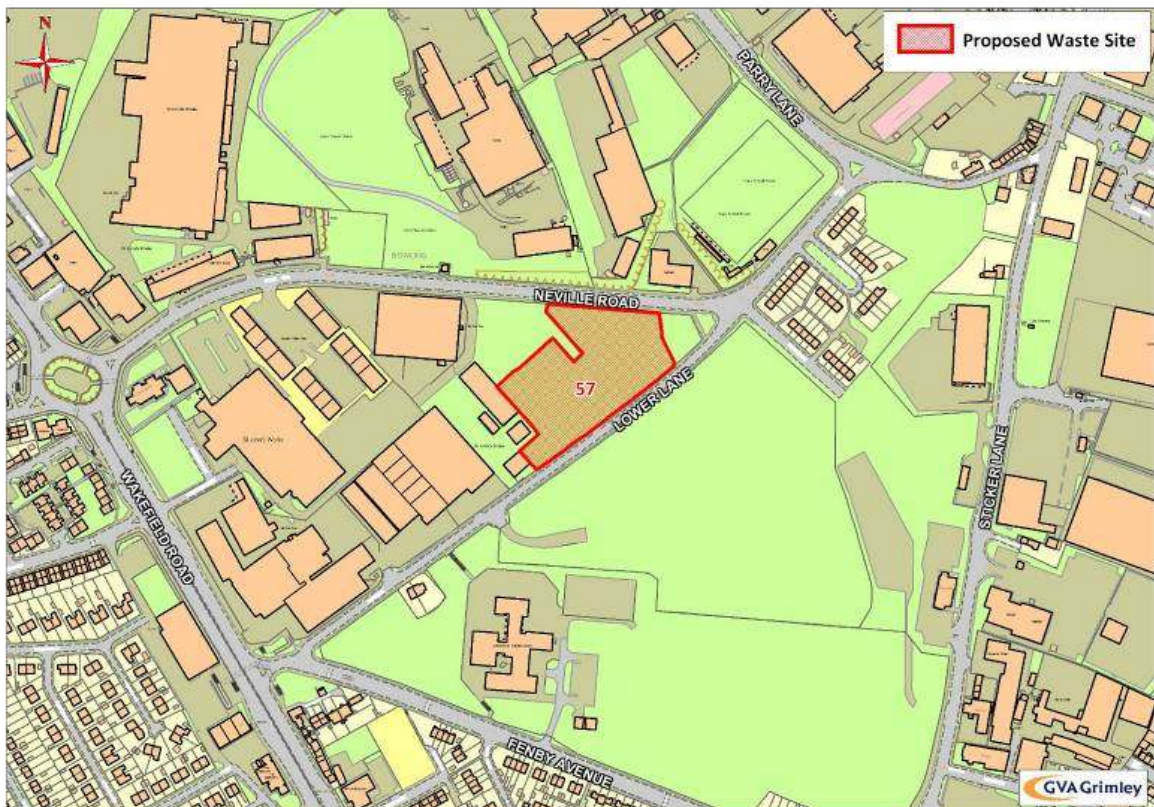
| <b>Initial Assessment:</b>                             | <b>Pass or Fail</b> | <b>Comment</b>  |
|--|---------------------|---|
| Shape of Site  | Pass                | Site boundaries are curved in places, however majority of the site area is regular in shape.  |
| Proximity to Road Network                              | Pass                | Site falls within 1km defined boundary  |
| Type of Site   | Pass                | Land designated as an Employment Site. There appears to be scheduled Cycleway Improvements over part of the land  |
| Environmental Designations                             |                     |   |
| <b>Initial Assessment Summary:</b>                     | Pass                | Land has No Environmental Designation   |
|  |                     |   |
| <b>Long List Site Assessment:</b>                      | <b>Assessment</b>   | <b>Comment</b>  |
|  |                     |   |
| <b>Strategic Planning Alignment Criteria:</b>          |                     |   |
| 1. Site Status in Replacement Unitary Development Plan |                     | Land designated as an Employment Site. Policy E2 applies. Core employment uses only. Previous use as waste disposal site.   |
| 2. Alignment to Strategic Objectives                   |                     |   |
| 3. Land Status   |                     | Site was used for waste disposal purposes previously however is considered to have reverted to greenfield.  |
|  |                     |   |
| <b>Suitability Criteria:</b>                           | <b>Assessment</b>   | <b>Comment</b>  |
| 4. Location  |                     | Urban site - behind existing employment activity on main road   |
| 5. Site Size   |                     | Site area of sufficient scale to accommodate all requirements   |
| 6. Site Proximity to Other Sensitive Uses              |                     | Site surrounded by industrial uses, small pocket medium density housing over Ingleby Road to the east within 50m.   |
|  |                     |   |
| <b>Sustainability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 7. Site Accessibility                                  |                     | Site immediately adjacent to A-Road, although access past existing functional use immediately off road so will require investment   |
| 8. Visual / Landscape Impact                           |                     | None noted, site is behind existing tyre centre so limited quality in the area as existing. Site is however landscaped including tree coverage so may have impact that can be mitigated     |
| 9. Cultural or Heritage                                |                     | No Cultural or heritage sites in the vicinity, no listed buildings noted  |
|  |                     |   |
| <b>Deliverability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 10. Physical Development Constraints                   |                     | Steep gradient, tree coverage on site will require clearance, falls within Flood Zone 3 will require mitigation, potential contamination on site (report required), watercourse on the site |
| 11. Site Topography                                    |                     | Site has steep gradient, developable but will require mitigation  |
| 12. Development Cost Value for Money                   |                     | Potentially significant abnormal costs identified   |
| 13. Extant Planning Consents                           |                     | No applications made, has previously been used for waste disposal purposes  |
| 14. Current Use  |                     | vacant and un-used site   |
| 15. Site Ownership                                     |                     | not known but likely single ownership   |
|  |                     |   |
| <b>Red Count</b>                                       |                     | 3   |
| <b>Amber Count</b>                                     |                     | 6   |
| <b>Green Count</b>                                     |                     | 6   |





**Site 57- Neville Road / Lower Lane, Bowling (1.17 Ha)** – This site is located at the edge of Bradford’s industrial and commercial centre and is designated as an employment sites within the RUDP. The site is in a predominantly industrial area, including an adjacent waste facility. The site has a small amount of low density housing nearby. Although currently vacant the site has unimplemented planning permission for change of use to B8 distribution uses and is being unofficially marketed at the present time. **Site Considered Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility and Pyrolysis and Gasification.**

**Map 6 – Neville Road / Lower Lane, Bowling**

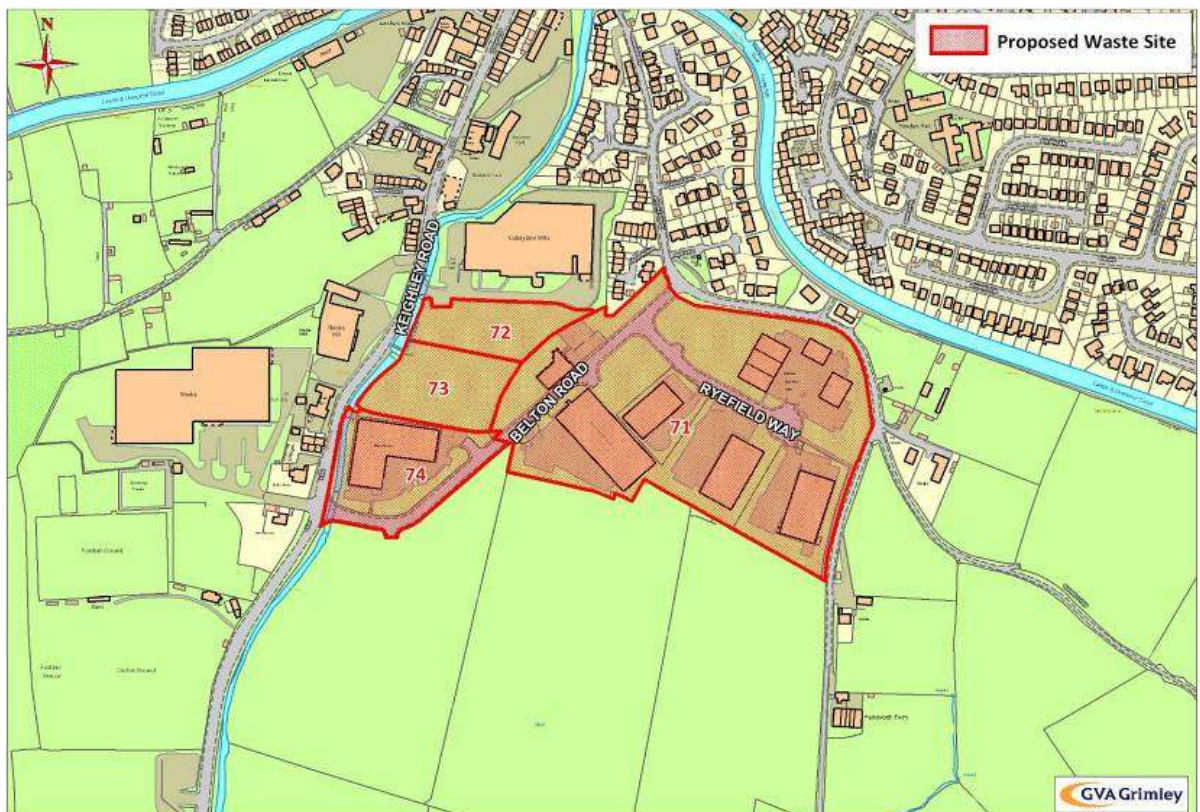


## Site 57 Assessment Matrix

| <b>Initial Assessment:</b>                             | <b>Pass or Fail</b> | <b>Comment</b>  |
|--|---------------------|---|
| Shape of Site  | Pass                | Site does have a slight indent in the middle of the site, but its overall size should make it developable   |
| Proximity to Road Network                              | Pass                | Site falls within 1km defined boundary  |
| Type of Site   | Pass                | Land designated as an Employment Site and is located in an Employment Zone  |
| Environmental Designations                             | Pass                | Land has No Environmental Designation   |
| <b>Initial Assessment Summary:</b>                     | Pass                |   |
|  |                     |   |
| <b>Long List Site Assessment:</b>                      | <b>Assessment</b>   | <b>Comment</b>  |
|  |                     |   |
| <b>Strategic Planning Alignment Criteria:</b>          |                     |   |
| 1. Site Status in Replacement Unitary Development Plan |                     | Land designated as an Employment Site and is located in Bowling Employment Zone (part of larger redevelopment site within the zone)   |
| 2. Alignment to Strategic Objectives                   |                     |   |
| 3. Land Status   |                     | Cleared PDL   |
| <b>Suitability Criteria:</b>                           | <b>Assessment</b>   | <b>Comment</b>  |
| 4. Location  |                     | site is urban, proximate to employment activity (cleared site in centre)  |
| 5. Site Size   |                     | Size can accommodate some of the facilities identified  |
| 6. Site Proximity to Other Sensitive Uses              |                     | Land is surrounded by industrial uses, there is however limited low density residential to the east and medium density over 50m away to the west of the site. There are playing fields close to the sites southern boundary |
| <b>Sustainability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 7. Site Accessibility                                  |                     | Located close to main A-Road. Site is in established industrial area so HGV use is not considered an issue. Site access is in place.  |
| 8. Visual / Landscape Impact                           |                     | Site is in the centre of employment uses so no visual intrusion noted   |
| 9. Cultural or Heritage                                |                     | No Cultural or Heritage uses in the vicinity, no listed buildings noted   |
| <b>Deliverability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 10. Physical Development Constraints                   |                     | Site is considered immediately available - No major constraints to development identified, no flood risk, may require utilities but has been in previous use for employment   |
| 11. Site Topography                                    |                     | Site is generally level, no constraint to development identified  |
| 12. Development Cost Value for Money                   |                     | Only potential minor abnormal costs identified  |
| 13. Extant Planning Consents                           |                     | Permission granted for change of use from garage/valeting facility to distribution warehouse  |
| 14. Current Use  |                     | Site is vacant and unused   |
| 15. Site Ownership                                     |                     | Assumed to be in single private ownership   |
|  |                     |   |
| <b>Red Count</b>                                       | 0                   |   |
| <b>Amber Count</b>                                     | 4                   |   |
| <b>Green Count</b>                                     | 11                  |   |

**Sites 71-74- Belton Road/Keighley Road, Silsden (7.25. Ha in total 1.22 Ha developable)** – This collection of sites is situated in within a Business Park in Silsden close to the Local Authority boundary. All the sites are designated employment land but only two of the sites (to the rear of the Ecology Building Society) are suitable for development. These sites (nos. 72-73) are currently used for animal grazing and sit adjacent to an existing residential area. The sites are within Flood Zone 3 however permission has been granted for a new flood protection wall that would mitigate the impact of the Flood Zone. **Site Considered Suitable for – Mechanical Biological Treatment, Clean Material Reclamation and Pyrolysis and Gasification.**

**Map 7 – Belton Road / Keighley Road, Silsden**





## Site 71-74 Assessment Matrix

| <b>Initial Assessment:</b>                             | <b>Pass or Fail</b> | <b>Comment</b>  |
|--|---------------------|---|
| Shape of Site  | Pass                | Regular shaped site   |
| Proximity to Road Network                              | Pass                | Site falls within 1km defined boundary  |
| Type of Site   | Pass                | Land designated as an Employment Site. Land bordering southern boundary designated as Safeguarded   |
| Environmental Designations                             | Pass                | Land has No Environmental Designation   |
| <b>Initial Assessment Summary:</b>                     | Pass                |   |
| <b>Long List Site Assessment:</b>                      |                     |   |
|  | <b>Assessment</b>   | <b>Comment</b>  |
| <b>Strategic Planning Alignment Criteria:</b>          |                     |   |
| 1. Site Status in Replacement Unitary Development Plan |                     | Land designated as an Employment Site and is located in an Employment Zone and the Airedale Corridor. Considered prime location for B1, B2 and B8 development in support of the 2020 vision. Comprehensive development sought for the whole site. |
| 2. Alignment to Strategic Objectives                   |                     | Identified as a site for Silsden Rural Business Park which would have some industrial use and Site 71 adjoins Leeds Liverpool Canal Conservation Area but vast majority of site unaffected by policy.   |
| 3. Land Status   |                     | Majority of the site is greenfield with the exception of K/E1.8 which is developed out.   |
| <b>Suitability Criteria:</b>                           |                     |   |
|  | <b>Assessment</b>   | <b>Comment</b>  |
| 4. Location  |                     | Edge of urban area including low to medium density housing, adjacent employment activity, open countryside to south   |
| 5. Site Size   |                     | Site can accommodate full range of facilities, and has potential to house a combination of facilities   |
| 6. Site Proximity to Other Sensitive Uses              |                     | Low to medium density housing located along northern boundary, as well as Conservation Area. Site also in close proximity to land designated as a Phase 1 Housing Site, school within 500m  |
| <b>Sustainability Criteria:</b>                        |                     |   |
|  | <b>Assessment</b>   | <b>Comment</b>  |
| 7. Site Accessibility                                  |                     | Site has direct access to the strategic road network (A Road)   |
| 8. Visual / Landscape Impact                           |                     | Development opportunity sits within existing employment site / developments so no visual intrusion noted. Not directly overlooked by residential properties.  |
| 9. Cultural or Heritage                                |                     | Part of site 71 within conservation area although 71 unlikely to be developed others close to the conservation area, no listed buildings noted  |
| <b>Deliverability Criteria:</b>                        |                     |   |
|  | <b>Assessment</b>   | <b>Comment</b>  |
| 10. Physical Development Constraints                   |                     | Sites (except 71) fall within Flood Risk Zone 3, potential contamination, some mature trees and natural stream on K/E1.6 and K/E1.7 which must be retained. Utilities will be required on the site.   |
| 11. Site Topography                                    |                     | Site is predominantly level, no topographical issues  |
| 12. Development Cost Value for Money                   |                     | Potential abnormal costs associated with development on the site could be significant   |
| 13. Extant Planning Consents                           |                     | Permission granted for construction of two storey B1 office development with new access and parking and for construction of flood protection wall   |
| 14. Current Use  |                     | remaining land is vacant and unused   |
| 15. Site Ownership                                     |                     | Not known   |
| <b>Red Count</b>                                       |                     | 4   |
| <b>Amber Count</b>                                     |                     | 3   |
| <b>Green Count</b>                                     |                     | 8   |

**Site 92- Bowling Back HWS, Bowling Back Lane (4.2 Ha)** - This site is currently an operational Household Waste Facility for the Council's Cleansing Department. The site is currently in use however it has substantial yard space which if intensified could release land for additional waste facilities without the need to relocate or cease current uses. The site also has a large area of open space to the rear of the site. The site is within a designated Employment Zone in the RUDP. The site is bounded to the West by a Gypsy and Traveller site. **Site Considered Suitable for – Mechanical Biological Treatment, Clean Material Reclamation, Dirty Material Reclamation, Energy from Waste, Windrow Composting, In-Vessel Composting, Anaerobic Digestion, and Pyrolysis and Gasification.**

**Map 8 – Bowling Back HWS, Bowling Back Lane**



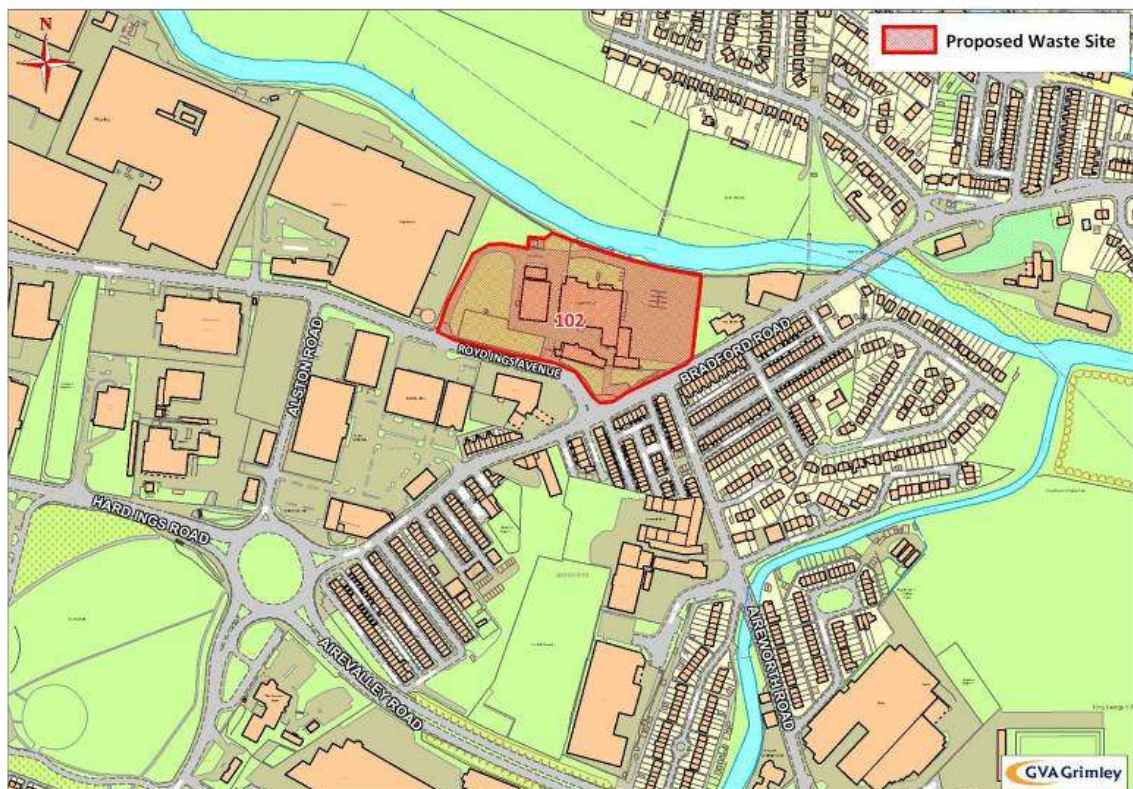
## Site 92 Assessment Matrix

| <b>Initial Assessment:</b>                             | <b>Pass or Fail</b> | <b>Comment</b>  |
|--|---------------------|---|
| Shape of Site  | Pass                | Site split across two plots divided by access road. Both plots are of regular shape   |
| Proximity to Road Network                              | Pass                | Site falls within 1km defined boundary  |
| Type of Site   | Pass                | Land is located in an Employment Zone   |
| Environmental Designations                             | Pass                | Land has No Environmental Designation   |
| <b>Initial Assessment Summary:</b>                     | Pass                |   |
|  |                     |   |
| <b>Long List Site Assessment:</b>                      | <b>Assessment</b>   | <b>Comment</b>  |
|  |                     |   |
| <b>Strategic Planning Alignment Criteria:</b>          |                     |   |
| 1. Site Status in Replacement Unitary Development Plan |                     | Site is within an Employment Zone, but is not specifically allocated. Site is an existing HWS   |
| 2. Alignment to Strategic Objectives                   |                     |   |
| 3. Land Status   |                     | Site is PDL wholly in use   |
|  |                     |   |
| <b>Suitability Criteria:</b>                           | <b>Assessment</b>   | <b>Comment</b>  |
| 4. Location  |                     | Urban area, proximate to medium density residential and employment activity   |
| 5. Site Size   |                     | Site large enough to accommodate full range of facilities   |
| 6. Site Proximity to Other Sensitive Uses              |                     | Smaller eastern section of site bordered by industrial uses. Larger western section of site mainly surrounded by industrial uses but has a small LA Gypsy and Traveller site located adjacent to south-western boundary |
|  |                     |   |
| <b>Sustainability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 7. Site Accessibility                                  |                     | Located in a triangle of strategic roads, access available via secondary roads in industrial area   |
| 8. Visual / Landscape Impact                           |                     | Within core of existing employment area, no visual impact identified  |
| 9. Cultural or Heritage                                |                     | No Cultural or Heritage sites in the vicinity, no listed buildings noted  |
|  |                     |   |
| <b>Deliverability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 10. Physical Development Constraints                   |                     | Existing structures on site would need clearing. Only real constraint identified, less than 200m from a Hazardous Installment   |
| 11. Site Topography                                    |                     | Site is predominantly level   |
| 12. Development Cost Value for Money                   |                     | Cost of clearing site the only abnormal cost identified   |
| 13. Extant Planning Consents                           |                     | Application for Waste Resource Park pending consideration   |
| 14. Current Use  |                     | Most of site is HWS in current use  |
| 15. Site Ownership                                     |                     | Council owned HWS   |
|  |                     |   |
| <b>Red Count</b>                                       | 0                   |   |
| <b>Amber Count</b>                                     | 6                   |   |
| <b>Green Count</b>                                     | 9                   |   |



**Site 102- Stockbridge Depot, Royd Ings Avenue, Keighley (2.45 Ha)** - This site is currently an operational vehicle depot for the Council's Cleansing Department. The site is currently in use however it has substantial yard space which if intensified could release land for additional waste facilities without the need to relocate or cease current uses. The site is within the Airedale Corridor and a designated employment land area in the RUDP. The site is situated within Flood Zone 3 and in close proximity to washlands, and a site of Local Conservation Importance although the latter is buffered from the site by the River Aire. Permission has been granted for the installation of low pressure gas storage tanks and petrol pumps to service Council vehicles. **Site Considered Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.**

**Map 9 – Stockbridge Depot, Royd Ings Avenue, Keighley**



## Site 102 Assessment Matrix

| <b>Initial Assessment:</b>                             | <b>Pass or Fail</b> | <b>Comment</b>  |
|--|---------------------|---|
| Shape of Site  | Pass                | Regular shaped site   |
| Proximity to Road Network                              | Pass                | Site falls within 1km defined boundary  |
| Type of Site   | Pass                | Land is in a designated Employment Zone   |
| Environmental Designations                             | Pass                | Land has No Environmental Designation   |
| <b>Initial Assessment Summary:</b>                     | Pass                |   |
|  |                     |   |
| <b>Long List Site Assessment:</b>                      | <b>Assessment</b>   | <b>Comment</b>  |
|  |                     |   |
| <b>Strategic Planning Alignment Criteria:</b>          |                     |   |
| 1. Site Status in Replacement Unitary Development Plan | Pass                | Land is in a designated Employment Zone   |
| 2. Alignment to Strategic Objectives                   | Pass                | Also within industrial corridor on Airedale Character Area maps which are not considered sensitive for development  |
| 3. Land Status   | Amber               | Wholly PDL and in use   |
| <b>Suitability Criteria:</b>                           | <b>Assessment</b>   | <b>Comment</b>  |
| 4. Location  | Pass                | urban location, within existing employment area   |
| 5. Site Size   | Pass                | Largest facilities may be able to be accommodated on the site which is slightly smaller than minimum requirements of 2.50ha   |
| 6. Site Proximity to Other Sensitive Uses              | Red                 | In close proximity to large residential area at south-eastern boundary. Area designated as both washlands and a Site of Local Conservation Importance are found to the north on the opposite river bank, school within 500m |
| <b>Sustainability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 7. Site Accessibility                                  | Pass                | Site has direct access to A-Road and is currently used for Waste Management purposes  |
| 8. Visual / Landscape Impact                           | Pass                | none noted given adjacent uses  |
| 9. Cultural or Heritage                                | Amber               | National Trust property situated approx. 400m to east of site, listed building 100m south   |
| <b>Deliverability Criteria:</b>                        | <b>Assessment</b>   | <b>Comment</b>  |
| 10. Physical Development Constraints                   | Red                 | Site is within Flood Risk Zone 3, existing buildings would require clearance, potential contamination   |
| 11. Site Topography                                    | Pass                | Site is level, No topographical issues  |
| 12. Development Cost Value for Money                   | Red                 | Cost of clearing site and contamination, relocation of facility, flood risk mitigation - considered potentially major abnormal  |
| 13. Extant Planning Consents                           | Amber               | Permission granted for installation of low pressure gas storage tanks and associated dispenser adjacent to petrol pumps. No relevant planning history noted.  |
| 14. Current Use  | Amber               | In use as Council depot but no expansion potential noted  |
| 15. Site Ownership                                     | Pass                | public and single   |
|  |                     |   |
| <b>Red Count</b>                                       | 3                   |   |
| <b>Amber Count</b>                                     | 4                   |   |
| <b>Green Count</b>                                     | 8                   |   |



### **Deleted Sites from the Short List**

During the process of site assessments, there were two sites which had granted planning permission but had initially remained undeveloped at the start of the assessment process. During the later stages of the assessment, it came to light the sites at Ripley Street (Site 9) and Royds Hall Lane (Site 56) had enacted their planning permissions and tenants signed up for the business units. For these reasons, the sites were consider unavailable for the development of a future waste management facility, and thus removed from the shortlist of potential waste management sites.

## APPENDIX 1 - SITE SUITABILITY MATRIX

**Site Scores and Suitability for Each Waste Management Facility Type**

| Site                     | Name  | Site Size | % of Suitable Criteria Passed | Mechanical Biological Treatment | Clean Material Reclamation Facility | Dirty Material Reclamation Facility | Energy from Waste Facility | Windrow Composting | In-Vessel Composting | Anaerobic Digestion | Pyrolysis and Gasification |
|--------------------------|---|-----------|-------------------------------|---------------------------------|-------------------------------------|-------------------------------------|----------------------------|--------------------|----------------------|---------------------|----------------------------|
| Required Size (Hectares) |   |           |                               | 1 Ha                            | 1 Ha                                | 2 Ha                                | 2.5 Ha                     | 2.5 Ha             | 2.5 Ha               | 2.5 Ha              | 1 Ha                       |
| 1                        | Princeroyd Way, Ingleby Road, Listerhills           | 2.01ha    | 60%                           | 60%                             | 60%                                 | 60%                                 | Too Small                  | Too Small          | Too Small            | Too Small           | 60%                        |
| 3                        | Legrams Lane  | 0.94ha    | 60%                           | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 7                        | Bowling Old Lane, Bowling                           | 1.28ha    | 33%                           | 33%                             | 33%                                 | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | 33%                        |
| 9                        | Ripley Street / Bolling Road, Bowling               | 2.22 ha   | 73%                           | 73%                             | 73%                                 | 73%                                 | Too Small                  | Too Small          | Too Small            | Too Small           | 73%                        |
| 10                       | Prospect Street / Rouse Fold, Bowling               | 0.82ha    | 33%                           | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 11                       | Ripley Road, Bowling                                | 2.35ha    | 67%                           | 67%                             | 67%                                 | 67%                                 | Too Small                  | Too Small          | Too Small            | Too Small           | 67%                        |
| 13                       | Ripley Road, Bowling                                | 0.61ha    | 0%                            | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 21                       | Castlefields Road, Crossflats                       | 0.85ha    | 0%                            | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 22                       | Castlefields Lane, Crossflats                       | 0.72ha    | 33%                           | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 23                       | Coolgardie, Keighley Road, Bingley                  | 3.80ha    | 27%                           | 27%                             | 27%                                 | 27%                                 | 27%                        | 27%                | 27%                  | 27%                 | 27%                        |
| 24                       | Former Bingley Auction Mart, Keighley Road, Bingley | 1.76ha    | 27%                           | 27%                             | 27%                                 | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | 27%                        |
| 28                       | Otley Road, Hollins Hill, Baildon                   | 1.84ha    | 0%                            | 0%                              | 0%                                  | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | 0%                         |
| 29                       | Ingleby Road, Girdlington                           | 3.25ha    | 40%                           | 40%                             | 40%                                 | 40%                                 | 40%                        | 40%                | 40%                  | 40%                 | 40%                        |
| 31                       | Hollingwood Lane, Paradise Green                    | 2.31ha    | 27%                           | 27%                             | 27%                                 | 27%                                 | Too Small                  | Too Small          | Too Small            | Too Small           | 27%                        |
| 39                       | Westgate Hill Street, Westgate Hill                 | 1.50ha    | 40%                           | 40%                             | 40%                                 | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | 40%                        |
| 44                       | Wharfedale Road, Euroway                            | 0.62ha    | 47%                           | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |
| 50                       | New Works Road, Low Moor                            | 0.72ha    | 47%                           | Too Small                       | Too Small                           | Too Small                           | Too Small                  | Too Small          | Too Small            | Too Small           | Too Small                  |

|       |   |         |     |           |           |           |           |           |           |           |           |
|-------|---|---------|-----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 53    | Station Mills, Stockton Road, Wyke                          | 0.63ha  | 33% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 56    | Royds Hall Lane, Woodside                                   | 4.65ha  | 47% | 47%       | 47%       | 47%       | 47%       | 47%       | 47%       | 47%       | 47%       |
| 57    | Neville Road / Lower Lane                                   | 1.17ha  | 73% | 73%       | 73%       | Too Small | Too Small | Too Small | Too Small | Too Small | 73%       |
| 60    | Hammerton Street, Bowling                                   | 0.78ha  | 47% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 61    | Buck Street West, Bowling                                   | 0.89 ha | 53% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 63    | Dick Lane, Laisterdyke                                      | 0.55ha  | 0%  | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 79    | Dalton Lane, Worth Village, Keighley                        | 0.77ha  | 47% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 71-74 | Belton Road, Silsden / Keighley Road (North, Centre, South) | 1.22ha  | 53% | 53%       | 53%       | Too Small | Too Small | Too Small | Too Small | Too Small | 53%       |
| 81    | Mitchell Street, Eastwood, Keighley                         | 0.86ha  | 47% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 82    | East Avenue, Lawkholme, Keighley                            | 0.60ha  | 47% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 92    | Bowling Back HWS, Bowling Back Lane, Bradford               | 4.2ha   | 60% | 60%       | 60%       | 60%       | 60%       | 60%       | 60%       | 60%       | 60%       |
| 94    | Ford Hill HWS, Hill End Lane, Queensbury                    | 0.75ha  | 40% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 95    | Golden Butts HWS, Golden Butts Road, Ilkley                 | 0.60ha  | 33% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 96    | Keighley HWS, Royd Ings Avenue, Keighley                    | 0.92 ha | 53% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 98    | Sugden End HWS, Halifax Road, Keighley                      | 0.6ha   | 27% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 100   | Shearbridge Depot, Shearbridge Road, Bradford               | 1.97ha  | 33% | 33%       | 33%       | Too Small | Too Small | Too Small | Too Small | Too Small | 33%       |
| 101   | Cleansing Depot, Harris Street                              | 0.78ha  | 47% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 102   | Stockbridge Depot, Royd Ings Avenue, Stockbridge            | 2.45ha  | 53% | 53%       | 53%       | 53%       | Too Small | Too Small | Too Small | Too Small | 53%       |

|     |  |         |     |           |           |           |           |           |           |           |           |
|-----|--|---------|-----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 104 | Merrydale Road, Euroway                                      | 1.96ha  | 40% | 40%       | 40%       | Too Small | Too Small | Too Small | Too Small | Too Small | 40%       |
| 112 | Yates Flat Adjacent to Chicken Farm, near Bolton H           | 0.86ha  | 27% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 114 | Fearnshides Street, Rear of Housing, West Fearnshides Street | 0.84ha  | 40% | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small | Too Small |
| 132 | Buck Park, Denholme  | 14.52ha | 13% | 13%       | 13%       | Too Small | Too Small | Too Small | Too Small | Too Small | 13%       |
| 138 | The Shay / Soil Hill, Queensbury, Bradford                   | 4.40ha  | 13% | 13%       | 13%       | 13%       | 13%       | 13%       | 13%       | 13%       | 13%       |
| 139 | Apperley Lane, Bradford                                      | 1.52ha  | 33% | 33%       | 33%       | Too Small | Too Small | Too Small | Too Small | Too Small | 33%       |
| 140 | Fagley Quarry, Fagley  | 2.15ha  | 20% | 20%       | 20%       | 20%       | Too Small | Too Small | Too Small | Too Small | 20%       |
| 17  | Land adjacent to Airedale Route, Crossflatts                 | 2.35ha  | 47% | 47%       | 47%       | 47%       | Too Small | Too Small | Too Small | Too Small | 47%       |

## APPENDIX 2 – FULL SITE LIST

## Site Assessment Report

This appendix provides information on the long list of sites assessed in relation to their suitability to be used for waste management facilities.

### Sites Considered for Waste Management Facilities

| Ref | Name     | Address   | Location         | Type                       | Area (Ha) |
|-----|----------|---|------------------|----------------------------|-----------|
| 1   | BW/E1.17 | PRINCEROYD WAY, INGLEBY ROAD, LISTERHILLS       | Bradford West PC | Designated Employment Land | 2.01      |
| 2   | BW/E1.16 | BROWNROYD STREET, LISTERHILLS                   | Bradford West PC | Designated Employment Land | 0.4       |
| 3   | BW/E1.15 | LEGRAMS LANE                                    | Bradford West PC | Designated Employment Land | 0.94      |
| 4   | BW/E1.12 | SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL   | Bradford West PC | Designated Employment Land | 0.5       |
| 5   | BW/E1.9  | THORNTON ROAD, THORNTON                         | Bradford West PC | Designated Employment Land | 6.68      |
| 6   | BW/E1.8  | BELL DEAN ROAD, ALLERTON                        | Bradford West PC | Designated Employment Land | 1.68      |
| 7   | BW/E1.7  | BOWLING OLD LANE, BOWLING                       | Bradford West PC | Designated Employment Land | 1.28      |
| 8   | BW/E1.6  | SPRING MILL STREET/UPPER CASTLE STREET, BOWLING | Bradford West PC | Designated Employment Land | 2.11      |
| 9   | BW/E1.5  | RIPLEY STREET/BOLLING ROAD, BOWLING             | Bradford West PC | Designated Employment Land | 2.22      |
| 10  | BW/E1.4  | PROSPECT STREET/ROUSE FOLD, BOWLING             | Bradford West PC | Designated Employment Land | 0.82      |
| 11  | BW/E1.3  | RIPLEY ROAD, BOWLING                            | Bradford West PC | DEL & CFS                  | 2.35      |
| 12  | BW/E1.2  | RIPLEY ROAD, BOWLING                            | Bradford West PC | Designated Employment Land | 0.41      |
| 13  | BW/E1.1  | RIPLEY ROAD, BOWLING                            | Bradford West PC | Designated Employment Land | 0.61      |
| 14  | BW/E1.12 | SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL   | Bradford West PC | Designated Employment Land | 0.5       |

## Site Assessment Report

|    |         |   |                   |                            |      |
|----|---------|---|-------------------|----------------------------|------|
| 15 | S/E1.16 | THACKLEY OLD ROAD, LEEDS ROAD, THACKLEY   | Shipley PC        | Designated Employment Land | 0.41 |
| 16 | S/E1.15 | LAND BETWEEN THE RAILWAY LINE AND LEEDS-LIVERPOOL CANAL, DOCKFIELD ROAD, DOCK LANE, SHIPLEY | Shipley PC        | Designated Employment Land | 0.98 |
| 17 | S/E1.14 | LAND ADJACENT TO THE AIREDALE ROUTE, CROSSFLATTS  | Shipley PC        | Designated Employment Land | 1.05 |
| 18 | S/E1.13 | MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH                                   | Shipley PC        | Designated Employment Land | 0.94 |
| 19 | S/E1.12 | LAND ADJACENT TO MANYWELLS QUARRY/ MANYWELLS INDUSTRIAL ESTATE, CULLINGWORTH                | Shipley PC        | Designated Employment Land | 4.27 |
| 20 | S/E1.11 | MAIN STREET, LINGBOB, WILSDEN   | Shipley PC        | Designated Employment Land | 0.62 |
| 21 | S/E1.10 | CASTLEFIELDS ROAD, CROSSFLATTS  | Shipley PC        | Designated Employment Land | 0.85 |
| 22 | S/E1.9  | CASTLEFIELDS LANE, CROSSFLATTS  | Shipley PC        | Designated Employment Land | 0.72 |
| 23 | S/E1.8  | COOLGARDIE, KEIGHLEY ROAD, BINGLEY  | Shipley PC        | Designated Employment Land | 3.8  |
| 24 | S/E1.7  | FORMER BINGLEY AUCTION MART, KEIGHLEY ROAD, BINGLEY   | Shipley PC        | Designated Employment Land | 1.76 |
| 25 | S/E1.6  | JOHN ESCRITT ROAD, BINGLEY  | Shipley PC        | Designated Employment Land | 0.5  |
| 26 | S/E1.4  | LAND WEST OF DOWLEY GAP LANE, DOWLEY GAP, BINGLEY   | Shipley PC        | Designated Employment Land | 2    |
| 27 | S/E1.3  | BUCK LANE, OTLEY ROAD, BAILDON  | Shipley PC        | Designated Employment Land | 6.31 |
| 28 | S/E1.1  | OTLEY ROAD, HOLLINS HILL, BAILDON   | Shipley PC        | Designated Employment Land | 1.84 |
| 29 | BS/E1.1 | INGLEBY ROAD, GIRLINGTON  | Bradford West PC  | Designated Employment Land | 3.25 |
| 30 | BS/E1.2 | NORTHSIDE ROAD, LIDGET GREEN  | Bradford South PC | Designated Employment Land | 0.47 |



## Site Assessment Report

|    |          |  |                   |                            |       |
|----|----------|--|-------------------|----------------------------|-------|
| 31 | BS/E1.3  | HOLLINGWOOD LANE, PARADISE GREEN             | Bradford South PC | Designated Employment Land | 2.31  |
| 32 | BS/E1.4  | BRACKENBECK ROAD, PARADISE GREEN             | Bradford South PC | Designated Employment Land | 1.57  |
| 33 | BS/E1.5  | HAVELOCK STREET, GREAT HORTON                | Bradford South PC | Designated Employment Land | 0.74  |
| 35 | BS/E1.7  | STAITHGATE LANE NORTH, ODSAL                 | Bradford South PC | Designated Employment Land | 12.18 |
| 36 | BS/E1.8  | MANDALE ROAD, BUTTERSHAW                     | Bradford South PC | Designated Employment Land | 1.21  |
| 37 | BS/E1.9  | BLACK DYKE MILLS, BRIGHOUSE ROAD, QUEENSBURY | Bradford South PC | Designated Employment Land | 2.39  |
| 38 | BS/E1.11 | CROSS LANE, WESTGATE HILL                    | Bradford South PC | Designated Employment Land | 4.91  |
| 39 | BS/E1.12 | WESTGATE HILL STREET, WESTGATE HILL          | Bradford South PC | Designated Employment Land | 1.5   |
| 40 | BS/E1.13 | CORDINGLEY STREET, HOLMEWOOD                 | Bradford South PC | Designated Employment Land | 0.49  |
| 41 | BS/E1.14 | SHETCLIFFE LANE, TONG STREET                 | Bradford South PC | Designated Employment Land | 0.96  |
| 42 | BS/E1.15 | KAYCELL STREET/BURNHAM AVENUE, BIERLEY       | Bradford South PC | Designated Employment Land | 2.83  |
| 43 | BS/E1.16 | WEST BOWLING GOLF COURSE                     | Bradford South PC | Designated Employment Land | 35.23 |
| 44 | BS/E1.17 | WHARFEDALE ROAD, EUROWAY                     | Bradford South PC | Designated Employment Land | 0.62  |
| 45 | BS/E1.19 | WOODLANDS FARM, EUROWAY                      | Bradford South PC | Designated Employment Land | 9.48  |
| 46 | BS/E1.20 | ROYDSDALE WAY, EUROWAY                       | Bradford South PC | Designated Employment Land | 1.01  |
| 47 | BS/E1.21 | COMMONDALE WAY, EUROWAY                      | Bradford South PC | Designated Employment Land | 0.46  |

## Site Assessment Report

|    |          |                                      |                   |                            |      |
|----|----------|--------------------------------------|-------------------|----------------------------|------|
| 48 | BS/E1.22 | STAITHGATE LANE SOUTH, LOW MOOR      | Bradford South PC | Designated Employment Land | 2.87 |
| 49 | BS/E1.23 | TRAMWAYS, CLECKHEATON ROAD, LOW MOOR | Bradford South PC | Designated Employment Land | 7.37 |
| 50 | BS/E1.24 | NEW WORKS ROAD, LOW MOOR             | Bradford South PC | Designated Employment Land | 0.72 |
| 51 | BS/E1.25 | DEALBURN ROAD, LOW MOOR              | Bradford South PC | Designated Employment Land | 1.69 |
| 52 | BS/E1.26 | AH MARKS, WYKE LANE, WYKE            | Bradford South PC | Designated Employment Land | 5.42 |
| 53 | BS/E1.27 | STATION MILLS, STOCKTON ROAD, WYKE   | Bradford South PC | Designated Employment Land | 0.63 |
| 54 | BS/E1.28 | DEALBURN ROAD, LOW MOOR              | Bradford South PC | Designated Employment Land | 0.69 |
| 55 | BS/E1.29 | SPARTAN ROAD, LOW MOOR               | Bradford South PC | Designated Employment Land | 1    |
| 56 | BS/E1.31 | ROYDS HALL LANE, WOODSIDE            | Bradford South PC | Designated Employment Land | 4.65 |
| 57 | BN/E1.1  | NEVILLE ROAD/LOWER LANE              | Bradford North PC | Designated Employment Land | 1.17 |
| 58 | BN/E1.2  | NEVILLE ROAD, BOWLING                | Bradford North PC | Designated Employment Land | 0.7  |
| 59 | BN/E1.3  | BIRCH LANE, BOWLING                  | Bradford North PC | Designated Employment Land | 2.11 |
| 60 | BN/E1.4  | HAMMERTON STREET, BOWLING            | Bradford North PC | Designated Employment Land | 0.78 |
| 61 | BN/E1.5  | BUCK STREET WEST, BOWLING            | Bradford North PC | Designated Employment Land | 0.89 |
| 62 | BN/E1.6  | STEADMAN STREET, LEEDS ROAD          | Bradford North PC | Designated Employment Land | 0.43 |
| 63 | BN/E1.11 | DICK LANE, LAISTERDYKE               | Bradford North PC | Designated Employment Land | 0.55 |
| 64 | BN/E1.12 | GAIN LANE, THORNBURY                 | Bradford North PC | Designated Employment Land | 7.06 |

## Site Assessment Report

|    |          |   |                   |                            |      |
|----|----------|---|-------------------|----------------------------|------|
| 65 | BN/E1.14 | HARROGATE ROAD, GREENGATES                | Bradford North PC | Designated Employment Land | 3.26 |
| 66 | BN/E1.15 | CANAL ROAD, BOLTON                        | Bradford North PC | Designated Employment Land | 0.57 |
| 67 | BN/E1.16 | PARRY LANE, BOWLING                       | Bradford North PC | Designated Employment Land | 0.86 |
| 68 | BN/E1.17 | WOODHALL ROAD, THORNBURY                  | Bradford North PC | Designated Employment Land | 9.85 |
| 69 | K/E1.2   | OFF STEETON GROVE, STEETON WITH EASTBURN  | Keighley PC       | Designated Employment Land | 1.19 |
| 70 | K/E1.3   | STATION ROAD, STEETON WITH EASTBURN       | Keighley PC       | Designated Employment Land | 0.56 |
| 71 | K/E1.5   | BELTON ROAD, SILSDEN                      | Keighley PC       | Designated Employment Land | 4.99 |
| 72 | K/E1.6   | KEIGHLEY ROAD (NORTH), SILSDEN            | Keighley PC       | Designated Employment Land | 0.53 |
| 73 | K/E1.7   | KEIGHLEY ROAD (CENTRE), SILSDEN           | Keighley PC       | Designated Employment Land | 0.69 |
| 74 | K/E1.8   | KEIGHLEY ROAD (SOUTH), SILSDEN            | Keighley PC       | Designated Employment Land | 1.04 |
| 75 | K/E1.9   | SYKES LANE, SILSDEN                       | Keighley PC       | Designated Employment Land | 2.38 |
| 76 | K/E1.10  | BACKSTONE WAY, ILKLEY                     | Keighley PC       | Designated Employment Land | 1.25 |
| 77 | K/E1.11  | ASHLANDS ROAD, ILKLEY                     | Keighley PC       | Designated Employment Land | 1.03 |
| 78 | K/E1.12  | AIRE VALLEY ROAD, WORTH VILLAGE, KEIGHLEY | Keighley PC       | Designated Employment Land | 2.8  |
| 79 | K/E1.13  | DALTON LANE, WORTH VILLAGE, KEIGHLEY      | Keighley PC       | Designated Employment Land | 0.77 |
| 80 | K/E1.14  | AIREWORTH ROAD, WORTH VILLAGE, KEIGHLEY   | Keighley PC       | Designated Employment Land | 1.73 |
| 81 | K/E1.15  | MITCHELL STREET, EASTWOOD, KEIGHLEY       | Keighley PC       | Designated Employment Land | 0.86 |

## Site Assessment Report

|    |                   |   |                   |                            |      |
|----|-------------------|---|-------------------|----------------------------|------|
| 82 | K/E1.16           | EAST AVENUE, LAWKHOLME, KEIGHLEY              | Keighley PC       | Designated Employment Land | 0.6  |
| 83 | K/E1.17           | HOLME MILL LANE, FELL LANE, KEIGHLEY          | Keighley PC       | Designated Employment Land | 0.79 |
| 84 | K/E1.18           | BEECHCLIFFE, KEIGHLEY                         | Keighley PC       | Designated Employment Land | 9.54 |
| 85 | K/E1.23           | BRADFORD ROAD, CROSSFLATS, KEIGHLEY           | Keighley PC       | Designated Employment Land | 1.49 |
| 86 | K/NR1.4           | WOODCOCK DELPH                                | Keighley          | Exhausted Mineral Workings | 2.38 |
| 87 | BW/NR1.3          | CHELLOW GRANGE QUARRY, HAWORTH ROAD, BRADFORD | Bradford West     | Exhausted Mineral Workings | 0.62 |
| 88 | BW/NR1.2          | LOWER BOTTOMLEY LANE QUARRY                   | Bradford West     | Exhausted Mineral Workings | 0.4  |
| 89 | BW/NR1.4          | THE SHAY/SOIL HILL, QUEENSBURY, BRADFORD      | Bradford West     | Exhausted Mineral Workings | 4.4  |
| 90 | BN/NR1.2          | FAGLEY QUARRY, FAGLEY                         | Bradford North    | Exhausted Mineral Workings | 2.15 |
| 91 | BINGLEY CAR PARK  | FERNCLIFFE ROAD BINGLEY                       | Bingley           | Amenity Site               | 0.34 |
| 92 | BOWLING BACK      | BOWLING BACK LANE BRADFORD                    | Bradford          | Amenity Site               | 2.79 |
| 93 | DOWLEY GAP H.W.SS | WAGON LANE                                    | Bingley           | Amenity Site               | 0.47 |
| 94 | FORD HILL H.W.S   | HILL END LANE QUEENSBURY                      | Queensbury        | Amenity Site               | 0.75 |
| 95 | GOLDEN BUTTS      | GOLDEN BUTTS                                  | Ilkley            | Amenity Site               | 0.6  |
| 96 | KEIGHLEY H.W.S    | ROYD INGS AVENUE KEIGHLEY                     | Keighley          | Amenity Site               | 1.21 |
| 97 | MIDLAND ROAD      | MIDLAND ROAD, MANNINGHAM                      | Bradford          | Amenity Site               | 0.19 |
| 98 | SUGDEN END H.     | HALIFAX ROAD KEIGHLEY                         | Shearbridge Road, | Amenity Site               | 0.6  |

## Site Assessment Report

|     |                        |  |                   |                            |      |
|-----|------------------------|--|-------------------|----------------------------|------|
| 99  | WILSON ROAD            | DEALBURN ROAD LOW MOOR   | Bradford South    | Amenity Site               | 0.4  |
| 100 | SHEARBRIDGE DEPOT      | SHEARBRIDGE ROAD, BRADFORD   | Bradford West     | Council Depot              | 1.97 |
| 101 | CLEANSING DEPOT        | HARRIS STREET  | Bradford          | Council Depot              | 0.78 |
| 102 | STOCKBRIDGE DEPOT      | ROYD INGS AVE, STOCKBRIDGE   | Keighley          | Council Depot              | 2.45 |
| 103 | BN/E1.13               | VICTORIA ROAD  | Bradford North PC | Designated Employment Land | 0.65 |
| 104 | BS/E1.18               | MERRYDALE ROAD, EUROWAY  | Bradford South PC | Designated Employment Land | 1.96 |
| 105 | CAR PARK ST L HOSPITAL | NORTH NEWALL STREET CAR PARK   | Bradford West     | White Land                 | 0.87 |
| 106 | WILSON ROAD            | OPEN SPACE TO NORTH OF WILSON ROAD SOUTH OF ELIZABETH AVENUE PART OF LARGER AREA | Bradford South    | White Land                 | 3.21 |
| 107 | REEVY BEACON           | BEACON ROAD REAR OF THE BEECHES  | Bradford South    | White Land                 | 1.49 |
| 108 | SOUTH BS/E1.8          | BELLERBY BROW  | Bradford South    | White Land                 | 1.56 |
| 109 | CALDER BANKS           | CORNER OF BALDWIN LANE AND HIGHGATE ROAD TO THE SOUTH                            | Bradford South    | White Land                 | 0.41 |
| 110 | SOUTH OF REFUSE SITE   | LONG LANE, BRADFORD  | Bradford South    | White Land                 | 2.96 |
| 111 | SPRINGFIELD            | SOUTH OF FRIARS INDUSTRIAL ESTATE, NORTH OF ARTHUR STREET                        | Bradford North    | White Land                 | 1.78 |
| 112 | YATES FLAT             | ADJACENT TO CHICKEN FARM, NEAR BOLTON HALL RD                                    | Bradford North    | White Land                 | 0.86 |
| 113 | VACANT SITE C          | CANAL ROAD, BRADFORD WEST OF GASHOLDERS  | Bradford          | White Land                 | 2.31 |



## Site Assessment Report

|     |   |   |                |                |      |
|-----|---|---|----------------|----------------|------|
| 114 | FEARNSIDES ST                           | REAR OF HOUSING WEST FEARNSIDES STREET                | Bradford West  | White Land     | 0.84 |
| 115 | WOODHALL RETAIL                         | REAR OF WOODHALL RETAIL CENTRE SUPERSTORE             | Bradford North | White Land     | 1.61 |
| 116 | LAISTERDYKE                             | BETWEEN LAISTERDYKE AND DICK LANE                     | Bradford North | White Land     | 5.63 |
| 117 | VACANT SITE SOUTH OF GARAGE             | CORNER OF STONEY LANE AND WILSDEN ROAD                | Shipley        | White Land     | 0.38 |
| 118 | GREEN SPACE                             | VACANT LAND BINGLEY                                   | Bingley        | White Land     | 0.85 |
| 119 | MARRINER ROAD                           | RIVERSIDE OPEN SPACE KEIGHLEY                         | Keighley       | White Land     | 1.17 |
| 120 | THORNBURY ROAD                          | BEHIND MOSQUE AND ADJACENT TO COLLEGE                 | Bradford North | White Land     | 1.04 |
| 121 | STEEL STOCK AND SCRAP STOCKHOLDERS SITE | BIRKSHALL LANE  | Bradford North | White Land     | 4.1  |
| 122 | SIMPSON GREEN                           | NORTH WEST OF SIMPSON GREEN FARM, MITCHELL LAND       | Bradford North | White Land     | 0.66 |
| 123 | ESHOLT SEWAGE TREATMENT WORKS           | ADJACENT TO CANAL ESHOLT, ACROSS FROM AINSBURY AVENUE | Shipley        | Call for Sites | 1.42 |
| 124 | ESHOLT SEWAGE TREATMENT WORKS           | ADJACENT TO BOGGART HOUSE ESHOLT                      | Shipley        | Call for Sites | 0.35 |
| 125 | K/NR1.1                                 | BRANSHAW, HOLMEHOUSE LANE, OAKWORTH                   | Keighley       | Quarry Site    | 4.09 |
| 126 | K/NR1.2                                 | HAINWORTH SHAW QUARRY, HARDEN MOOR                    | Keighley       | Quarry Site    | 6.43 |
| 127 | K/NR1.3                                 | NAB HILL DELPH  | Keighley       | Quarry Site    | 0.71 |
| 129 | K/NR1.4                                 | WOODCOCK DELPH  | Keighley       | Quarry Site    | 2.38 |
| 130 | S/NR1.6                                 | DOG & GUN, LONG CAUSEWAY, DENHOLME                    | Bingley        | Quarry Site    | 1.16 |
| 131 | S/NR1.1                                 | BANK TOP, LEE LANE, HARDEN                            | Bingley        | Quarry Site    | 1.11 |

## Site Assessment Report

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|     |          |   |               |             |      |
|-----|----------|---|---------------|-------------|------|
| 135 | S/NR1.5  | MIDGEHAM CLIFF END, RYECROFT ROAD, HARDEN     | Bingley       | Quarry Site | 2.62 |
| 136 | S/NR1.7  | TEN YARDS LANE QUARRY                         | Bingley       | Quarry Site | 2.05 |
| 137 | BW/NR1.3 | CHELLOW GRANGE QUARRY, HAWORTH ROAD, BRADFORD | Bradford West | Quarry Site | 0.62 |

## APPENDIX 3 – SITE PROFORMA

This Appendix comprises the site assessment form completed for those sites visited in May 2010 as part of the site assessment stage.

**Reference Name:**

**Site Ref -**

Address:

Site Location

- Urban  Suburban  Village  Rural/Island Site

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Agricultural Land or Workings | <input type="checkbox"/> Exhausted Minerals Working     |
| <input type="checkbox"/> Public Depot                  | <input type="checkbox"/> Civic Amenity                  |
| <input type="checkbox"/> Exhausted Minerals Working    | <input type="checkbox"/> Warehouse/Distribution Park    |
| <input type="checkbox"/> Site for Specific Occupiers   | <input type="checkbox"/> General Industry/Business Area |
| <input type="checkbox"/> White Land                    | <input type="checkbox"/> Other                          |

Ownership:

Public  Private

Single  2-3  Multiple  Approximate number of owners \_\_\_\_\_

Adjacent Uses:

Housing  Employment  Open Space  Mixed Use  Other  \_\_\_\_\_

Do the Current Occupiers or adjacent uses cause any of the following?

Noise pollution  Air pollution  Odour  HGV traffic  Land Contamination

Significant car traffic  Dust  Vibration  Attract Vermin or Birds

Comment:

Surrounding Environment

Very Good  Good  Average  Poor  Very Poor

Comment:

Would a Waste facility be likely to cause a visual intrusion on the landscape?

Yes  Only if it had a chimney flue  No



**Produced by the  
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District Council**

**Local Development  
Framework Group**

**January 2011**

**City of Bradford MDC**

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