Local Development Framework for Bradford

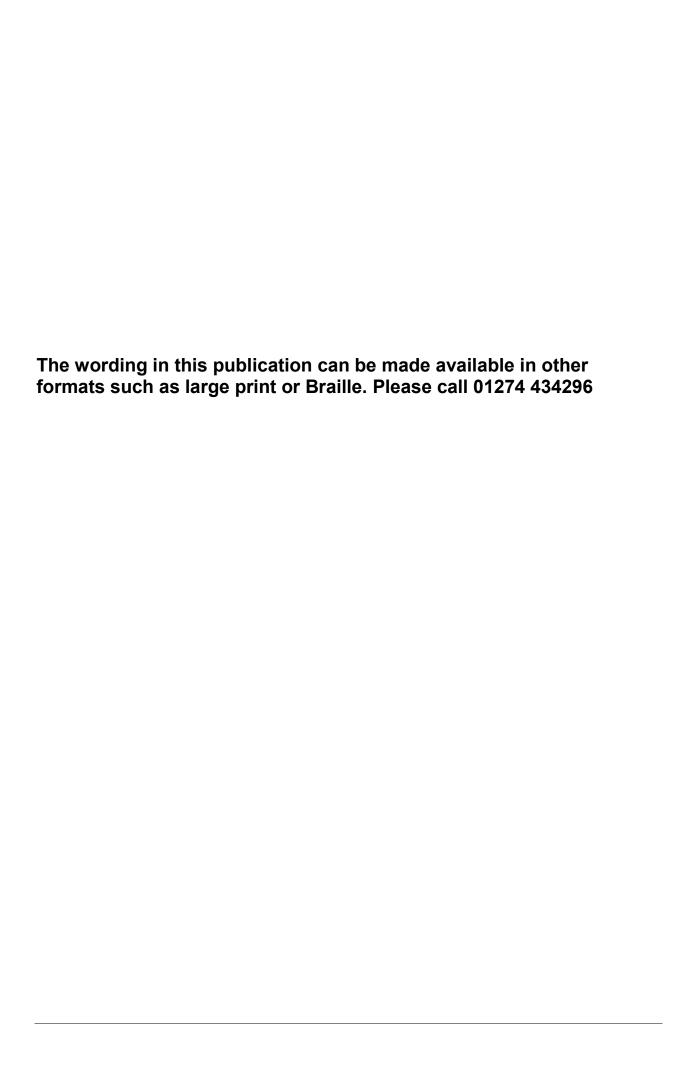
Waste Management DPD Preferred Approach

Revised Site Assessment Report









Bradford MDC Contents

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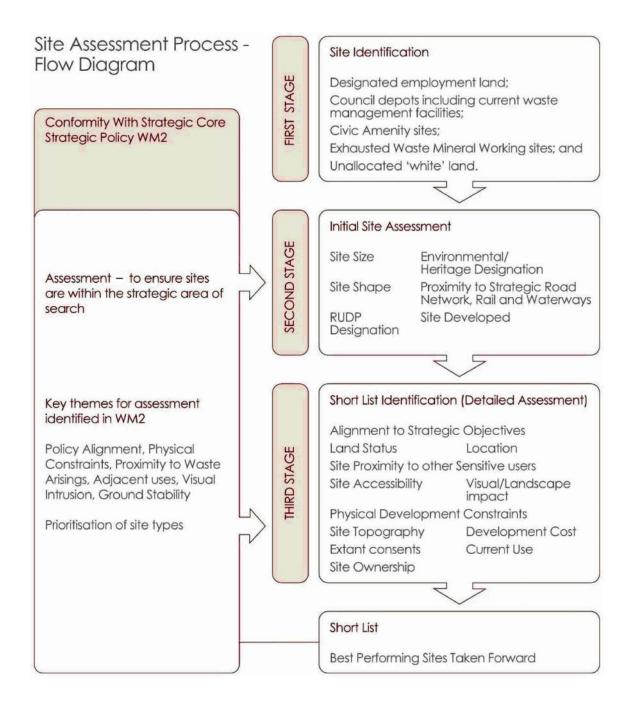
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Appendix V Full Site Assessments Proformas

1. Introduction

- 1.1 The future scale of waste and the resulting waste management facilities that need to be planned for and accommodated within Bradford Metropolitan District are a critical consideration of the Local Development Framework (LDF). This Methodology and Assessment Paper is one component of the evidence base underpinning strategic decision making regarding waste management across the District.
- 1.2 The purpose of this Paper is to provide detail of the methodology and criteria applied within the site assessments undertaken. The Paper should be read in conjunction with the Waste Management Preferred Approach Development Plan Document (DPD).
- 1.3 The National Waste Directive promotes the reduction of waste to landfill, in order to fulfil this directive it is important that the Council identify sites which can facilitate increased reliance on the reuse, recycling and energy generation from waste. This site assessment enables the Council to identify the most sustainable locations for these new Waste Management facilities.
- 1.4 The site identification and assessment process undertaken has followed a three stage approach as summarised below. These stages are reflected in the structure of the remainder of this paper, with each section relating to a stage within the site identification and assessment process.
 - **Site Identification**: An initial site search exercise undertaken to identify an Initial Long List of potential candidate sites;
 - Initial Site Assessment: A series of steps to 'sift' the Initial Long List of potential candidate sites down to an Intermediate List of sites to be considered against more detailed site assessment criteria; and
 - Short-list Identification: A further more detailed site assessment exercise utilising agreed site assessment criteria resulting in the identification of a final Short List of sites to be consulted on as part of the Waste Management DPD.
- 1.5 The methodology has been established in accordance with various policy guidance documents including: The Waste Framework Directive, PPS10: Planning for Sustainable Waste and other good practice guides. The methodology ensures the naturally and

historically rich and sensitive environment of the District is protected and enhanced while ensuring the goal of reducing waste to landfill is achieved.



2. Site Identification

- 2.1 The potential long list of waste management sites included within the site assessment process has been obtained following a desk-top review of existing land databases including the adopted Replacement Unitary Development Plan (RUDP). The Initial Long List of potential sites includes:
 - Designated employment land;
 - Council depots including current waste management facilities;
 - Civic Amenity sites;
 - Exhausted Waste Mineral Working sites; and
 - Unallocated 'white' land.
- 2.2 In addition to this desk-based identification of potential waste management sites across the District, a Call for Sites exercise was undertaken during the Issues and Options stage of the Waste Management DPD. All sites put forward as part of this exercise were added to the long list of sites where they were not duplicates of sites previously identified. The sources of each site included on the long list has been recorded for transparency.
- 2.3 The resulting long list of sites to be considered for waste management purposes is included at Appendix I.

3. Establishing an Area of Search

- 3.1 This section details the background to establishing an 'Area of Search' to be applied within the site assessment process. The application of the Area of Search as the first sift / refinement of the Initial Long List of sites is documented in full within Section 4 of this paper.
- 3.2 Section 5 of this document then considers the more detailed site assessment criteria used to test the list of candidate sites complying with the first sift exercise. This more detailed site assessment allows the comparison of relative performance of individual sites against identified relevant criteria.

Area of Search Principles

- 3.3 The Waste Management Core Strategy Preferred Approach Report identified an Area of Search as being the appropriate initial framework for identifying sites for new and expanded waste management facilities across the District in the most sustainable strategic locations. It stated that within the Area of Search the following order of priority should be adopted:
 - The expansion and co-location of waste facilities on existing, operational sites; then
 - Established and proposed employment and industrial sites where modern facilities can be appropriately developed; then
 - Other previously developed land within the Area of Search, including mineral extraction and landfill sites; then
 - Greenfield, previously undeveloped sites within the Area of Search; then
 - Sites within the Green Belt.
- 3.4 The Waste Management Core Strategy Preferred Approach is clear in stating that sites within the Green Belt will be included within the identification and assessment process. Only at the final stage of the site assessment process will the application of the Green Belt designation (as an absolute constraint) be applied to the Intermediate Long List of potential waste management sites. The need to exclude Green Belt sites ultimately depends upon the availability, suitability and deliverability of other non-Green Belt sites for waste management facilities.

Definition of Area of Search

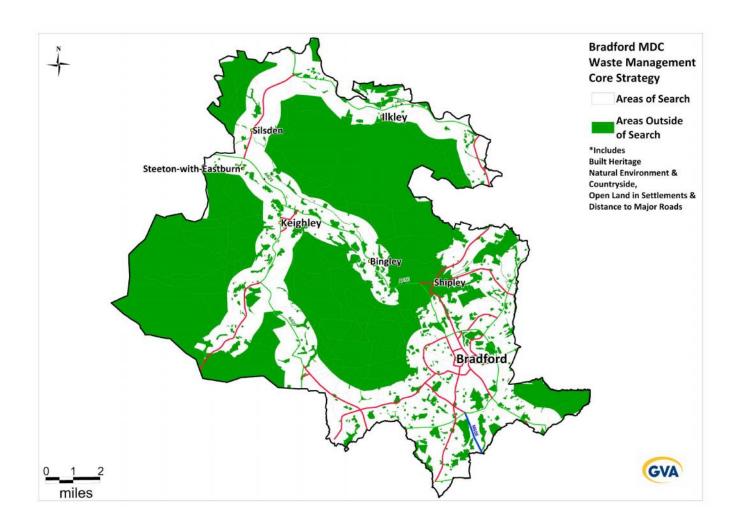
- 3.5 The Area of Search is defined in Figure 1, reproduced from the Core Strategy Preferred Options Report. The Area of Search has been developed including the application (and mapping) of the following constraints:
 - Buffer of 1km of the Strategic Road Network (Primary and A-Roads): Sites must fall within this buffer to be considered in further sifts¹; and
 - Built Heritage, Natural Environment and Countryside and Open Land in Settlement constraints²: Sites must not be directly affected by identified constraints to be considered in further sifts.
- 3.6 This approach has been tested and modified following previous public consultation on the Waste Management DPD Issues and Options and Core Strategy, and now includes further criteria.
- 3.7 Figure 1 overleaf illustrates the Area of Search (with Green Belt removed as a constraint)

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¹ Sites partially within the 1km buffer are included in the long list carried forward in the analysis.

² NB: Defined to include Conservation Areas World Heritage Site and Buffer Zone, Historic Battlefields, Historic Parks and Gardens, Sites of Local Conversation Importance, SPA, SSSI, Sites of Ecological/Geological Importance, Allotments, New Site for recreation and Open Space, Playing Fields, Recreation Open Space, Urban Green Space, Village Green Space.



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4. Site Sift 1: Application of 'Pass / Fail' Criteria

- 4.1 The first sift exercise applies a series of 'pass / fail' criteria to the Initial Long list of sites.
- 4.2 These pass / fail criteria are considered through review of policy, best practice and understanding of the waste management process to be absolute constraints to such development. Each of the criteria applied within this sift is considered in turn below. Where sites have 'failed' the sift (Site Sift 1) a justification has been provided within the Site Assessment Matrix for transparency.
- 4.3 Following the consideration of the initial desk-based pass / fail criteria, sites remaining as candidate waste management sites (i.e. those passing initial consideration of site size, environmental designation and heritage, Replacement Unitary Development Plan designation, and proximity to primary road network) will be visited. A final pass / fail criteria relating to development activity is then taken into consideration, as documented below.

Site Size

- 4.4 Sites identified on the Initial Long List have been assessed against the extent to which they have sufficient capacity to accommodate at least one waste management facility. Analysis undertaken as part of the preparation of the Core Strategy PA paper identified the following site sizes to accommodate required facilities across the District:
 - Mechanical Biological Treatment facility: minimum site size of 1ha;
 - Clean Material Reclamation facility: minimum site size of 1ha;
 - Dirty Material Reclamation facility: minimum site size of 2ha;
 - Energy from Waste facility: minimum site size of 2.5ha;
 - Windrow Composting facility: minimum site size of 2.5ha;
 - In-Vessel Composting facility: minimum site size of 2.5ha;
 - Anaerobic Digestion facility: minimum site size of 2.5ha; and
 - Pyrolysis and Gasification: minimum site size of 1 hectare.

*ODPM Planning for Waste Management Facilities : A Research Study 2004

4.5 Any sites on the Initial Long List of sites which fall below the 1 hectare minimum site size required to deliver potential waste management facilities on this basis are considered at this stage to be a 'fail'.

Shape of Site

4.6 Sites have been tested against the extent to which they are considered to have a sufficiently 'regular' shape to accommodate waste management development. Sites which are very narrow or markedly linear in nature were considered to be a 'fail' against this criteria. Each site was considered utilising red line boundary information to determine the extent to which development is likely to be possible. Any sites failing the intial sift on this measure alone will be visited during the site survey process to ensure that the correct assumption has been applied.

Environmental Designation and Heritage

4.7 A detailed check has been made of the environmental and heritage designation constraints (see Figure 2), affecting the site directly (i.e. designations on the site not adjacent or nearby the site). If the site is affected by any of the constraints it has been considered to be a 'fail' at this stage.

Figure 2: Environmental and Heritage Absolute Constraints

	0 114 10 11 10 10 10 10 10 10 10 10 10 10 10		
Internationally, Nationally and	Special Areas of Conservation (SAC)		
Locally Important Environmental Designations	Sites of Special Scientific Interest (SSSI)		
	 Local Wildlife Sites (Bradford Wildlife Areas – BWA's) 		
	Local Geological Sites		
	Regionally Important Geological Sites (RIGS)		
	Special Protection Areas (SPAs)		
	Site of Ecological and Geological Importance (SEGIs)		
	Ancient Woodlands		
Internationally, Nationally and	Scheduled Ancient Monuments (SAMs)		
Locally Important Sites for Cultural Heritage	Historic Parks and Gardens		
	Listed Buildings		
	Archaeological Sites Class ii & iii		
	Conservation Areas		
	World Heritage Sites & Buffer Zone		
	Registered Battlefields		
Other Policy Designation	Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a)		

Replacement Unitary Development Plan Designation

4.8 Sites have been tested against their designated allocation to ensure they aligned with the land use policy set out within the Replacement Unitary Development Plan. Sites of conflicting designated allocations were considered a fail at this stage. Conflicting designation have been set out in Figure 3.

Figure 3 Conflicting RUDP Designated Allocations

Conflicting Designated

Development Plan Allocations

(excluding general industrial / protected employment allocations)

- Safeguarded Land
- Housing Land Allocation
- Recreational Open Space
- Playing Fields
- New Sites for Recreation Open Space & Playing Fields
- Allotments
- Urban Greenspace
- Village Green Space
- Land reserved for Community Use (New School Sites, etc.)
- Areas of flood risk in defined Flood Zones
 3a (high probability) and 3b (functional flood plain)
- Mineral Extraction Sites

Proximity to Strategic Road Network

4.9 All of the waste management sites passing the first sift need to fall within a 1km distance of the Strategic Road Network (SRN). All sites situated outside of the 1km distance buffer are considered to be a 'fail' at this stage. Sites partially within 1km are considered in terms of where access to the site is likely to be (indicative), and whether there is sufficient scale within the 1km distance buffer area to deliver a facility. Sites that cannot ensure a 'design' solution to the 1km distance are considered to be a 'fail' at this stage. Site access to rail freight connections and to waterways are considered in Site Sift 2 (Detailed Site Assessment, summarised in Section 5 of this paper).

Site Visits

- 4.10 Site visits have been undertaken to all sites passing the first sift of the Initial Long List of sites up to and including 'Proximity to Strategic Road Network'. Sites that failed any of the first sift criteria up to this point have not been visited. Those sites that failed only against the 'Shape of Site' criteria have been included in the site visit exercise as a further test of the application of this specific constraint to waste management development.
- 4.11 A photographic record of each site has been taken. The site visits included the completion of a site assessment proforma, designed to comply with the detailed site assessment process and critiera (as summarised in Section 5 of this paper). A blank site assessment proforma is included at Appendix IV for reference.
- 4.12 A number of site visits have been undertaken at intervals throughout the Waste Management Core Strategy and DPD process.

Developed Sites

4.13 All sites identified on the Initial Long List have been obtained (with the exception of those included through the Call for Sites process) and tested to this point in the process through desk-based analysis. During the site visits undertaken a number of the sites were observed to have been subsequently developed (fully, or sufficiently to restrict the site's availability

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for waste management development). These sites are considered to be a 'fail' at this stage.

Short Listed Sites for Detailed Assessment

4.14 Following the application of the Site Sift 1 pass / fail criteria, an Intermediate List of sites was identified to be considered in more detail in the remainder of the site assessment. Failure to comply with any of the Site Sift 1 criteria is considered sufficient justification for removal of the site from subsequent assessment at this stage.

5. Short-list Identification

5.1 This final section of the Site Assessment Critiera Methodology and Assessment Paper describes the detailed site assessment process undertaken relating to the Short listed sites for detailed assessment which passed the Site Sift 1 exercise and are listed at Appendix II.

Site Sift 2: Detailed Site Assessment

- 5.2 The purpose of the Site Sift 2 exercise was to test the relative performance of the sites remaining on the Short listed sites for detailed assessment utilising a series of detailed criteria.
- 5.3 The range of criteria has been developed in response to public and technical stakeholder consultation through the Waste Management Core Strategy and Waste Manaement DPD, spatial planning good practice, and market operator views. The site criteria have been developed in alignment with the Sustainability Appraisal criteria and indicators.
- 5.4 The detailed site assessment criteria are unweighted as each is considered at this stage to be of equal importance to the site identification and selection process. At the final stage of the site assessment process, the application of the Green Belt designation (as an absolute constraint) is tested on the Intermediate Long List of potential waste management sites. The need to exclude Green Belt sites ultimately depends upon the availability, suitability and achievability of other, non-Green Belt sites for waste management facilities.

Traffic Light System

5.5 For each criterion, sites were assessed using a 'traffic light' red-amber-green approach; where green indicates strong performance against assessment criteria, amber indicates moderate performance against assessment criteria, and red indicates a material conflict with the assessment criteria. This approach is preferred over a numerical scoring system as it is easier for people to understand, avoids an overly prescriptive judgement being made and supports the ability of sites to be brought forward for waste management facilities in the future using a variety of designs and technologies capable of overcoming constraints or potential negative impacts.

5.6 For each Intermediate Long List site the total number of respective green, amber and red measures were totalled to allow a comparison of performance across all of the sites on the Intermediate Long List. This culminated in the identification of the 'best performing' sites against the criteria, which forms the short list detailed at Appendix III.

Detailed Site Assessment Criteria

5.7 The following paragraphs summarise the criteria used within the detailed site assessment (Site Sift 3) exercise. For each criteria identified the method of assessment (red-ambergreen) is set out below.

Site Status in RUDP

5.8 Reflects the existing allocation or status of the site.

The site is allocated for land uses that could facilitate waste management development, e.g. employment allocation.

The site is unallocated in the RUDP.

The site is unallocated but has a conflicting allocation adjacent

Alignment to Strategic Objectives

5.9 Reflects the potential alignment or conflict of waste facilities with other corporate and planning strategic objectives³.

Use for waste management facilities would comply or not conflict with strategic objectives.

Use for waste management facilities would cause minor conflicts with strategic objectives.

Use of the site for a waste management facility will significantly conflict with strategic objectives.

³ Including consideration of: Airedale Corridors: A Masterplan and Strategy for Airedale; Leeds-Bradford Corridor Study; Canal Road Masterplan; City Centre Masterplan; Neighbourhood Development Frameworks; Manningham Masterplan; Big Plan (SCS); Bradford Economic Strategy 2007 – 2020; Strategic Flood Risk Assessment for Bradford (2003); Regional Waste Strategy; Bradford Municipal Waste Strategy; Landscape Character SPD; Conservation Area Assessments; Air Quality Action Plan (Bradford); Bradford Environmental Protection Strategy; West Yorkshire Geodiversity Action Plan; and Local Transport Plan.

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Land Status

5.10 Reflects the existing status of the site as either Previously Developed Land (PDL) or greenfield. Distinction is made between the two in order to promote best use of unallocated PDL sites in the first instance, and then unallocated urban greenfield land above unallocated greenfield land outside existing development pattern boundaries.

Site is Previously Developed Land

Site is Greenfield but within established settlement development pattern.

Site is Greenfield but outside existing settlement development pattern.

Location

5.11 Reflects the location of the site in relation to current / future waste arisings both within and outside of the District. Preference is given to those locations that are in close proximity to waste arisings in Bradford MDC and those in surrounding areas above those locations significantly away from waste arisings. Urban, Town and Fringe locations (defined using the adopted RUDP and DEFRA Rural and Urban Area Classifications 2004) are preferred to rural locations. However, a note has been made of rural locations that could deliver facilities associated with waste arisings outside of the Bradford MDC area.

Site is located in close proximity to current / future waste arisings in Bradford MDC (site is within urban or sub-urban area).

Site is not within urban or suburban area but is located in close proximity to current / future waste arisings inside or outside of the Bradford District.

Site is located significantly away from waste arisings in Bradford MDC or surrounding local authorities.

Site Proximity to Sensitive Uses

- 5.12 Reflects the immediate adjacency of the potential waste management site to sensitive uses where buffering may be insufficient to mitigate potential negative impacts of waste management development. When considering potential negative impacts, research undertaken by Environ as part of the Sustainability Appraisal relating to the individual waste facilities has been taken into account.
- 5.13 Sensitive uses are defined to include: defined environmental and heritage designations (listed previously at Figure 2), existing education sites, higher density housing development, health and other community facilities.

Site is not adjacent to a sensitive use.

Site is adjacent to a sensitive use but could be mitigated against at reasonable cost (estimated / indicative).

Site is adjacent to a sensitive use and considered difficult / financially unviable (estimated / indicative) to mitigate against potential negative impacts.

Site Accessibility to Transport Networks

5.14 Reflects the need for sites to be adequately accessed from the strategic road network or can be made to do so without excessive new / improved road development. Rail and/or waterway access also beneficial. Sites in immediate or close proximity will be preferrential to those that are currently and/or in the future likely to remain inaccessible to these movement networks.

The site is immediately accessible via the strategic road network, rail line (freight), and/or waterways and benefits from an existing suitable site access.

The site is accessible (located within 1Km of the strategic road network), rail line (freight), and/or waterways but not immediately adjacent or would require improvements to the existing access to the strategic road network.

The site is inaccessible or only to the strategic road network, rail line (freight), and/or waterways at significant cost to make the development financially unviable.

Visual / Landscape Impact

5.15 Reflects to need to ensure that sites are preferred where waste management facilities will have little or no visual/landscape amenity impacts. Where impacts are likely to be significant and not capable of successful mitigation or management, these will be least preferable under this criterion.

Use of the site for waste management facilities may have little or no impact on visual amenity or landscape quality.

The use of the site for waste management facilities may have a significant impact on visual amenity or landscape quality, but can potentially be mitigated at reasonable cost.

Use of the site for waste management facilities may present a significant and unmanageable impact on visual amenity or landscape quality of which any extensive mitigation would be ineffective and / or financially unviable.

Physical Development Constraints

5.16 Reflects the need to consider the deliverability of sites in terms of physical development constraints on-site including structures, utilities or transport infrastructure, land subsidence, etc. that would need to be removed prior to development.

No physical development constraints noted.

Some physical development constraints noted but not considered to be significant barrier to development taking place.

Significant physical development constraints noted, which are considered to be significant barrier to development taking place.

Site Topography

5.17 Reflects the need to give preference to flat or gently sloping sites over those where steep gradient precludes or limits development, or where the likely costs/feasibility of development will be excessive.

The site is completely or predominantly flat with no major mitigation needed

The site has a steep gradient developable only at higher than normal cost.

The site has a steep gradient and is un-developable as mitigation would be of sufficient cost to make the site unviable.

Extant Planning Consents

5.18 Reflects the need to take into account sites that are subject to a live application, or have in the past been subject to a planning application for a waste management facility. The purpose is to ensure that the site assessment criteria reflect current and previous planning decision making.

Site is acceptable in principle through the granting of a live or expired planning permission for a waste management facility.

Site has an approved planning permission for an employment use which could be adapted for a waste management facility.

Site has no relevant planning history.

Site has previously been refused planning permission for a waste management facility within the period of the currently adopted Replacement Unitary Development Plan (2005). Site has an approved planning permission for a conflicting use (e.g. Housing)

Current Use

5.19 Reflects the potential development cost associated with the potential need to ensure vacancy of the site will be appraised. Sites that are currently occupied for waste management facilities and those that are developed but vacant and unused will be preferential to those in wider B Use Classes and over those that have current conflicting activities or are under construction at the current time.

Site is occupied by an existing waste management and capable of significant expansions. The site is currently vacant and unused

Site is developed for B-Class employment uses and is currently either in use of vacant.

Site is in active use or is under-construction for a conflicting activity (such as residential).

Site Ownership

5.20 Reflects the relative ease of site delivery. Sites in the Council's or other public ownership are preferred to those in private or multiple ownership. This reflects the difficulties and relative complexity of site ownership and land assembly, and ultimately willingness to develop sites for waste management facilities. Based on desk-based knowledge, Land Registry searches will only be undertaken for the best performing sites on the short list.

The site is in Council, public, private or other single private ownership

The site is in other, multiple private ownership.

The site ownership can not be ascertained or the site owner found.

Historical/Cultural Assessment

5.21 Reflects the location of the site in relation to the District's historical and/or cultural assets. Sites not immediately adjacent or in close proximity to cultural or historical assets will be preferential to those that are currently located close to these assets.

The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting.

The site is adjacent or adjoining a cultural / heritage asset(s) and is likely to have an impact upon it or its setting, but can potentially be mitigated at cost

The site is adjacent or adjoining a cultural / heritage asset(s) and is likely to have a detrimental impact upon it or its setting, with mitigation being either financially unviable or ineffective.

Development Cost/Value for Money

development of a waste management facility.

5.22 Reflects the likely mitigation costs of multiple physical or access constraints in order deliver the site for waste management uses. Those sites with fewer and/or less severe constraints are preferential to those with multiple of significant constraints.

No abnormally high cumulative development costs have been identified for this site. Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility. An overriding number of abnormally high cumulative development costs have been identified, which will most like result in the site being financially unviable for the

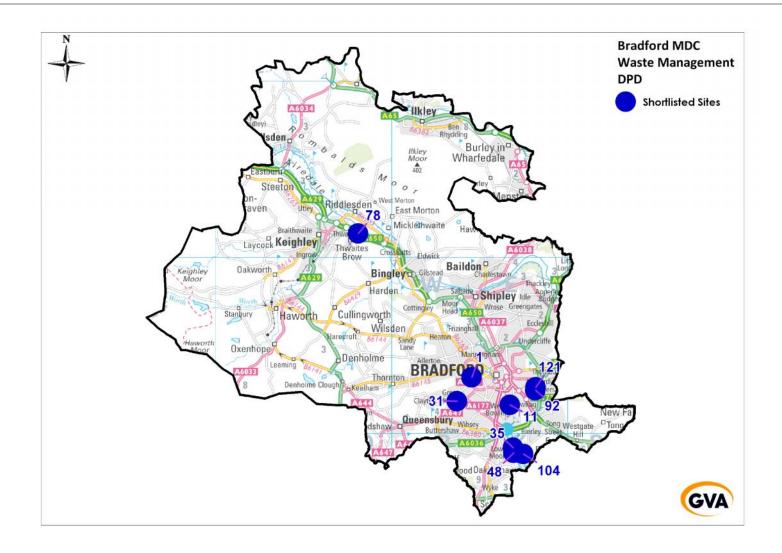
6. Shortlisted Sites

- 6.1 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 III.
- 6.2 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 site can be found in Appendix III.
- 6.3 The following sites have been shortlisted:
 - 1. Site 1 Princeroyd Way, Ingleby Road, Bradford
 - 2. Site 11 Ripley Road, Bowling
 - 3. Site 31 Hollingwood Lane, Paradise Green
 - 4. Site 35 Staithgate Lane (North), Odsal
 - 5. Site 48 Staithgate Lane (South), Odsal
 - 6. Site 78 Aire Valley Road, Worth Village, Keighley
 - 7. Site 92 Bowling Back Lane HWS, Bradford
 - 8. Site 104 Merrydale Road, Euroway
 - 9. Site 121 Steel Stock and Scrapholders Site, Birkshall Lane

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Site Assessment Criteria Methodology and Assessment Paper



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Site 1 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Land designated as employment site
		. ,
Alignment to Strategic Objectives	Green	PDL, Not in Green Belt, on the edge of Bradford centre
Land Status	Green	Cleared PDL in industrial area
Location	Green	Within Bradford urban area
		Adjacent to food production premises and overlooked by
Cita Provimity to Considera Uses	Ambor	medium density residential. School close by but not
Site Proximity to Sensitive Uses	Amber	adjacent
		Site access is in place. Adjacent to SRN. Nearby waterway but considered unsuitable for transportation of
Site Accessibility to Transport Networks	Green	waste
		Largely hidden as at bottom of valley. Within existing
Visual / Landscape Impact	Green	industrial area
Physical Development Constraints	Green	Site is largely cleared. Some tress on site.
Priysical Development Constraints	Green	Site is largery cleared. Some tress on site.
Site Topography	Green	Flat site
Extant Planning Consents	Green	Site has no relevant planning history
Current Use	Green	Vacant cleared site
Site Ownership	Green	Single Private
		The site is not adjacent or adjoining any cultural / heritage
Cultural/ Heritage Constraints	Green	asset and thus will have no impact on it or its setting
		No abnormally high cumulative development costs have
Development Cost Value for Money	Green	been identified for this site
Green Count	13	
Amber Count	1	
Red Count	0	

Site 1 – Princeroyd Way, Ingleby Road, Listerhills (2.1 Ha) - The site is an allocated employment site with no site specific use outlined within Strategic Objectives. The site is currently a vacant and cleared employment site. The site is within the Bradford urban area and is adjacent to food production premises and medium density residential uses which would require some mitigation. Site access is in place and the site is adjacent to the Strategic Road Network. The site is at the bottom of a valley and not close to any cultural or heritage designations that would require mitigation. The site is flat and there are no abnormally high development costs identified. There are no current extant planning consents on this site which has a single private owner. The site achieved "green" in 13 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 11 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Southern section of land is a designated Employment Site,
Site Status in RUDP	Green	the Northern section is undesignated but was formerly within employment use before clearance.
Alignment to Strategic Objectives	Green	PDL, edge of centre of Bradford
Land Status	Green	Cleared PDL, being used as skip hire storage yard
Location	Green	Within Bradford urban area
Site Proximity to Sensitive Uses	Green	Within industrial area
	G. 66	The state of the s
		Site access is in place, good access to SRN, HGV uses in
Site Accessibility to Transport Networks	Green	the wider area
Visual / Landscape Impact	Green	None, within industrial area
Physical Development Constraints	Green	Site cleared. No other physical constraints noted
Site Topography	Green	Flat
Extant Planning Consents	Green	Change of use of former industrial site to allow the temporary storage of empty skips and waste bins for a period of 12 months from the date of approval. Extant planning permission for energy recovery facility involving the treatment of non-hazardous residual waste material through gasification
Current Use	Green	Temporary use as skip storage
Site Ownership	Green	Single private
Cultural/ Heritage Constraints	Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Green	No abnormally high cumulative development costs have been identified for this site
Green Count	14	
Amber Count	0	
Red Count	0	

Site 11- Ripley Road, Bowling (2.35 Ha) – The site is partially allocated as an employment site with no site specific use outlined within Strategic Objectives. The site is currently a vacant and cleared employment site being used as a skip hire depot. The site is within the Bradford urban area and is not adjacent to sensitive uses or heritage or cultural constraints that would require mitigation. Site access is in place and the site is adjacent to the Strategic Road Network. The site is flat and there are no abnormally high development costs identified. The site currently has an extant planning consent to build an energy recovery facility. The site currently in single private ownership. The site achieved "green" in all 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 31 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		The land is designated as an Employment Site and is
		located in an Employment Zone. Site appears to be a site for specific occupier (recreation land associated
Site Status in RUDP	Green	with adjacent major employer)
		No site specific use within strategic objectives. Use for waste management facility would not conflict with
Alignment to Strategic Objectives	Green	strategic objectives
,		Greened over designated employment use. Used as
Land Chatria	Craan	recreation space for adjacent major occupier. In use.
Land Status	Green	Within settlement development pattern.
Location	Green	Within urban area
Education	Croon	Within arban area
		Surrounded by industrial and medium density
Site Proximity to Sensitive Uses	Green	residential
		Close to SRN but current access is through adjacent
Site Accessibility to Transport Networks	Amber	occupier / land, investment required.
		No london a long of pated at the control of a state of
Visual / Landscape Impact	Green	No landscape impact noted although in active use as recreational land. Site is not highly visible.
Troudin Zamaccapo impacc	S.CO.	Toologian land. One to not migrify thousand.
		0 11 11 11
Physical Development Constraints	Green	Small building on site.
Site Topography	Green	Flat site
Extant Planning Consents	Green	Site has no relevant planning history
		Site is in use as recreation land, but is not allocated
		as formal open space. May be classed as a playing pitch by Sport England. Loss of playing field may be
Current Use	Amber	restricted.
Site Ownership	Green	Single private owner
		The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints	Green	setting
Development Cost Value for Money	Green	No abnormally high cumulative development costs have been identified for this site
Green Count		12
Amber Count		2
Red Count		0
Nou Count	L	·

Site 31- Hollingwood Lane, Paradise Green (2.3 Ha) – The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently used for private recreation purposes but is not allocated as formal open space. The site is within the Bradford urban area and is adjacent to industrial uses and medium density housing. The site is not adjacent to any sensitive uses or heritage or cultural constraints that would require mitigation. No site access is in place and would need to be built through a private industrial site although the site is adjacent to the Strategic Road Network. The site is flat and cleared there are no abnormally high development costs. There are currently no extant planning consents for the site which is in single private ownership. The site achieved "green" in 12 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 35 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Site is allocated as an employment site
		No site specific use within strategic objectives. Use
Alignment to Strategic Objectives	Green	for waste management facility would not conflict with strategic objectives
- migniment to outding to objective	0.00	3. a. (3.9.6 - 3.7.6 t. 1.9.5
Land Status	0.00	Greened over employment designation vacant, within
Land Status	Green	the settlement development pattern
Location	Green	Within the Bradford urban area
Site Proximity to Sensitive Uses	Green	Agriculture, warehousing, motorway adjacent
One i roamity to denotive data	Green	righteditare, warehousing, motorway adjacent
Site Accessibility to Transport Networks	Green	Would require access investment but is proximate to SRN (M606). Adjacent to rail line
One Accessibility to Transport Networks	GICCH	Ortiv (WOOO). Adjacent to rail line
Visual / Landacana Impact	Croon	Adjacent to warehouse / industrial area - no mitigation
Visual / Landscape Impact	Green	required
		Pylons through edge of site. Utilities required but
Physical Development Constraints	Green	connected to adjacent sites.
Site Topography	Green	Gently sloping but not a restriction on development
Extant Planning Consents	Green	The site has no relevant planning history
Current Use	Green	Vacant greenfield
Site Ownership	Amber	2-3 Private Owners
		The site is not adjacent or adjoining any cultural /
		heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints	Green	setting
		No abnormally high cumulative development costs
Development Cost Value for Money	Green	have been identified for this site
Green Count	13	
Amber Count	1	
Red Count	0	

Site 35- Staithgate Lane, Odsal (6.6 Ha) – The site is an allocated employment site with no site specific use within Strategic Objectives. The site is currently vacant and is located within the Bradford urban area. The site is adjacent to agricultural, warehousing uses as well as the M606 motorway. The site is close to a railway line but would require access investment to join the rail network. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is gently sloping but would not restrict development nor are there any other abnormally high development costs. There are currently two to three private owners of the site. The site achieved "green" in 13 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 48 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Site is designated as an Employment Site and
Site Status in RUDP	Green	employment zone. Being marketed for employment development.
	3.33.1	No site specific use within strategic objectives. Use
Alignment to Strategic Objectives	Green	for waste management facility would not conflict with strategic objectives
Alighment to Strategic Objectives	Oreen	Strategic objectives
Land Status	Green	Greened over employment allocation, not in use. Site is within the settlement development pattern
Location	Croon	Mithin Dradford urban area (acuthorn adge)
Location	Green	Within Bradford urban area (southern edge)
Site Proximity to Sensitive Uses	Green	Agriculture, industrial adjacent
		Adjacent to rail line. Site access in place. Accessibility
Site Accessibility to Transport Networks	Green	to SRN is good.
Visual / Landscape Impact	Green	None noted. Industrial uses.
		Would require utilities but these are connected to
Physical Development Constraints	Green	adjacent site.
Site Topography	Green	Gently sloping, no restriction to development
one repognaping	3.33.1	control de de la control de de la control de de la control
Extant Planning Consents	Green	Site has no relevant planning history
Current Use	Green	Not in use, greenfield site
Site Ownership	Green	Single Private
S.C. S.Moronip		5g.5 . 111000
		The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints	Green	heritage asset and thus will have no impact on it or its setting
Cultural Horitage Constitution	Sicon	Soluting
Davidanment Cost Value for Manay	Groon	No abnormally high cumulative development costs have been identified for this site
Development Cost Value for Money Green Count	Green 14	nave been identined for this site
Amber Count	0	
Red Count	0	
itea count	1 0	

Site 48- Staithgate Lane South, Low Moor (2.87 Ha) - The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently vacant and is within the Bradford urban area. The site is adjacent to agricultural, warehousing uses as well as the M606 motorway. The site is close to a railway line but would require access investment to join the rail network. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is gently sloping but would not restrict development nor are there any other abnormally high development costs. There are currently no extant planning consents relating to this site although the site is being marketed for employment uses. The site is currently in single private ownership. The site achieved "green" in all 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 78 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
	7 (00000)	
O'L OLL : BUBB		Site is designated as an Employment Site,
Site Status in RUDP	Green	Employment Zone and rail freight accessible site No site specific use within strategic objectives. Use
		for waste management facility would not conflict with
Alignment to Strategic Objectives	Green	strategic objectives
Land Status	Green	PDL, cleared
Land Status	Gleen	1 DL, Geared
Location	Green	Edge of Keighley
2004.0.1	0.00	Lage of telegrinoy
0. 5		
Site Proximity to Sensitive Uses	Green	Gas works adjacent but not considered sensitive Site adjacent to Aire Valley Road (A650) and new
		access is in place but would need improvement for
		HGV movement either through existing estate
Cita Appagaibility to Transport Naturalys	Green	adjacent or from dual carriageway. Site has potential
Site Accessibility to Transport Networks	Green	for rail freight.
		On prominent site, but not good quality landscape at
Visual / Landscape Impact	Green	the current time. Adjacent gas cylinders.
		Potential contamination linked to previous use, utilities required but connected to adjacent sites. Gas pipes
Physical Development Constraints	Amber	run through site.
Sita Tanagraphy	Croon	Flat
Site Topography	Green	Fiat
		Mixed use development including employment, car
		showroom, offices and associated parking and
Extant Planning Consents	Green	external works. Unlikely to cover entire site.
Current Use	Green	Vacant and cleared PDL
Site Ownership	Green	Single Private
		The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints	Green	heritage asset and thus will have no impact on it or its setting
		Some potentially abnormally high cumulative development cost have been identified which may
		affect the viability of developing the site for a waste
		management facility including possible contamination
Development Cost Value for Money	Amber	and moving gas pipes.
Green Count		12
Amber Count		2
Red Count		0

Site 78- Aire Valley Road, Worth Village Keighley (2.8 Ha) – The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently vacant greened over employment site at the edge of the Keighley urban area. The site is adjacent to a large gasholder site. The site has good access to the Strategic Road Network and is also close to a railway line. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat but contamination from former uses may result in abnormally high development costs which could affect viability. The site is currently subject to an extant planning consent for a mixed used development including employment uses. The site is currently in single private ownership. The site achieved "green" in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 92 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Site is within employment zone but is not specifically allocated. Site is existing HWS.
Alignment to Strategic Objectives	Green	Municipal Waste Strategy includes strategic objective for the maintenance of existing waste infrastructure.
Land Status	Green	Site is in use as HWS and Waste Transfer Station.
Location	Green	Within Bowling industrial area, within urban area of Bradford
Site Proximity to Sensitive Uses	Amber	Adjacent uses are predominantly industrial but with Gypsy/Travellers park also adjacent
Site Accessibility to Transport Networks	Green	Site access is in place, accessible to the SRN via Planetrees Road, within industrial area where HGV movements already take place to the SRN.
Visual / Landscape Impact	Green	Existing waste facility so no change anticipated. Within wider industrial area.
Physical Development Constraints	Amber	Existing structures on site would need clearing. Potential contamination on the site.
Site Topography	Green	Site is flat
Extant Planning Consents	Green	Pre-application and scoping requests made by the two remaining waste PFI bidders. Proposals for enhanced and expanded waste management facilities acceptable in principal but with mitigation
Current Use	Green	Site is HWS
Site Ownership	Green	Council owned HWS
Cultural/ Heritage Constraints	Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Green	Some potentially abnormally high cumulative development costs, however is not considered that there is a viability issue as the support by Public and Private Investment has demonstrated it is financially viable
Green Count		2
Amber Count		2
Red Count		0

Site 92- Bowling Back Lane HWS, Bowling Back Lane (4.27 Ha) - The site is located within an employment zone. The Municipal Waste Strategy includes a strategic objective for the maintenance of existing waste infrastructure. The site is currently in waste management use and is located within the Bradford urban area. The site is adjacent to industrial and office uses as well as a Gypsy/traveller site which may require mitigation. The site has good access to the Strategic Road Network which is accessed through an industrial area. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat but existing structures would need clearance although this unlikely to result in abnormally high development costs. There are currently pre-application and scoping requests regarding enhanced and expanded waste management facilities of the site as part of the PFI programme. The site is currently in council ownership. The site achieved "green" in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 104 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Land is designated as an Employment Site and is
Site Status in RUDP	Green	located in Euroway Employment Zone. Carried forward from previous UDP
ORC OLORGO IN TODA	Orccii	Designated as Industrial Corridor in the South
Allowers and the Otracta size Objectives	0	Bradford Characterisation Map. This means the site
Alignment to Strategic Objectives	Green	is not sensitive to change
		Greened over employment allocation within
Land Status	Green	established settlement development pattern
Location	Green	Site is at the edge of Bradford urban area
Site Proximity to Sensitive Uses	Green	Within existing employment area
		Site requires access off Boydedale Way, but then is
Site Accessibility to Transport Networks	Green	Site requires access off Roydsdale Way, but then is well connected to SRN
-		
Visual / Landscape Impact	Green	None noted. Within existing employment area
visual/ Landscape impact	Olecii	None noted. Within existing employment area
		Land would require clearance (Some trees on site).
		Watercourse on site from map. Utilities required but
Physical Development Constraints	Amber	connected to adjacent sites
		Uneven surface but largely flat, no constraint to
Site Topography	Green	development
Extant Planning Consents	Green	Application for Warehouse/Employment Unit
Current Use	Green	Greenfield , not in use
Carroni Goo	Ciddii	Partially Owned by the Council and Other Private
Site Ownership	Amber	Owners
		The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints	Green	heritage asset and thus will have no impact on it or its setting
- Samuel		3
Davelonment Cost Value for Manay	Croon	No abnormally high cumulative development costs have been identified for this site
Development Cost Value for Money Green Count	Green	
Amber Count		2 2
		0
Red Count		U

Site 104 - Merrydale Road, Euroway (2.0 Ha) - The site is an allocated employment site within an employment zone and also a designated industrial corridor within Strategic Objectives. The site is currently vacant and is located within the Bradford urban area. The site is adjacent to a mix of commercial uses which are unlikely to require mitigation. The site has good access to the Strategic Road Network which is accessed through a commercial area. As the site is within an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat and although there is some tree coverage which would require clearance it would not result in abnormally high development costs. The site is currently subject to an extant planning consent to build a warehouse/employment unit. The site is currently part owned by the Council and another private owner. The site achieved "green" in 12 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility and Pyrolysis and Gasification.



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Site 121 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Land is within and appleament zone but site is not
Site Status in RUDP	Green	Land is within and employment zone but site is not specifically allocated as an employment site
		Municipal Waste strategy includes the maintenance of
Alignment to Strategic Objectives	Green	existing waste infrastructure
		0.00
Land Status	Green	Site is in use as a scrap yard. PDL in use
Location	Green	Within Bowling industrial area, within urban area
Site Proximity to Sensitive Uses	Green	None noted. Within existing industrial area. Current use as scrap yard
Site Accessibility to Transport Networks	Green	Site access is in place, accessible to the SRN via Planetrees Road, within industrial area where HGV movements already take place to the SRN. Direct access to the railway line
Visual / Landscape Impact	Green	No change / potential improvement. Site is not within residential view line
Physical Development Constraints	Amber	Potential contamination due to current on site use, minimal on-site structures.
Friysical Development Constraints	Ailibei	minima on-site structures.
Site Topography	Green	Site is flat
Extant Planning Consents	Green	Site has no relevant planning history
Current Use	Green	Currently in use for metal recycling
Site Ownership	Amber	Two private waste operating owners
	7411001	. To private made operating emission
		The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints	Green	setting
		Potential contamination identified, but no abnormally high cumulative costs identified which would affect the viability of the site.
Development Cost Value for Money	Green	
Green Count		12
Amber Count		2
Red Count		0

Site 121- Steel Stock and Scrapholders Site, Birkshall Lane (4.1 Ha) – The site is within an employment zone. The Municipal Waste Strategy includes a strategic objective for the maintenance of existing waste infrastructure. The site is currently in private waste management use and is located within the Bradford urban area. The site has good access to the Strategic Road Network and is also close to a railway line. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat and existing structures on site would require clearance. Contamination from the current use is may lead to abnormally high development costs which may affect the sites viability. There are currently no extant planning consents and the site has two private owners. The site achieved "green" in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Waste Management DPD Site Assessment Criteria Methodology and Assessment Paper

APPENDIX I – FULL SITE LIST

Site Assessment Criteria Methodology and Assessment Paper

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

Table of Sites Considered for Waste Management Facilities

Ref	Name	General Area	Туре	Area (Ha)
		Bradford	Designated Employment	
1	Princeroyd Way, Ingleby Rd, Listerhills	West	Land	2.01
2	Brownroyd St, Listerhills	Bradford West	Designated Employment Land	0.4
3	Corner of Greyhound Drive, Legrams Lane	Bradford West	Designated Employment Land	0.94
4	Shearbridge Mill, great Horton Rd, Dirkhill	Bradford West	Designated Employment Land	0.5
5	Thornton Rd, Thornton	Bradford West	Designated Employment Land	6.68
6	Bell Dean Rd, Allerton	Bradford West	Designated Employment Land	1.68
7	Bowling Old Lane, Bowling	Bradford West	Designated Employment Land	1.28
8	Spring Mill Street / Upper Castle Street, Bowling	Bradford West	Designated Employment Land	2.11
9	Ripley Street / Bolling Rd, Bowling	Bradford West	Designated Employment Land	2.22
10	Prospect Street / Rouse Fold, Bowling	Bradford West	Designated Employment Land	0.82
11	Ripley Rd, Bowling	Bradford West	DEL & CFS	2.35
12	Ripley Rd, Bowling	Bradford West	Designated Employment Land	0.41
13	Ripley Rd, Bowling	Bradford West	Designated Employment Land	0.61
14	Shearbridge Mill, Great Horton Rd, Dirkhill	Bradford West	Designated Employment Land	0.5

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
15	Thackley Old Rd, Leeds Rd, Thackley	Shipley	Designated Employment Land	0.41
16	Land Between Railway Line and Leeds-Liverpool Canal, Dockfield Rd, Dock Lane, Shipley	Shipley	Designated Employment Land	0.98
17	Land adjacent to Airedale Route, Crossflatts	Shipley	Designated Employment Land	1.05
18	Manywells industrial estate, Manywells Brow, Cullingworth	Shipley	Designated Employment Land	0.94
19	Land adjacent to Manywells Quarry/ Manywells Industrial Estate, Cullingworth	Shipley	Designated Employment Land	7.99
20	Main street, lingbob, Silsden	Shipley	Designated Employment Land	0.62
21	Castlefields Rd, Crossflats	Shipley	Designated Employment Land	0.85
22	Castlefields Lane, Crossflats	Shipley	Designated Employment Land	0.72
23	Coolgardie, Keighley Rd, Bingley	Shipley	Designated Employment Land	3.8
24	Former Bingley Auction Mart, Keighley Rd, Bingley	Shipley	Designated Employment Land	1.76
25	John Escritt Rd, Bingley	Shipley	Designated Employment Land	0.5
26	Land west of Dowley Gap Lane, Dowley Gap, Bingley	Shipley	Designated Employment Land	2
27	Buck Lane, Otley Rd, Baildon	Shipley	Designated Employment Land	6.31
28	Otley Rd, Hollins Hill, Baildon	Shipley	Designated Employment Land	1.84
29	Ingleby Rd, Girlington	Bradford South	Designated Employment Land	3.25
30	Northside Rd, Lidget Green	Bradford South	Designated Employment Land	0.47

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
31	Hollingwood Lane, Paradise Green	Bradford South	Designated Employment Land	2.3
32	Brackenbeck Rd, Paradise Green	Bradford South	Designated Employment Land	1.57
33	Havelock Street, Great Horton	Bradford South	Designated Employment Land	0.74
34	Chase Way, Bowling	Bradford South	Designated Employment Land	5.23
35	Staithgate Lane North, Odsal	Bradford South	Designated Employment Land	6.6
36	Mandale Rd, Buttershaw	Bradford South	Designated Employment Land	1.21
37	Black Dyke Mills, Brighouse Rd, Queensbury	Bradford South	Designated Employment Land	2.39
38	Cross Lane, Westgate Hill	Bradford South	Designated Employment Land	4.91
39	Westgate Hill Street, Westgate Hill	Bradford South	Designated Employment Land	1.5
40	Cordingley Street, Holmewood	Bradford South	Designated Employment Land	0.49
41	Shetcliffe Lane, Tong Street	Bradford South	Designated Employment Land	0.96
42	Kaycell Street/ Burnham Ave, Bierley	Bradford South	Designated Employment Land	2.83
43	Former West Bowling GC	Bradford South	Designated Employment Land	35.23
44	Wharfedale Rd, Euroway	Bradford South	Designated Employment Land	0.62
45	Woodlands Farm, Euroway	Bradford South	Designated Employment Land	9.48
46	Roydsdale Way, Euroway	Bradford South	Designated Employment Land	1.01

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
47	Commondale Way, Euroway	Bradford South	Designated Employment Land	0.46
48	Staithgate lane south, Low Moor	Bradford South	Designated Employment Land	2.87
49	Tramways, Cleckheaton Rd, Low Moor	Bradford South	Designated Employment Land	5.03
50	New Works Rd, Low Moor	Bradford South	Designated Employment Land	0.72
51	Dealburn Rd, Low Moor	Bradford South	Designated Employment Land	1.69
52	AH Marks, Wyke lane, Wyke	Bradford South	Designated Employment Land	5.42
53	Station Mills, Stockton Rd, Wyke	Bradford South	Designated Employment Land	0.63
54	Dealburn Rd, Low Moor	Bradford South	Designated Employment Land	0.69
55	Spartan Rd, low moor	Bradford South	Designated Employment Land	1
56	Royds Hall Lane, Woodside	Bradford South	Designated Employment Land	4.65
57	Neville Rd / Lower Lane	Bradford North	Designated Employment Land	1.17
58	Neville Rd, Bowling	Bradford North	Designated Employment Land	0.7
59	Birch Lane, Bowling	Bradford North	Designated Employment Land	2.11
60	Hammerton Street, Bowling	Bradford North	Designated Employment Land	0.78
61	Buck Street West, Bowling	Bradford North	Designated Employment Land	0.89
62	Steadman Street, Leeds Rd	Bradford North	Designated Employment Land	0.43

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
63	Dick Lane, Laisterdyke	Bradford North	Designated Employment Land	0.55
64	Gain Lane, Thornbury	Bradford North	Designated Employment Land	7.06
65	Harrogate Rd, Greengates	Bradford North	Designated Employment Land	3.26
66	Canal Rd, Bolton Hall	Bradford North	Designated Employment Land	0.57
67	Parry Lane, Bowling	Bradford North	Designated Employment Land	0.86
68	Woodhall Rd, Thornbury	Bradford North	Designated Employment Land	9.85
69	off Steeton grove, Steeton with Eastburn	Keighley	Designated Employment Land	1.19
70	Station Rd, Steeton with Eastburn	Keighley	Designated Employment Land	0.56
71	Belton Rd, Silsden	Keighley	Designated Employment Land	4.99
72	Keighley Rd (north), Silsden	Keighley	Designated Employment Land	0.53
73	Keighley Rd (north), Silsden 2	Keighley	Designated Employment Land	0.69
74	Keighley Rd (south), Silsden	Keighley	Designated Employment Land	1.04
75	Sykes Lane, Silsden	Keighley	Designated Employment Land	2.38
76	Backstone Way, Ilkley	Keighley	Designated Employment Land	1.25
77	Ashlands Rd,Ilkley	Keighley	Designated Employment Land	1.03
78	Aire Valley Rd, Worth Village, Keighley	Keighley	Designated Employment Land	2.8

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
79	Dalton Lane, Worth Village, Keighley	Keighley	Designated Employment Land	0.77
80	Aireworth Rd, Worth Village, Keighley	Keighley	Designated Employment Land	1.73
81	Mitchell Street, Eastwood, Keighley	Keighley	Designated Employment Land	0.86
82	East Avenue, Lawkholme, Keighley	Keighley	Designated Employment Land	0.6
83	Holme Mill Lane, Fell Lane, Keighley	Keighley	Designated Employment Land	0.79
84	Beechcliffe, Keighley	Keighley	Designated Employment Land	9.54
85	Bradford Rd, Crossflats, Keighley	Keighley	Designated Employment Land	1.49
86	Woodcock Delph	Keighley	Exhausted Mineral Workings	2.38
87	Chellow Grange Quarry, Haworth Rd, Bradford	Bradford West	Exhausted Mineral Workings	0.62
88	Lower Bottomley Lane Quarry	Bradford West	Exhausted Mineral Workings	0.4
89	The Shay/Soil Hill, Queensbury, Bradford	Bradford West	Exhausted Mineral Workings	4.4
90	Fagley Quarry, Fagley	Bradford North	Exhausted Mineral Workings	2.15
91	Bingley Car Park,Ferncliffe Road Bingley	Shipley	Amenity Site	0.34
92	Bowling Back Lane,Bowling Back Lane Bradford	Bradford North	Amenity Site	4.28
93	Dowley Gap H.W.S,Wagon Lane	Shipley	Amenity Site	0.47
94	Ford Hill H.W.S,Hill End Lane Queensbury	Bradford South	Amenity Site	0.75

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
95	Golden Butts HWS, Ilkley	Keighley	Amenity Site	0.6
96	Keighley H.W.S,Royd Ings Avenue	Keighley	Amenity Site	1.64
97	Midland Road, Manningham	Bradford North	Amenity Site	0.19
98	Sugden End H.W.S,Halifax Road Keighley	Keighley	Amenity Site	0.6
99	Wilson Road HWS,Dealburn Road, Low Moor	Bradford South	Amenity Site	0.4
100	Shearbridge Depot,Shearbridge Road, Bradford	Bradford West	Council Depot	1.97
101	Cleansing Dept Depot,Harris Street	Bradford North	Council Depot	0.78
102	Stockbridge Depot,Royd Ings Ave, Stockbridge	Keighley	Council Depot	2.45
103	Stewart Close, Victoria Rd	Bradford North	Designated Employment Land	0.65
104	Merrydale Rd, Euroway	Bradford South	Designated Employment Land	1.96
105	Car Park St Lukes Hospital, North Newall Street Car park	Bradford West	White Land	0.87
106	Open space to North of Wilson Road South of Elizabeth Avenue	Bradford South	White Land	3.21
107	Reevy Beacon, Beacon Road rear of The Beeches	Bradford South	White Land	1.49
108	South of Commercial Estate, Bellerby Brow	Bradford South	White Land	1.56
109	Calder Banks,Corner of Baldwin Lane and Highgate Road	Bradford South	White Land	0.41
110		Bradford South	White Land	2.96

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
111	Springfeild, South of Friars Industrial Estate, North of Arthur Street	Bradford North	White Land	1.78
112	Yates Flat near Bolton Hall Rd	Shipley	White Land	0.86
113	West of Gasholders, Canal Road, Bradford	Bradford North	White Land	2.31
114	Fearnsides St,Rear of Housing	Bradford West	White Land	0.84
115	Rear of Woodhall Retail centre superstore	Bradford North	White Land	1.11
116	Laisterdyke,Between Laisterdyke and Dick Lane	Bradford North	White Land	5.65
117	Vacant site Corner of Stoney Lane and Wilsden Road	Bradford West	White Land	0.38
118	Vacant Land West of Kingsway, Bingley	Shipley	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	0.56
121	Steel Stock and Scrap stockholders site,Birkshall lane	Bradford North	White Land	4.1
122	North West of Simpson Green Farm, Mitchell land	Bradford North	White Land	0.66
123	Esholt WWTW ,Adjacent to Canal and Ainsbury Avenue	Bradford North	Call for Sites	1.42
124	Esholt WWTW,Adjacent to Boggart House Esholt	Bradford North	Call for Sites	0.36
125	Branshaw, Holmehouse Lane, Oakworth	Keighley	Quarry	4.09
126	Hainworth Shaw Quarry, Harden Moor	Keighley	Quarry	6.43

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
127	Nab Hill Delph	Keighley	Quarry	0.71
128	Naylor Hill Quarry, Black Moor Rd, Haworth	Keighley	Quarry	5.32
129	Woodcock Delph	Keighley	Exhausted Mineral Workings	2.38
130	Dog & Gun, Long Causeway, Denholme	Shipley	Quarry	1.16
131	Bank Top, Lee Lane, Harden	Shipley	Quarry	1.11
132	Buck Park, Denholme	Shipley	Quarry	14.52
133	AVR Site, Dockfield Rd, Shipley	Shipley	Additional Suggested Sites	1.14
134	Hallas Rough, Flappit Quarry, Halifax Rd	Shipley	Quarry	5.55
135	Midgeham Cliff End, Ryecroft Rd, Harden	Shipley	Quarry	2.62
136	Ten Yards Lane Quarry	Shipley	Quarry	2.05
137	Chellow Grange Quarry, Haworth Road, Bradford	Bradford West	Exhausted Mineral Workings	0.62
138	The Shay/Soil Hill, Queensbury, Bradford	Bradford West	Exhausted Mineral Workings	4.4
139	Apperley Lane, Bradford	Bradford North	Quarry	1.52
140	Fagley Quarry, Fagley	Bradford North	Exhausted Mineral Workings	2.15
141	AWM Waste Site, Canal Road, Shipley	Shipley	Additional Suggested Sites	0.88
142	AWM Waste Site,Barnard Road, Bowling	Bradford West	Additional Suggested Sites	0.58

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
143	Thomas Crompton Facility, Neville Road, Bowling	Bradford North	Additional Suggested Sites	5.56
144	Yorwaste Site, Spartan Rd, Bradford	Bradford South	Additional Suggested Sites	0.25
145	AWM Waste Site,Fred's Place, Bradford	Bradford North	Additional Suggested Sites	0.21
146	Land R/O Bark Lane,Bark Lane	Keighley	White Land	1.7
147	Land at Corner of Cringle Lane and Bank Lane	Keighley	White Land	9.11
148	Land North of Airville Crecent and Middleway, Silsden	Keighley	White Land	1.35
149	Land North of West Lane Keighley	Keighley	White Land	0.92
150	Land South of Jacobs Lane, Haworth	Keighley	White Land	0.92
151	Former Mill Site, Brow Road, Haworth	Keighley	White Land	1.34
152	Staveley Mill, Old Road, Denholme	Shipley	White Land	2.48
153	Land R/O Thackley Old Road, Shipley	Shipley	White Land	4.11
154	Land North of Leeds Road, Bradford	Bradford North	White Land	0.93
155	Wood End Crescent, Shipley	Shipley	White Land	0.98
156	Land North of Paley Road, Bradford	Bradford West	White Land	1.98
157	Dyehouse Road Site, Bradford	Bradford South	White Land	0.92
158	Land at Bolton Hall Road, Bradford	Shipley	White Land	1.54

Site Assessment Criteria Methodology and Assessment Paper

Ref	Name	General Area	Туре	Area (Ha)
		Bradford		
159	Tramways (South), Cleckheaton Road	South	Employment Site	2.34
160	Site North of A629, Steeton	Keighley	Additional Suggested Site	4.51
161	Bolton Woods Quarry, Bolton Hall Road	Shipley	Minerals Sites	22.53
		Bradford		
162	Esholt Waste Water Site, The Avenue, Esholt	North	Additional Suggested Sites	12.95

Waste Management DPD Site Assessment Criteria Methodology and Assessment Paper

APPENDIX II - SITE SCORES

This appendix provides information on the long list of sites, whether they passed the initial criteria and the count of each score on the full site assessment.

Table of Site Scores and Suitability for Each Waste Management Facility Type

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
	Princeroyd Way, Ingleby Rd,	_		_	_	_	_	_		_	
1	Listerhills	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
2	Brownroyd St, Listerhills	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
3	Corner of Greyhound Drive, Legrams Lane	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Shearbridge mill, great Horton Rd,										
4	Dirkhill	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
5	Thornton Rd, Thornton	Pass	Pass	Pass	Pass	Pass	Pass	Pass	11	0	3
6	Bell Dean Rd, Allerton	Pass	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
7	Bowling Old Lane, Bowling	Pass	Pass	Fail	Pass	Pass	Fail	Fail	0	0	0
8	Spring Mill Street / Upper Castle Street, Bowling	Pass	Pass	Fail	Pass	Pass	Fail	Fail	0	0	0
9	Ripley Street / Bolling Rd, Bowling	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
10	Prospect Street / Rouse Fold, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
11	Ripley Rd, Bowling	Pass	Pass	Pass	Pass	Pass	Pass	Pass	14	0	0
12	Ripley Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
13	Ripley Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
14	Shearbridge Mill, Great Horton Rd, Dirkhill	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
15	Thackley Old Rd, Leeds Rd, Thackley	Fail	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
16	Land Between Railway Line and Leeds-Liverpool Canal, Dockfield Rd, Dock Lane, Shipley	Fail	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
17	Land adjacent to Airedale Route, Crossflatts	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
18	Manywells industrial estate, Manywells Brow, Cullingworth	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
19	Land adjacent to Manywells Quarry/ Manywells Industrial Estate, Cullingworth	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
20	Main street, lingbob, Silsden	Fail	Pass	Fail	Pass	Fail	Pass	Fail	0	0	0
21	Castlefields Rd, Crossflats	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
22	Castlefields Lane, Crossflats	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
23	Coolgardie, Keighley Rd, Bingley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	6	1
24	Former Bingley Auction Mart, Keighley Rd, Bingley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	6	6	2
25	John Escritt Rd, Bingley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
26	Land west of Dowley Gap Lane, Dowley Gap, Bingley	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
27	Buck Lane, Otley Rd, Baildon	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	5	1
28	Otley Rd, Hollins Hill, Baildon	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
29	Ingleby Rd, Girlington	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	5	0
30	Northside Rd, Lidget Green	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
31	Hollingwood Lane, Paradise Green	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
32	Brackenbeck Rd, Paradise Green	Pass	Pass	Pass	Pass	Pass	Pass	Pass	11	3	0
33	Havelock Street, Great Horton	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
34	Chase Way, Bowling	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
35	Staithgate Lane North, Odsal	Pass	Pass	Pass	Pass	Pass	Pass	Pass	13	1	0
36	Mandale Rd, Buttershaw	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
37	Black Dyke Mills, Brighouse Rd, Queensbury	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	5	0
38	Cross Lane, Westgate Hill	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
39	Westgate Hill Street, Westgate Hill	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	1	1
40	Cordingley Street, Holmewood	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
41	Shetcliffe Lane, Tong Street	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
42	Kaycell Street/ Burnham Ave, Bierley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	4	0
43	Former West Bowling GC	Pass	Pass	Pass	Pass	Pass	Pass	Pass	0	0	0
44	Wharfedale Rd, Euroway	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
45	Woodlands Farm, Euroway	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
46	Roydsdale Way, Euroway	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
47	Commondale Way, Euroway	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
48	Staithgate Lane south, Low Moor	Pass	Pass	Pass	Pass	Pass	Pass	Pass	14	0	0
49	Tramways, Cleckheaton Rd, Low Moor	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
50	New Works Rd, Low Moor	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
51	Dealburn Rd, Low Moor	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
52	AH Marks, Wyke lane, Wyke	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	3	4
53	Station Mills, Stockton Rd, Wyke	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
54	Dealburn Rd, Low Moor	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
55	Spartan Rd, low moor	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
56	Royds Hall Lane, Woodside	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
57	Neville Rd / Lower Lane*	Pass	Pass	Pass	Pass	Pass	Pass	Pass	13	1	0
58	Neville Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
59	Birch Lane, Bowling	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
60	Hammerton Street, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
61	Buck Street West, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
62	Steadman Street, Leeds Rd	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
63	Dick Lane, Laisterdyke	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
64	Gain Lane, Thornbury	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
65	Harrogate Rd, Greengates	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	4	1
66	Canal Rd, Bolton Hall	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
67	Parry Lane, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
68	Woodhall Rd, Thornbury	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	4	1
69 70	off Steeton grove, Steeton with Eastburn Station Rd, Steeton with Eastburn	Pass Fail	Pass Pass	Pass Pass	Pass Pass	Pass Pass	Fail Pass	Fail Fail	0	0	0
71	Belton Rd, Silsden	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
72	Keighley Rd (north), Silsden	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
73	Keighley Rd (north), Silsden 2					Merged with	n Site 72			T	
74	Keighley Rd (south), Silsden	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
75	Sykes Lane, Silsden	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	4	2
76	Backstone Way, Ilkley	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
77	Ashlands Rd,llkley Aire Valley Rd, Worth Village,	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
78	Keighley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
79	Dalton Lane, Worth Village, Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
80	Aireworth Rd, Worth Village, Keighley	Pass	Pass	Fail	Fail	Pass	Pass	Fail	0	0	0
81	Mitchell Street, Eastwood, Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
82	East Avenue, Lawkholme, Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
83	Holme Mill Lane, Fell Lane, Keighley	Fail	Pass	Fail	Pass	Fail	Pass	Fail	0	0	0
84	Beechcliffe, Keighley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	11	2	1
85	Bradford Rd, Crossflats, Keighley	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0

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Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
86	Woodcock Delph	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Chellow Grange Quarry, Haworth										
87	Rd, Bradford	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
88	Lower Bottomley Lane Quarry	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	The Shay/Soil Hill, Queensbury,										
89	Bradford	Pass	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
90	Fagley Quarry, Fagley	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Bingley Car Park, Ferncliffe Road										
91	Bingley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Bowling Back Lane, Bowling Back										
92	Lane Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
93	Dowley Gap H.W.S,Wagon Lane	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Ford Hill H.W.S,Hill End Lane										
94	Queensbury	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
95	Golden Butts HWS, Ilkley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Keighley H.W.S,Royd Ings										
96	Avenue	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
97	Midland Road, Manningham	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Sugden End H.W.S,Halifax Road										
98	Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Wilson Road HWS,Dealburn		_			_			_	_	_
99	Road, Low Moor	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
400	Shearbridge Depot, Shearbridge	Descri	5	D	D	D	Descri	D	0	_	
100	Road, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	5	0
101	Cleansing Dept Depot, Harris Street	Fail	Door	Door	Door	Door	Pass	Fail	0	0	0
101	Stockbridge Depot,Royd Ings Ave,	Fall	Pass	Pass	Pass	Pass	Pass	Fall	U	U	U
102	Stockbridge Depot,Royd Ings Ave, Stockbridge	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
103	Stewart Close, Victoria Rd	Fail	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
104	Merrydale Rd, Euroway	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
405	Car Park St Lukes Hospital, North	1			0)			•		•
105	Newall Street Car park	Fail	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
106	Open space to North of Wilson Road South of Elizabeth Avenue	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	7	0
	Reevy Beacon, Beacon Road rear										
107	of The Beeches	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
400	South of Commercial	D	D	D	E-1	D	Descri	e.a	0		0
108	Estate, Bellerby Brow	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
109	Calder Banks,Corner of Baldwin Lane and Highgate Road	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
110	South of Refuse Site,Long Lane, Bradford	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
111	Springfeild, South of Friars Industrial Estate, North of Arthur Street	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
112	Yates Flat near Bolton Hall Rd	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
113	West of Gasholders, Canal Road, Bradford	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
114	Fearnsides St,Rear of Housing	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
445	Rear of Woodhall Retail centre	Dana	Dana	Dese	Dana	Dana	Desc	D	40		4
115	superstore	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
116	Laisterdyke,Between Laisterdyke and Dick Lane	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
117	Vacant site Corner of Stoney Lane and Wilsden Road	Fail	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
118	Vacant Land West of Kingsway, Bingley	Fail	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
110	Marriner Road,Riverside Open	- I all	1 400	T dil	1 400	1 433	1 433	ran	<u> </u>		3
119	Space, Keighley	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
120	Thornbury Road, Behind Mosque and adjacent to college	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
	Steel Stock and Scrap										
121	stockholders site,Birkshall lane	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
122	North West of Simpson Green Farm, Mitchell land	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Esholt WWTW ,Adjacent to Canal			_			_		_	_	_
123	and Ainsbury Avenue	Pass	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
101	Esholt WWTW,Adjacent to						_		•		
124	Boggart House Esholt	Fail	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
125	Branshaw, Holmehouse Lane, Oakworth	Pass	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
126	Hainworth Shaw Quarry, Harden Moor	Pass	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
127	Nab Hill Delph	Fail	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
128	Naylor Hill Quarry, Black Moor Rd, Haworth	Pass	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
129	Woodcock Delph				Dou	ble Counted	with Site 86				
130	Dog & Gun, Long Causeway, Denholme	Pass	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
131	Bank Top, Lee Lane, Harden	Pass	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
132	Buck Park, Denholme	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
133	AVR Site, Dockfield Rd, Shipley	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
134	Hallas Rough, Flappit Quarry, Halifax Rd	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
135	Midgeham Cliff End, Ryecroft Rd, Harden	Pass	Pass	Pass	Fail	Fail	Pass	Fail	0	0	0
136	Ten Yards Lane Quarry	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
137	Chellow Grange Quarry, Haworth Road, Bradford				Dou	ble Counted	I with Site 87				
138	The Shay/Soil Hill, Queensbury, Bradford				Dou	ble Counted	I with Site 89				

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

		Site	Shape	Environmental Designation	Replacement Unitary Development Plan	Proximity to Strategic Road	Developed	Initial	Green	Amber	Red
Ref	Name	Size	of Site	and Heritage	Designation	Network	Sites	Assessment	Count	Count	Count
139	Apperley Lane, Bradford	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
140	Fagley Quarry, Fagley				Dou	ble Counted	with Site 90				
	AWM Waste Site, Canal Rd,										
141	Shipley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	AWM Waste Site,Barnard Rd,				_		_			_	_
142	Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
140	Thomas Crompton Facility, Neville	Description	Descri	D	D	D	Description	Danie	0	_	
143	Rd, Bowling	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	3	3
144	Yorwaste Site,Spartan Rd, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
144	AWM Waste Site,Fred's Place,	Fall	F a 5 5	F a 8 8	F a 8 8	газэ	Fass	Fall	U	U	0
145	Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
146	Land R/O Bark Lane, Addingham	Pass	Pass	Pass	Pass	Pass	Pass	Pass	6	5	3
140	Land at Corner of Cringle Lane	1 033	1 033	1 833	1 433	1 433	1 055	1 833	- 0	3	3
147	and Bank Lane	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
1	Land North of Airville Crescent	. 000	. 0.00	. 466		7 0.00		7 0.00			
148	and Middleway, Silsden	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	3	2
149	Land North of West Lane Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Land South of Jacobs Lane,										
150	Haworth	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Former Mill Site, Brow Rd,										
151	Haworth	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	4	2
	Staveley Mill, Old Road,				_						
152	Denholme	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
150	Land R/O Thackley Old Rd,	Deec	Deec	Door	Door	Desc	Door	Desa	7		4
153	Shipley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	3	4
154	Land North of Leeds Rd, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
155	Wood End Crescent, Shipley	Fail	Pass	Pass -	Pass	Pass	Pass	Fail	0	0	0
156	Land North of Paley Rd, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	5	1
157	Dyehouse Road Site, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Strategic Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
158	Land at Bolton Hall Rd, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	7	2
	Tramways (South), Cleckheaton										
159	Road	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
160	Site North of A629, Steeton	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Bolton Woods Quarry, Bolton Hall										
161	Road	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Esholt WWTW,The Avenue,										
162	Esholt	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	4	1

^{*} Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

APPENDIX III - SITE SUITABILITY MATRIX

Ref	Name	Area (Ha)	% 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	Tumo	(Fia)	1 40004	Trodunoni	1 donity	1 domey	Taomey	Composing	Composing	Bigootion	Caomoation
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 Rd, Listerhills	2.01	86%	86%	86%	86%	Too Small	Too Small	Too Small	Too Small	86%
2	Brownroyd St, Listerhills	0.4	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
3	Corner of Greyhound Drive, Legrams Lane	0.94	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
4	Shearbridge mill, great Horton Rd, Dirkhill	0.5	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
5	Thornton Rd, Thornton	6.68	79%	79%	79%	79%	79%	79%	79%	79%	79%
6	Bell Dean Rd, Allerton	1.68	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
7	Bowling Old Lane, Bowling	1.28	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
8	Spring Mill Street / Upper Castle Street, Bowling	2.11	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
9	Ripley Street / Bolling Rd, Bowling	2.22	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
10	Prospect Street / Rouse Fold, Bowling	0.82	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
11	Ripley Rd, Bowling	2.35	100%	100%	100%	100%	Too Small	Too Small	Too Small	Too Small	100%
12	Ripley Rd, Bowling	0.41	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
Ref	Name	Area (Ha)	% of Suitable Criteria	Mechanical Biological Treatment	Clean Material Reclamation	Dirty Material Reclamation	Energy from Waste	Windrow Composting	In-Vessel Composting	Anaerobic Digestion	Pyrolysis and Gasification

			Passed		Facility	Facility	Facility				
Required Size (Hectares)				1 Ha	1 Ha	2 Ha	2.5 Ha	2.5 Ha	2.5 Ha	2.5 Ha	1 Ha
13	Ripley Rd, Bowling	0.61	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
13	Shearbridge Mill, Great	0.01	0 70	100 Siliali	100 Siliali	100 Siliali	Too	100 Siliali	100 Siliali	100 Siliali	100 Siliali
14	Horton Rd, Dirkhill	0.5	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
15	Thackley Old Rd, Leeds Rd, Thackley	0.41	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
	Land Between Railway Line and Leeds- Liverpool Canal, Dockfield Rd, Dock						Too				
16	Lane, Shipley	0.98	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
17	Land adjacent to Airedale Route, Crossflatts	1.05	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
18	Manywells industrial estate, Manywells Brow, Cullingworth	0.94	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
19	Land adjacent to Manywells Quarry/ Manywells Industrial Estate, Cullingworth	7.99	71%	71%	71%	71%	71%	71%	71%	71%	71%
10	Main street, lingbob,	7.00		7 1 70	7 1 70	7 1 70	Too	7 1 70	7 1 70	7 1 70	7 1 70
20	Silsden	0.62	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
21	Castlefields Rd, Crossflats	0.85	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
22	Castlefields Lane, Crossflats	0.72	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
23	Coolgardie, Keighley Rd, Bingley	3.8	50%	50%	50%	50%	50%	50%	50%	50%	50%
Ref	Name	Area (Ha)	% of Suitable	Mechanical Biological	Clean Material	Dirty Material	Energy from	Windrow Composting	In-Vessel Composting	Anaerobic Digestion	Pyrolysis and

			Criteria Passed	Treatment	Reclamation Facility	Reclamation Facility	Waste Facility				Gasification
Required Size				4115	4115	0.11-	0.511-	0.511-	0.5.11-	0.511-	4.115
(Hectares)	5 5 1 4 (1 Ha	1 Ha	2 Ha	2.5 Ha	2.5 Ha	2.5 Ha	2.5 Ha	1 Ha
24	Former Bingley Auction Mart, Keighley Rd,	4.76	420/	420/	420/	Tao Craell	Too	Too Crool	Tao Cmall	Too Crostly	420/
24	Bingley	1.76	43%	43%	43%	Too Small	Small	Too Small	Too Small	Too Small	43%
25	John Escritt Rd, Bingley	0.5	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
26	Land west of Dowley Gap Lane, Dowley Gap, Bingley	2	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
27	Buck Lane, Otley Rd, Baildon	6.31	57%	57%	57%	57%	57%	57%	57%	57%	57%
28	Otley Rd, Hollins Hill, Baildon	1.84	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
29	Ingleby Rd, Girlington	3.25	64%	64%	64%	64%	64%	64%	64%	64%	64%
30	Northside Rd, Lidget Green	0.47	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
31	Hollingwood Lane, Paradise Green	2.31	86%	86%	86%	86%	Too Small	Too Small	Too Small	Too Small	86%
32	Brackenbeck Rd, Paradise Green	1.57	79%	79%	79%	Too Small	Too Small	Too Small	Too Small	Too Small	79%
33	Havelock Street, Great Horton	0.74	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
34	Chase Way, Bowling	5.23	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Staithgate Lane North, Odsal	6.6	93%	93%	93%	93%	93%	93%	93%	93%	93%
36	Mandale Rd, Buttershaw	1.21	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
37	Black Dyke Mills, Brighouse Rd, Queensbury	2.39	64%	64%	64%	64%	Too Small	Too Small	Too Small	Too Small	64%
Ref	Name	Area	% of	Mechanical	Clean	Dirty	Energy	Windrow	In-Vessel	Anaerobic	Pyrolysis

		(На)	Suitable Criteria Passed	Biological Treatment	Material Reclamation Facility	Material Reclamation Facility	from Waste Facility	Composting	Composting	Digestion	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
38	Cross Lane, Westgate Hill	4.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Westgate Hill Street, Westgate Hill	1.5	86%	86%	86%	Too Small	Too Small	Too Small	Too Small	Too Small	86%
40	Cordingley Street, Holmewood	0.49	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
41	Shetcliffe Lane, Tong Street	0.96	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
42	Kaycell Street/ Burnham Ave, Bierley	2.83	71%	71%	71%	71%	71%	71%	71%	71%	71%
43	Former West Bowling GC	35.23	0%	0%	0%	0%	0%	0%	0%	0%	0%
44	Wharfedale Rd, Euroway	0.62	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
45	Woodlands Farm, Euroway	9.48	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Roydsdale Way, Euroway	1.01	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
47	Commondale Way, Euroway	0.46	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
48	Staithgate lane south, Low Moor	2.87	100%	100%	100%	100%	100%	100%	100%	100%	100%
49	Tramways,Cleckheaton Rd, Low Moor	5.03	0%	0%	0%	0%	0%	0%	0%	0%	0%
50	New Works Rd, Low Moor	0.72	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
51	Dealburn Rd, Low Moor	1.69	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
52	AH Marks, Wyke lane, Wyke	5.42	50%	50%	50%	50%	50%	50%	50%	50%	50%

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Ref	Name	Area (Ha)	% 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
53	Station Mills, Stockton Rd, Wyke	0.63	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
54	Dealburn Rd, Low Moor	0.69	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
55	Spartan Rd, low moor	1	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
56	Royds Hall Lane, Woodside	4.65	0%	0%	0%	0%	0%	0%	0%	0%	0%
57	Neville Rd / Lower Lane	1.17	93%	93%	93%	Too Small	Too Small	Too Small	Too Small	Too Small	93%
58	Neville Rd, Bowling	0.7	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
59	Birch Lane, Bowling	2.11	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
60	Hammerton Street, Bowling	0.78	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
61	Buck Street West Bowling	0.89	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
62	Steadman St, Leeds Rd	0.43	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
63	Dick Lane, Laisterdyke	0.55	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
64	Gain Lane, Thornbury	7.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
65	Harrogate Rd, Greengates	3.26	64%	64%	64%	64%	64%	64%	64%	64%	64%
66	Canal Rd, Bolton Hall	0.57	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
67	Parry Lane, Bowling	0.86	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small

68	Woodhall Rd,Thornbury	9.85	64%	64%	64%	64%	64%	64%	64%	64%	64%
Ref	Name	Area (Ha)	% 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
69	off Steeton grove, Steeton with Eastburn	1.19	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
70	Station Rd, Steeton with Eastburn	0.56	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
71	Belton Rd, Silsden	4.99	0%	0%	0%	0%	0%	0%	0%	0%	0%
72	Keighley Rd (north), Silsden	1.22	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
73	Keighley Rd (north), Silsden 2					Merged w	ith Site 72	2			
74	Keighley Rd (south), Silsden	1.04	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
75	Sykes Lane, Silsden	2.38	57%	57%	57%	57%	Too Small	Too Small	Too Small	Too Small	57%
76	Backstone Way, Ilkley	1.25	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
77	Ashlands Rd,llkley	1.03	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
78	Aire Valley Rd, Worth Village, Keighley	2.8	86%	86%	86%	86%	86%	86%	86%	86%	86%
79	Dalton Lane, Worth Village, Keighley	0.77	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
80	Aireworth Rd, Worth Village, Keighley	1.73	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
81	Mitchell Street, Eastwood, Keighley	0.86	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
82	East Avenue, Lawkholme, Keighley	0.6	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small

	Holme Mill Lane, Fell						Too				
83	Lane, Keighley	0.79	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
Ref	Name	Area (Ha)	% 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
84	Beechcliffe, Keighley	9.54	79%	79%	79%	79%	79%	79%	79%	79%	79%
85	Bradford Rd, Crossflats, Keighley	1.49	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
86	Woodcock Delph	2.38	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
87	Chellow Grange Quarry, Haworth Rd, Bradford	0.62	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
88	Lower Bottomley Lane Quarry	0.4	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
89	The Shay/Soil Hill, Queensbury, Bradford	4.4	0%	0%	0%	0%	0%	0%	0%	0%	0%
90	Fagley Quarry, Fagley	2.15	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
91	Bingley Car Park,Ferncliffe Road Bingley Bowling Back	0.34	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
92	Lane,Bowling Back Lane Bradford	4.28	86%	86%	86%	86%	86%	86%	86%	86%	86%
93	Dowley Gap H.W.S,Wagon Lane	0.47	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
94	Ford Hill H.W.S,Hill End Lane Queensbury	0.75	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
95	Golden Butts HWS, Ilkley	0.6	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
96	Keighley H.W.S,Royd	1.64	0%	0%	0%	Too Small	Too	Too Small	Too Small	Too Small	0%

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	Ings Avenue						Small				
Ref	Name	Area (Ha)	% 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
97	Midland Road, Manningham	0.19	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
98	Sugden End H.W.S,Halifax Road Keighley	0.6	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
99	Wilson Road HWS,Dealburn Road, Low Moor	0.4	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
100	Shearbridge Depot,Shearbridge Road, Bradford	1.97	64%	64%	64%	Too Small	Too Small	Too Small	Too Small	Too Small	64%
101	Cleansing Dept Depot,Harris Street	0.78	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
102	Stockbridge Depot,Royd Ings Ave, Stockbridge	2.45	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
103	Stewart Close, Victoria Rd	0.65	0%	Too Small	Too Small	Too Small	Too Small Too	Too Small	Too Small	Too Small	Too Small
104	Merrydale Rd, Euroway	1.96	86%	86%	86%	Too Small	Small	Too Small	Too Small	Too Small	86%
105	Car Park St Lukes Hospital,North Newall Street Car park	0.87	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
106	Open space to North of Wilson Road South of Elizabeth Avenue	3.21	50%	50%	50%	50%	50%	50%	50%	50%	50%
107	Reevy Beacon, Beacon	1.49	36%	36%	36%	Too Small	Too	Too Small	Too Small	Too Small	36%

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	Road rear of The		I				Small				
Ref	Beeches Name	Area (Ha)	% 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)	Name	(FIG)	T d33Cd	1 Ha	1 Ha	2 Ha	2.5 Ha	2.5 Ha	2.5 Ha	2.5 Ha	1 Ha
108	South of Commercial Estate,Bellerby Brow Calder Banks,Corner of	1.56	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
109	Baldwin Lane and Highgate Road	0.41	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
110	South of Refuse Site,Long Lane, Bradford	2.96	0%	0%	0%	0%	0%	0%	0%	0%	0%
111	Springfeild, South of Friars Industrial Estate, North of Arthur Street	1.78	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
112	Yates Flat near Bolton Hall Rd	0.86	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
113	West of Gasholders, Canal Road, Bradford	2.31	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
114	Fearnsides St,Rear of Housing	0.84	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
115	Rear of Woodhall Retail centre superstore	1.11	71%	71%	71%	Too Small	Too Small	Too Small	Too Small	Too Small	71%
116	Laisterdyke,Between Laisterdyke and Dick Lane	5.65	0%	0%	0%	0%	0%	0%	0%	0%	0%
117	Vacant site Corner of Stoney Lane and Wilsden Road	0.38	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small

	Vacant Land West of		ĺ				Too				
118	Kingsway, Bingley	0.85	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
Ref	Name	Area (Ha)	% 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
119	Marriner Road,Riverside Open Space, Keighley	1.17	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
120	Thornbury Road,Behind Mosque and adjacent to college	0.56	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
121	Steel Stock and Scrap stockholders site,Birkshall lane	4.1	86%	86%	86%	86%	86%	86%	86%	86%	86%
100	North West of Simpson Green Farm, Mitchell	0.00	00/	T O !	To a Consti	T O !!	Too	T O !!	T O II	T O !!	To a Constitu
122	Esholt WWTW ,Adjacent to Canal and Ainsbury Avenue	1.42	0%	Too Small 0%	Too Small 0%	Too Small Too Small	Too Small	Too Small Too Small	Too Small Too Small	Too Small Too Small	Too Small
124	Esholt WWTW,Adjacent to Boggart House Esholt	0.36	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
125	Branshaw, Holmehouse Lane, Oakworth	4.09	0%	0%	0%	0%	0%	0%	0%	0%	0%
126	Hainworth Shaw Quarry, Harden Moor	6.43	0%	0%	0%	0%	0%	0%	0%	0%	0%
127	Nab Hill Delph	0.71	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
128	Naylor Hill Quarry,	5.32	0%	0%	0%	0%	0%	0%	0%	0%	0%

	Black Moor Rd,										
	Haworth										
129	Woodcock Delph					Double Count		te 86			
Ref	Name	Area (Ha)	% 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
130	Dog & Gun, Long Causeway, Denholme	1.16	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
131	Bank Top, Lee Lane, Harden	1.11	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
132	Buck Park, Denholme AVR Site, Dockfield Rd,	14.52	0%	0%	0%	0%	0% Too	0%	0%	0%	0%
133	Shipley Hallas Rough, Flappit Quarry, Halifax Rd	1.14 5.55	0%	0%	0%	Too Small 0%	Small 0%	Too Small 0%	Too Small 0%	Too Small 0%	0% 0%
135	Midgeham Cliff End, Ryecroft Rd, Harden	2.62	0%	0%	0%	0%	0%	0%	0%	0%	0%
136	Ten Yards Lane Quarry	2.05	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
137	Chellow Grange Quarry, Haworth Road, Bradford					Double Count	ed with Si	te 87			
138	The Shay/Soil Hill, Queensbury, Bradford					Double Count		te 89			
139	Apperley Lane, Bradford	1.52	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
140	Fagley Quarry, Fagley		Double Counted with Site 90								
141	AWM Waste Site, Canal Road, Shipley	0.88	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
142	AWM Waste Site,Barnard Road,	0.58	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small

	Bowling		ĺ								
143	Thomas Crompton Facility,Neville Road, Bowling	5.56	57%	57%	57%	57%	57%	57%	57%	57%	57%
Ref	Name	Area (Ha)	% 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
144	Yorwaste Site, Spartan Raod, Bradford	0.25	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
145	AWM Waste Site,Fred's Place, Bradford	0.21	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
146	Land R/O Bark Lane, Addingham	1.7	43%	43%	43%	Too Small	Too Small	Too Small	Too Small	Too Small	43%
147	Land at Corner of Cringle Lane and Bank Lane	9.11	36%	36%	36%	36%	36%	36%	36%	36%	36%
148	Land North of Airville Crecent and Middleway, Silsden	1.35	64%	64%	64%	Too Small	Too Small	Too Small	Too Small	Too Small	64%
149	Land North of West Lane Keighley	0.92	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
150	Land South of Jacobs Lane, Haworth	0.92	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
151	Former Mill Site, Brow Road, Haworth	1.34	57%	57%	57%	Too Small	Too Small	Too Small	Too Small	Too Small	57%
152	Staveley Mill, Old Road, Denholme	2.48	79%	79%	79%	79%	Too Small	Too Small	Too Small	Too Small	79%
153	Land R/O Thackley Old Road, Shipley	4.11	50%	50%	50%	50%	50%	50%	50%	50%	50%

154	Land North of Leeds Road, Bradford	0.93	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
155	Wood End Crescent, Shipley	0.98	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
Ref	Name	Area (Ha)	% 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
156	Land North of Paley Road, Bradford	1.98	57%	57%	57%	Too Small	Too Small	Too Small	Too Small	Too Small	57%
157	Dyehouse Road Site, Bradford	0.92	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
158	Land at Bolton Hall Road, Bradford	1.54	36%	36%	36%	Too Small	Too Small	Too Small	Too Small	Too Small	36%
159	Tramways (South), Cleckheaton Road	2.34	0%	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	0%
160	Site North of A629, Steeton	4.51	0%	0%	0%	0%	0%	0%	0%	0%	0%
161	Bolton Woods Quarry, Bolton Hall Road	22.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
162	Esholt Waste Water Site,The Avenue, Esholt	12.95	64%	64%	64%	64%	64%	64%	64%	64%	64%



		1	
Site Name:			
Site Reference:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	Guidano.	1 ISSESSITION	Comment
Shape of Site			
Environmental Designation and Heritage			
Replacement Unitary			
Development Plan			
Designation			
Proximity to Strategic Road			
Network			
Developed Sites			
Developed Sites			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Zuru Surus	Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
are by the area are an	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
X7 - 1/X - 1 X	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cultural/ Heritage Constitatints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			



Site Name:	Princeroyd Way, Ingleby Road, Listerhills	1	
Site Reference:	1		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.01
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment	Guidance:	Assessment	Comment
Site Status in RUDP		Green	Land designated as employment site
Alignment to Strategic Objectives		Green	PDL, Not in Green Belt, on the edge of Bradford centre
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge	Green	Cleared PDL in industrial area
	of urban area? Note the name of the urban area		
Location	and general location	Green	Within Bradford urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent to food production premises and overlooked by medium density residential. School close by but not adjacent
	Is site access in place? Would improvement be		*
	required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a		Site access is in place. Adjacent to SRN. Nearby
Site Accessibility to Transport	waterway? Could access to railway or waterway		waterway but considered unsuitable for transportation
Networks	be delivered?	Green	of waste.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the		Largely hidden as at bottom of valley. Within existing
Visual / Landscape Impact	area? What is the local landscape quality?	Green	industrial area.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there		
	any power cables crossing the site? Is there any		
N : 15 1	noted subsidence? Is there any surface level		
Physical Development Constraints	water noted?	Green	Site is largely cleared. Some tress on site.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a		
Site Topography	significant constraint to development?	Green	Flat site
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a		
Current Use	waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Vacant cleared site
	and an incomming on site vacant:		
Site Ownership		Green	Single Private
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Cultural Horitage Collstiallits		Green	Setting
Davidonment Cost Value for	Does the site face significant multiple		No abnormally high cumulative development costs
Development Cost Value for Money	constraints or abnormal costs?	Green	have been identified for this site
Green Count		13	
Amber Count		13	
Red Count		0	I

Site Name:	Thornton Road, Thornton		
Site Reference:	5		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.68
Shape of Site Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D. J. Idio A.			
Detailed Site Assessment	Guidance:	Assessment	Comment
Site Status in RUDP		Green	land designated as Employment Site No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation, outside settlement development pattern
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Red	Rural site, outside of urban area. Not proximate to urban areas outside of Bradford
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Commercial builders yard and agricultural land adjacent
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	No site access in place. Investment required. Site is however close to SRN.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Green	Would not significantly impact landscape, site is largely shielded by builders merchants
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level		
Physical Development Constraints	water noted?	Red	Pylons on site. Utilities required.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a		
Site Topography	significant constraint to development?	Green	Slightly sloping Hybrid application for mixed use including
Extant Planning Consents		Green	employment, development of buildings 7, 8, 9 and 10. Estate road, site access junction with Thornton Road, diverted footpath, outline application for buildings 1, 2, 3, 4, 5, 6, 11 and 12 - Construction of agricultural building
<u> </u>	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it		Greenfield site, outside settlement development
Current Use	in use as? Are the buildings on site vacant?	Green	pattern
Site Ownership		Green	Not known, assumed single The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	An overriding number of abnormally high cumulative development costs have been identified which will most like result in the site being financially unviable to development for a waste management facility including pylons on site, and sloping
Green Count	Green Count		11
Amber Count	Amber Count		0
Red Count	Red Count	<u> </u>	3

Site Name:	Ripley Road, Bowling		
Site Reference:	Ripley Road, Bowning		
Site Reference.	11		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.35
Shape of Site	P/F	Pass	2.55
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan			
Designation	P/F	Pass	
D. C. C. C. C. D. IV.	D.C.		
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Datailed Site Aggggment			
Detailed Site Assessment			Southern section of land is a designated Employment
at a same			Site; the Northern section is undesignated but was
Site Status in RUDP		Green	formerly within employment use before clearance.
Alignment to Strategic Objectives		Green	PDL, edge of centre of Bradford
T 10/	I d 's DDIOL's I 101 st	C	CL INDITE: I I'I'
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	Cleared PDL, being used as skip hire storage yard
	urban area? Note the name of the urban area and		
Location	general location	Green	Within Bradford urban area
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Within industrial area
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access is in place, good access to SRN, HGV
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	uses in the wider area
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None, within industrial area
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Site cleared. No other physical constraints noted
Filysical Development Constraints		Green	She cleared. No other physical constraints noted
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
			Change of use of former industrial site to allow the temporary storage of empty skips and waste bins for
			a period of 12 months from the date of approval.
			Extant planning permission of an energy recovery
Extant Planning Consents		Green	facility involving the treatment of non-hazardous residual waste material through gasification
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Temporary use as skip storage
Site Ownership		Green	Single private
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Development Cost Value for	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Money	abnormal costs?	Green	have been identified for this site
Green Count		14	
Amber Count		0	
Red Count		0	

	Land Adjacent to Manywells Quarry / Manywells		
Site Name:	Industrial Estate, Cullingworth		
Site Reference:	19		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.27
Shape of Site	P/F	Pass	
Environmental Designation and	D/C	Dana	
Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Site designated as employment site remainder
Site Status in RUDP		Green	unallocated No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Large area of site used as storage area for
			quarry/stonemason. Green over but designated as
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	employment use.
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Red	Not within settlement development pattern. Close to Cullingworth but not major settlement.
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	None. Rural. Adjacent to local industrial area
Site Frommity to Bensieve Oses	Is site access in place? Would improvement be	Green	Would require new access infrastructure to get to
C'A THE ATT	required to connect the site to the SRN? Is the site		rear of existing employment uses, however restricted
Site Accessibility to Transport Networks	nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	turn on exit. May need investment. Proximate to SRN
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities	Green	Adjacent to current employment and landfill uses so no impact noted
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Utilities required but in proximity to existing connections.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Amber	Site is in part steep and is part covered in scrub and heath.
Extant Planning Consents		Green	Remediation and restoration of adjacent former landfill site, infilling of hollows from former quarry working and creation of access road. Variation of condition 12 of approval 09/01181/FUL "Remediation and restoration of former landfill site, infilling of hollows from former quarry working and creation of access road" To amend the approved visibility splays and associated highways safety me Construction of mixed use development comprising business (B1, general industrial (B2) and storage and distribution (B8) uses (approximately 9,900 sqm floorspace); a nursing home (4,000 sqm floor space); residential development (60 dwellings maximum); 3.1
Extant 1 familing Conscits	Is the site currently in use? Is the site in use as a waste	Green	maximum), 3.1
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Vacant and disused scrub
Site Ownership		Green	Thought to be single
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including access infrastructure and clearance required
Green Count		10	
Amber Count		3	
Red Count		1	
ALCO COUNT	l .	1	l .

C'. M			
Site Name:	Coolgardie, Keighley Road, Bingley		
Site Reference:	23		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	3.8
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan			
Designation	P/F	Pass	Small part of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Land designated as an Employment Site, identified as
Gir Gran i Bridge		C	prime site within 20/20 vision (Airedale corridor)
Site Status in RUDP		Green	only suitable for B1, B2. Identified as a site for Bingley Technology Business
			Park a high quality business area in the Airedale
Alignment to Strategic Objectives		Red	Masterplan.
Land Status	Table site DDI 9 Is it I 19 I it i	Const	PDL, vacant, derelict farm buildings and disused
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	agricultural land
	urban area? Note the name of the urban area and		
Location	general location	Green	Located within Bingley, close to waste arisings
	What are the adjacent land uses? How dense is the		In close proximity (over Keighley Road) from
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	Bingley Grammar School, but possible to mitigate
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access in place, access to SRN is via Keighley
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	Road slightly convoluted
	What is the extent of visual amenity? Is the site highly		Prominent site on major road, road slightly elevated
	visible? What is the topography of the area? What is		so visibility into the site however structures already
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Amber	exist on the site, and impact could be mitigated
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Clearance required, derelict buildings on site
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	although only affects small part of the site. Potential contamination due to previous use as landfill site
Physical Development Constraints	is there any surface level water noted?	Ambei	contamination due to previous use as fandrin site
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat Site
Site Topography	development:	Green	Construction of business centre, B1 offices, work,
			live units, nursery and access road and parking.
			Submission of environmental statement. 'Renewal of extant planning permission 06/07317/FUL:
			Construction of business centre, B1 offices, work live
			units, nursery and access road and parking.
			Submission of environmental statement. Demolition
Extant Planning Consents		Amber	of burnt out bungalow, conservatory, stable block and barn
Zamit I mining Conscito	Is the site currently in use? Is the site in use as a waste	rinoci	www.viiii
	facility? If so, what type? If not, what is it in use as?		PDL, structures on site but appear underutilised /
Current Use	Are the buildings on site vacant?	Green	abandoned
Site Ownership		Green	Assumed Single
Cultural/Haritaga Cti		Croon	Site close to Grade II listed building but not
Cultural/ Heritage Constraints		Green	immediately adjacent Some potentially abnormally high cumulative
			development cost have been identified which may
			affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including access to SRN, mitigation of impacts upon Grammar School and
Development Cost Value for Money	abnormal costs?	Amber	clearance of structures.
Green Count		7	
Amber Count		6	
Red Count		1	

Site Name:	Former Bingley Auction Mart, Keighley Road, Bingley		
Site Reference:	24		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.76
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	Small part of site within flood one 3
Designation	Γ/Γ	rass	Sman part of site within flood one 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed blieb		1 435	
Detailed Site Assessment			
			Land designated as an Employment Site, located
Site Status in RUDP		Green	within 2020 Vision Airedale Corridor area only core B1, B2 uses
			Identified as a site for Bingley Technology Business
Alignment to Strategic Objectives		Red	Park a high quality business area
1 10	I de la DDIOL la la PONTAL D		NOV. (I I
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL, not cleared
	urban area? Note the name of the urban area and		
Location	general location	Green	Located within Bingley, close to waste arisings
	What are the adjacent land uses? How dense is the		In close proximity (over Keighley Road) from
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	Bingley Grammar School, possible to mitigate.
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access in place, access to SRN is via Keighley
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	Road slightly convoluted
	What do not find the state of t		8 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Prominent site on major road, road slightly elevated so visibility into the site however structures already
Visual / Landscape Impact	the local landscape quality?	Amber	exist on the site, and impact could be mitigated
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Clearance required
•	Is the site flat? Is the flat sloping? Is the slope gentle?		•
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site Permission granted for installation of card operated
			auto diesel vending unit. Assumed only affects part
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Amber	of the site
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	PDL, structures on site but appear underutilised
Site Ownership		Green	Assumed single The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its
Cultural/ Heritage Constraints		Red	setting, with mitigation being either financially unviable or ineffective.
			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
			management facility including access improvements
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	to SRN, clearance of structures and potential mitigation to avoid impacts on Grammar School.
•	aunomai costs:		magation to avoid impacts on Grammar School.
Green Count		6	
Amber Count		6	
Red Count		2	

Cit- Name	Doob Lone Oder Deed Delider		
Site Name:	Buck Lane, Otley Road, Baildon		
Site Reference:	27		
			_
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.31
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Designation	1/1	1 033	
Description to Charteria Day of Nationals	D/E	D	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			Designated as an applicament site and within an
Site Status in RUDP		Green	Designated as an employment site and within an employment zone
			Part of site designated as Baildon Digital Park and
		B 1	other designated for residential within Airedale
Alignment to Strategic Objectives		Red	Masterplan Greened over designated employment site at edge of
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Baildon settlement area
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Amber	Edge of Baildon
Location	What are the adjacent land uses? How dense is the	Amoci	Edge of Bandon
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Farmhouse, industrial uses adjacent
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access is not in place. Investment required to deliver access to A road (adjacent). River Aire runs
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	to eastern periphery of site.
			Adjacent to large factory. Mature landscaping,
	What is the extent of visual amenity? Is the site highly		established field. No evidence of use as open space. Overlooked by main road, site runs down to river so
	visible? What is the topography of the area? What is		not visible in the wider area. Landscape quality could
Visual / Landscape Impact	the local landscape quality?	Amber	be protected through mitigation.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Utilities required but in proximity to existing
Physical Development Constraints	Is there any surface level water noted?	Green	connections.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Tene erenby	Is the topography likely to be a significant constraint to development?	Green	Minor slope down to river. No significant investment required
Site Topography	development:	Green	Enclosure of existing covered goods area. 'Enabling
			Works to prepare this development site. Works to
			include site access to Otley Road, main spine road works, earth works for development site plateau,
			retaining walls and mains drainage works.
			'Construction of science and technology based
			business park with Hi Tech manufacturing and
			construction of hotel/restaurant and retail outlet. 'Construction of access roads and buildings for use as
			B1 business, and B2 employment, C1 hotel, A1
Evtont Dlamin - Courset		A male and	retail and 60 residential apartments together with car
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Amber	parking and landscaping
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Site not in use.
Site Ownership		Green	Assumed single The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative development cost have been identified which may
			affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including access improvement
Development Cost Value for Money	abnormal costs?	Amber	required
Green Count Amber Count		5	

Site Name:	Ingleby Road, Girlington		
Site Reference:	29		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	3.25
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	D/E	D.	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	T/T	F 455	
Detailed Site Assessment			
Detailed Site Assessment			Land designated as an Employment Site. Policy E2
Site Status in RUDP		Green	applies. Core employment uses only. Previous use as waste disposal site.
Site Status III KUDF		Green	No site specific use within strategic objectives. Use
Alianomant ta Storeta dia Obia stina		Constant	for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Site is greened over following previous use as waste
T 10:	A de la PRANTA LA TOLICA DE		disposal site. Site is within the Bradford settlement
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Amber	development pattern.
	urban area? Note the name of the urban area and		
Location	general location	Green	Site is within Bradford urban area
	What are the adjacent land uses? How dense is the		Surrounded by retail and commercial uses,
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	overlooked by offices to the south.
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Access improvements required through adjacent
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	commercial use
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Largely hidden from view within wider commercial landscape. However, noted mature landscaping on
Visual / Landscape Impact	the local landscape quality?	Green	the site. Limited landscape value noted.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Site would require clearance of heavy scrub. Site would require utilities provision.
, soci Development Constraints	·	rinoti	noma require arintes provision.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		Sleep slopes in part to ravine with watercourse.
Site Topography	development?	Amber	Mitigation required.
Extant Planning Consents		Green	No relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Reverted to Greenfield. Site not in formal use.
Site Ownership		Green	Unknown. Assumed single.
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative development cost have been identified which may
			affect the viability of developing the site for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	management facility including steep sides of clearance of scrub and access improvements
			The or series and decess improvements
Green Count		9	
Amber Count		5	
Red Count		0	

Site Name:	Hollingwood Lane, Paradise Green		
	, , , , , , , , , , , , , , , , , , ,		
Site Reference:	31		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.3
Shape of Site	P/F	Pass	2.3
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	1/1	1 435	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			The land is designated as an Employment Site and is
			located in an Employment Zone. Site appears to be a
C'. C			site for specific occupier (recreation land associated
Site Status in RUDP		Green	with adjacent major employer) No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Greened over designated employment use. Used as
			recreation space for adjacent major occupier. In use.
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Within settlement development pattern.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area
	What are the adjacent land uses? How dense is the		Surrounded by industrial and medium density
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Green	residential
	to connect the site to the SRN? Is the site nearby a		
Cita Aikilita ta Tanana at Natara aka	railway line? Is the site nearby a waterway? Could	Amber	Close to SRN but current access is through adjacent
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Ailibei	occupier / land, investment required.
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		No landscape impact noted although in active use as
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	recreational land. Site is not highly visible.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Small building on site (changing rooms).
•	•		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste		Site is in use as recreation land, but is not allocated as formal open space. May be classed as a playing
	facility? If so, what type? If not, what is it in use as?		pitch by Sport England. Loss of playing field may be
Current Use	Are the buildings on site vacant?	Amber	restricted.
Site Ownership		Green	Single private owner
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
Green Count		12	
Amber Count		2	
Red Count		0	

Site Name:	Brackenback Road, Paradise Green		
Site Reference:	32		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.57
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Designated as an employment site and within an employment zone No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL, not in use
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Green	Within Bradford urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	No sensitive uses noted, within industrial area, overlooked by Tesco
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access in place, close to SRN, limited investment likely to be required
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible	Green	No impact noted, within industrial area
Physical Development Constraints	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	No major constraints noted, some tree clearance may be required. Utilities likely to be needed but connected to adjacent sites.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Amber	Split over two levels, mitigation required if delivered as whole site.
Extant Planning Consents		Amber	Construction of industrial unit for MOT testing, car repairs, replacement tyres and exhausts
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Cleared PDL, not in use
Site Ownership		Amber	Not known, could be mixed
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
Green Count		11	
Amber Count		3	
Red Count		0	

Site Name:	Staithagta Lang North Odgal		
Site Reference:	Staithgate Lane North, Odsal 35		
Site Reference:	35		
Page / Fail Cuitania	C-::1	A	Comment
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is allocated as an employment site
			No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
		0.000	
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment designation vacant, within the settlement development pattern
	Is the site within the urban area? Is the site edge of		pattern.
Location	urban area? Note the name of the urban area and general location	Craon	Within the Bradford urban area
Location	general location	Green	within the bradioid urban area
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Agriculture, warehousing, motorway adjacent
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Would require access investment but is proximate to
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	SRN (M606). Adjacent to rail line
	What is the extent of visual amenity? Is the site highly		Adi
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Green	Adjacent to warehouse / industrial area - no mitigation required
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Pylons through edge of site. Utilities required but
Physical Development Constraints	Is there any surface level water noted?	Green	connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Gently sloping but not a restriction on development
- see copagarpus			
Extant Planning Consents		Green	No relevant planning history.
Zama I mining consents	Is the site currently in use? Is the site in use as a waste	Sicon	reserving planning instory.
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Graan	Vacant greenfield
Current USE	Are the bundings on site vacant?	Green	vacan gicenneid
Site Ownership		Amber	2-3 Private Owners
Sic Ownership		AHIOCI	The site is not adjacent or adjoining any cultural /
College I/ Havitage C		Constant	heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
Davidonment Coat V-less for Marro	Does the site face significant multiple constraints or	Croon	No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
Green Count		13	
Amber Count		1	
Red Count		0	

Site Name:	Black Dyke Mills, Brighouse Road, Queensbury		
Site Reference:	Black Dyke Mills, Brighouse Road, Queensoury		
Site Reference.	37		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.9
Shape of Site	P/F	Pass	2.7
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan		1 433	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land is allocated as an employment site No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greened over employment allocation, within
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	settlement development pattern
	urban area? Note the name of the urban area and		
Location	general location	Green	Within Queensbury
	What are the adjacent land uses? How dense is the		Adjacent to industrial, mills overlooking site,
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	medium density residential
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		No site access in place. Would be required through
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	existing industrial area. Site is adjacent to SRN.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		No landscape impact noted. Not a prominent site.
Visual / Landscape Impact	the local landscape quality?	Green	Adjacent to industrial mill.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Utilities require connection but existing in adjacent sites. Cleared site.
1 hysical Development Constraints	·	GICCII	sites. Cleared site.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Amber	Sloping site, could be prohibitive cost to mitigate.
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
Site Ownership		Amber	Could be multiple ownerships
			The small part of the site is adjacent to a conservation area and is likely to have an impact
			upon it or its setting, but can possibly be mitigated at
Cultural/ Heritage Constraints		Amber	cost to avoid impact Some potentially abnormally high cumulative
			development cost have been identified which may
Davidonment Coat V-l 5 - M	Does the site face significant multiple constraints or	Ambar	affect the viability of developing the site for a waste
Development Cost Value for Money	abnormal costs?	Amber	management facility including slope mitigation.
Green Count		9	
Amber Count		5	
Red Count		0	

Site Name:	Westgate Hill Street, Westgate Hill		
Site Reference:	39		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Detailed Site Assessment			The land is designated as an Employment Site
			and is located in Westgate Hill Street Employment Zone. Only core employment
Site Status in RUDP		Green	(B1, B2, B8) suitable for the site. No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment designation, within the settlement development pattern
•	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and	G.	William In
Location	general location	Green	Within Bradford urban area (east)
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Red	School in close proximity. Offices, bakery and farm adjacent.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Direct access to SRN possible although site access would be required
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Green	Adjacent employment uses, no significant visual amenity noted, limited mitigation required
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	No structures on site, utilities required but connected to adjacent sites.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Green	Flat site
7 0 7 7			
Extant Planning Consents Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?	Green	Site has no relevant planning history Greenfield, not in use
	Are the buildings on site vacant?	Green	,
Site Ownership		Amber	2-3 Private Owners
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
Green Count		12	
Amber Count		1	
		1	
Red Count	J		

Site Name:	Variable Street / Dumham Avanua Diaday		
Site Name: Site Reference:	Kaycell Street / Burnham Avenue, Bierley 42		
Site Reference.	42		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.83
Shape of Site	P/F	Pass	2.03
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	1/1	1 033	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D 4 7 16% A			
Detailed Site Assessment		C	D : (1 1 1)
Site Status in RUDP		Green	Designated as employment site No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Y 100	A de la PRANTA LA TOLICA DE		al la l
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	Cleared and vacant PDL. Grassed over.
	urban area? Note the name of the urban area and		
Location	general location	Green	Within Bradford urban area
	What are the adjacent land uses? How dense is the		Adjacent to residential (medium density), factory, mortuary has been developed on part of site. Would
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	require mitigation
	Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		No site access in place but could be delivered
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	relatively easily, proximate to SRN
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	May require screening from residential in local area, and from mortuary use on the site.
• •	Are there any structures on the site? Is utilities		,
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		Partially developed out but remainder of site is
	cables crossing the site? Is there any noted subsidence?		cleared. Needs utilities but these are connected to
Physical Development Constraints	Is there any surface level water noted?	Amber	adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
			Construction of a stone shed to side of existing
			garage. 'Construction of industrial development. 'Construction of 46 dwellings. 'Mixed use
			development comprising of B1 light industrial/B8
			storage and distribution units, 50 residential buildings, with new access and associated car
			parking and landscaping. 'Construction of public and
Extant Planning Consents		Amber	forensic mortuary. Construction of a new car wash and plant room
	Is the site currently in use? Is the site in use as a waste		point avviii
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Vacant and unused
Caron Oso	The die outlangs on site vacuit:	Green	, acount unit unitabet
Site Ownership		Amber	Not known
· · · · · · ·			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Zaman Terrage Constitution			5
			N. I. B. I. I. C.
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
•			
Green Count		10	
Amber Count		4	
Red Count		0	

Site Name:	Staithgate Lane South, Low Moor		
Site Reference:	48		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.87
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Detailed Site Assessment			Site is designated as an Employment Site and
			employment zone. Being marketed for
Site Status in RUDP		Green	employment development.
			No site specific use within strategic objectives. Use for waste management facility would not
Alignment to Strategic Objectives		Green	conflict with strategic objectives
			Greened over employment allocation, not in
Land Status	Is the site DDI 2 Is it alonged 2 Is it in year?	Green	use. Site is within the settlement development pattern
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	pattern
Lagation	urban area? Note the name of the urban area and	Croon	Within Bradford urban area (southern edge)
Location	general location	Green	within Bradford urban area (southern edge)
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Agriculture, industrial adjacent
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		Adjacent to rail line. Site access in place.
Networks	access to railway or waterway be delivered?	Green	Accessibility to SRN is good.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None noted. Industrial uses.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		*** 11
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Would require utilities but these are connected to adjacent site.
Thysical Development Constraints	· ·	Green	to adjacent site.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Gently sloping, no restriction to development
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Not in use, greenfield site
			-
Site Ownership		Green	Single Private
			The site is not adjacent or adjoining any
Cultural/ Heritage Constraints		Green	cultural / heritage asset and thus will have no impact on it or its setting
Cultural Heritage Constitution		Sicci	impact on it or its setting
Development Cost Value for			No obnormally high asymptotics dayslar
Money Money	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
•	actional vosts:		Total Jacob Additional Total Bills of the
Green Count		14	
Amber Count		0	
Red Count		0	

Site Name:	Ah Marks, Wyke Lane, Wyke		
Site Reference:	52		
Dane / Fail Criteria	Cuidana	A	Comment
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.42
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is designated as an Employment Site although with intention to expand chemical works
200 20000 100 100 100 100 100 100 100 10			No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Red	for waste management facility would conflict with strategic objectives is to expand chemical plant
Augmient to Strategic Objectives		Red	
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation, outside of the settlement development pattern
Nation	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Red	Outside of the urban area
Location	general location	Reu	Outside of the diban area
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Adjacent chemical works. Agriculture
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Access would be through chemical works or would
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	require completely new access road
	What is the sustant of sixual consuits 9 to the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Unlikely to be significant as is adjacent to existing
Visual / Landscape Impact	the local landscape quality?	Green	chemical works
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Utilities required, pylons to the northern edge of the site. No structures.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
			Storage of a maximum of 80 tonnes of an extremely
Extant Planning Consents		Amber	flammable substance for use in an industrial process
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
			Not known, although thought to be expansion land
Site Ownership		Amber	for adjacent facility
Cultural/ Heritage Constraints		Green	Site is close to grade ii listed buildings but will have no impact on it or its setting
			An overriding number of abnormally high
			cumulative development costs have been identified which will most like result in the site being
			financially unviable to development for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	management facility including pylons on site and access issues
•	donormai costo:		access issues
Green Count		7	
Amber Count		3	
Red Count		4	

Cita Nama	Marilla Band / Larray Larray		
Site Name:	Neville Road / Lower Lane		
Site Reference:	57		
	a.,		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.17
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation Development Plan	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land designated as employment site and located within Bowling Employment Zone, part of larger development site in the zone
Alignment to Strategic Objectives		Green	No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	Cleared PDL site.
Location	urban area? Note the name of the urban area and general location	Green	Site is within urban area, within built up area of Bowling.
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent to low density housing, but within existing industrial estate. Primary school to the south (Lowerfields Primary School), may require mitigation.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site is well connected, site access in place and clear and negotiable route onto SRN. Within existing employment estate including HGV vehicle movements onto SRN. Access to SRN off Neville Road.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Green	Site is within existing employment area. Some open space (playing fields) to the south but area is flat so no views impacted.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?	C.	
Physical Development Constraints	Is there any surface level water noted?	Green	PDL cleared site
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Green	Flat site with exception of small number of rubble mounds.
Extant Planning Consents		Green	Use of vacant redundant tipped site for processing of excavation waste from highway trenching to form cold formed hydraulic cement bound trenchfill base material for public utilities
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	PDL cleared site
Site Ownership		Green	Assumed to be in single private ownership The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
Development Cost Value for Money	abilotinai costs:		
•	abilormal costs:		
Development Cost Value for Money Green Count Amber Count	abilotinal costs:	13	

Removed from Shortlist as probability of the net developable area is unlikely to be sufficient to satisfy the delivery of a waste management facility

96

Site Name:	Harrogate Road, Greengates		
Site Reference:	65		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	3.26
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Designated as an employment site
Alignment to Strategic Objectives		Green	No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
	Tiday poroly 1 dolly 0		On the edge of / outside of the settlement development pattern, Greened over employment
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	allocation
Location	urban area? Note the name of the urban area and general location	Green	Site is on the edge of suburban Bradford, proximate to waste arisings. Apperley Bridge.
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Site is adjacent church but can be mitigated. Medium density housing and employment also adjacent but not considered sensitive use
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Access is in place to the site, however, this is cut into the land that is at a higher level than the entrance, which is also unlikely to be appropriate for HGV traffic. Investment required to facilitate development on the site.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Amber	Site is raised so highly visible along a major road. Could be mitigated against, but at cost.
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Site is raised, minimal structures on the site, no power lines. Utilities provision required but existing in adjacent sites.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Green	Site is raised but generally flat. South to north slope on the site but not a major development constraint.
Extant Planning Consents		Green	Site has no relevant planning history
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Site is not currently in use
Site Ownership		Green	Assumed single The site is adjacent to a number of listed buildings
Cultural/ Heritage Constraints		Red	and is likely to have a detrimental impact upon it or its setting, with mitigation being either financially unviable or ineffective
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including access and mitigation for adjacent uses
Green Count		9	
Amber Count		4	
Red Count		1	

	I		
Site Name:	Woodhall Road, Thornbury		
Site Reference:	68		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.85
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Designation	1/1	1 433	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 455	
Detailed Site Assessment			
Site Status in RUDP		Стан	Designated at ampleyment site
Site Status III KUDP		Green	Designated at employment site No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greened over employment site, At edge but within
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	the settlement development pattern.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		Site is on the edge of suburban Bradford, proximate
Location	general location	Green	to waste arisings
			Close to low density residential uses. Adjacent to
			care home but existing mature landscape buffers the site (considered already mitigated against
			development on the site). Adjacent Morrisons HQ.
Cita Duraniunita ta Canaltina III	What are the adjacent land uses? How dense is the	Constant	Employment use adjacent (Warburtons bakery). No
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Green	need for mitigation identified
	to connect the site to the SRN? Is the site nearby a		Site access is in place to the SRN but improvements
	railway line? Is the site nearby a waterway? Could		needed to facilitate HGV movement (access is via a
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	country lane and steep topography). Development would overlook residential
			development to the north-west. Potentially prominent
	What is the extent of visual amenity? Is the site highly		location in this context. Would be material change to
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	current view, albeit from the rear of residential properties. Potential to buffer using landscaping.
visual/ Landscape impact	Are there any structures on the site? Is utilities	Zimoci	properties. Foreittiar to ourier using landscaping.
	provision noted on the site? Are there noted visible		Site would require transport and utilities
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		infrastructure provision. Communications mast on the edge of the site (adjacent care home) but not
Physical Development Constraints	Is there any surface level water noted?	Amber	likely to affect development.
•	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		Steep gradient, considered developable but likely
Site Topography	development?	Amber	high cost.
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Site is not currently in use. Greenfield.
Site Ownership		Green	Assumed single ownership.
··			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Cunular Hernage Constraints		Green	An overriding number of abnormally high
			cumulative development costs have been identified
			which will most like result in the site being
			financially unviable to development for a waste management facility including mitigation to shelter
	Does the site face significant multiple constraints or		adjacent uses from waste management facilities,
Development Cost Value for Money	abnormal costs?	Red	access improvements and to address topography
Green Count Amber Count		9	
Red Count		1	
rad Count	<u> </u>	1	<u> </u>

a: v			
Site Name:	Sykes Lane, Silsden		
Site Reference:	75		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.38
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed biles	1/4	1 400	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is designated for employment use
Site Status III KODI		Green	No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL, appears to be in temporary use
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Amber	On edge of Silsden area, although slightly detached from the town
Location	general location	Amoer	nom the town
	What are the adjacent land uses? How dense is the		Employment uses nearby, agricultural, no sensitive
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	uses noted
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access improvements required, No obvious
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	access points. Close to Keighley Road A6034
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Site well concerned by evicting industrial year no
Visual / Landscape Impact	the local landscape quality?	Green	Site well screened by existing industrial uses, no major overlooking, not a prominent site
, and a second process	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Temporary uses would need clearing, utilities
Physical Development Constraints	Is there any surface level water noted?	Amber	required but connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
			Construction of 120 dwellings & conversion of barn to residential dwelling and the renovation of dwelling
Extant Planning Consents		Red	with access roads & provision of landscaping
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Temporary uses on the site (underutilised)
	ourange on one raduit:		
Site Ownership		Amber	Not known
one ownership		Timoci	The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its
Cultural/ Heritage Constraints		Red	setting, with mitigation being either financially unviable or ineffective.
Canatan Hernage Constiants		red	diffuoit of inchedity.
Davidamment Cost V-l f M	Does the site face significant multiple constraints or	Croon	No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
Green Count		8	
Amber Count		4	
Red Count		2	
rica Count	I .		I .

Site Name:	Aire Valley Road, Worth Village, Keighley		
Site Reference:	78		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.8
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is designated as an Employment Site, Employment Zone and rail freight accessible site
Site Status III KUDF		Green	No site specific use within strategic objectives. Use
All and the state of the state			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
1 100	I de la DDIOTA de la Tarra de		DOX 1 1
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL, cleared
	urban area? Note the name of the urban area and		
Location	general location	Green	Edge of Keighley
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Green	Gas works adjacent but not considered sensitive Site adjacent to Aire Valley Road (A650) and new access is in place but would need improvement for
Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	HGV movement either through existing estate adjacent or from dual carriageway. Site has potential for rail freight.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities	Green	On prominent site, but not good quality landscape at the current time. Adjacent gas cylinders.
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Potential contamination linked to previous use, utilities required but connected to adjacent sites. Gas pipes run through site.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat Mixed use development including employment, car
			showroom, offices and associated parking and
Extant Planning Consents		Green	external works. Unlikely to cover entire site.
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Vacant and cleared PDL
Site Ownership		Green	Single Private
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including possible contamination and moving gas pipes.
Green Count		12	
Amber Count		2	
Red Count		0	
Count	1		I .

an v	D. LUC W. H.		
Site Name:	Beechcliffe, Keighley		
Site Reference:	84		
D (P.70)	0.11		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.54
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is designated as an Employment Site and employment zone
Site Status iii RODP		Green	Site is identified in the Airedale masterplan as being
Alignment to Strategic Objectives		Green	suitable for commercial use
			Greened over former landfill site, edge of Keighley
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	settlement development pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Edge of Keighley urban area
			Site includes are of Washlands and RIGS.
			Surrounded by major road and rail lines and existing
Cita Duavimity to Canaltiya Haas	What are the adjacent land uses? How dense is the	Ambon	industrial units. No sensitive uses noted. Adjacent to railway line.
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Amber	ranway iine.
	to connect the site to the SRN? Is the site nearby a		Site access under A629, possible for HGV
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	movement, proximate to the SRN through adjacent employment area, no investment required
Site Accessionity to Transport Networks	access to failway of waterway be delivered:	Green	emproyment area, no investment required
	What is the extent of visual amenity? Is the site highly		Site has established landscaping in place (natural
	visible? What is the topography of the area? What is		growth / scrubland) so potential impact, site already
Visual / Landscape Impact	the local landscape quality?	Green	benefits from landscape buffer to A629 Small water courses on site, and liable to flood,
	Are there any structures on the site? Is utilities		potential contamination due to previous use as
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		landfill site, need to clear existing scrub coverage on the site. Utilities required although connected to
	cables crossing the site? Is there any noted subsidence?		adjacent sites. Site requires a buffer zone to
Physical Development Constraints	Is there any surface level water noted?	Amber	Beechcliffe Ings SEGI.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Largely Flat.
Site Topography	development:	Green	Largery Flat.
Extant Planning Consents		Green	Site has no relevant planning history
Extant I familing Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	facility? If so, what type? If not, what is it in use as?		Greenfield (reverted following use as landfill), not in
Current Use	Are the buildings on site vacant?	Green	use
Site Ownership		Green	Not known, assumed single
one Ownership		Green	Not known, assumed single The site is not adjacent or adjoining any cultural /
College I/ Havita as C		Constant	heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	An overriding number of abnormally high
			cumulative development costs have been identified
			which will most like result in the site being financially unviable to development for a waste
			management facility including possible
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	contamination, land stability issues, Washland mitigation and RIGS mitigation
•	whoman costs:		mugaton and Kroo mugaton
Green Count		11	
Amber Count		2	
Red Count		1	

Site Reference: Pass / Fail Criteria Guidance: Assessment Comment Comment Site Size P/F Pass Assessment P/F Pass Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Proximity to Strategic Road Network P/F Pass Proximity to Strategic Road Network P/F Pass Detailed Site Assessment Site Status in RUDP Green Site is within employment zone but is not specifically allocated. Site is existing HWS. Municipal Waste Strategic includes strategic objective for the maintanace of existing waste infrastructure. Land Status Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and Within Bowling industrial area, within urban area of				
Site Size PF 25 Shipe of Six Chiera Six Size PF 25 Shipe of Six Size PF 26 Shipe of Six Size PF 26 Shipe of Six Size PF 27 Six Shipe of Six Size PF 28 Shipe of Six Size PF 28 Shipe of Six Size PF 28 Possibly of Six Size Size PF 28 Possibly of Six Size Size Size Size Size Size Size Size	Site Name:	HWS site, Bowling Back Lane		
Size Size PF	Site Reference:	92		
Size Size PF				
Stage of Site Environmental Designation and Heritage PF Designation Unitary Development Plan PF Proximity to Strategic Road Network PF Developed Sites PF Proximity to Strategic Road Network PF Developed Sites PF Proximity to Strategic Road Network PF Developed Sites PF Proximity to Strategic Road Network Site Status in RUDP Site the site PDI ? is it cleaned? Is it in use? Site the site PDI ? is it cleaned? Is it in use? Site the site PDI ? is it cleaned? Is it in use? Site the site PDI ? is it cleaned? Is it in use? Site site within the others are? Is the site cleap of update an ear? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent uses are prodominantly industrial area, within urban area of general location What are the adjacent land uses? How dense is the adjacent uses are prodominantly industrial area, within urban area of general location What are the adjacent land uses? How dense is the adjacent uses are prodominantly industrial area, within urban area of general location What is the extent of visual armonity of the area? What is the state early as the company of the area? What is the state early as the local landenge quality? Are there any structures on the size? Is the list highly visible? What is the topography with the size of its three any united local vision in the size? Is the size in the size of the				
Environmental Designation and Herstage Replacement (Instituty Development Plan				4.23
Replacement Unitary Development Plan Decognition Developed Sites PF Poss Poss Poss Poss Poss Poss Poss Poss Poss PF Poss PF Poss	1		Pass	
Designation PF Presentity to Strategic Road Network PF Pess Developed Sites PF Pess PF Pess Developed Sites Assessment PF PF PF PF PF PF PF P		P/F	Pass	
Proximity to Strategic Road Network PF Developed Sites PF Developed Sites PF Developed Sites PF Developed Sites PF Site Status in RUDP Cree Site is within employment zone but is not specifically allocated. Site is existing ITWS. Municipal Waste Strategic nebules strategic objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area and governal location What are the adjacent land uses? How dense is the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is the access in place? Would improvement be required railways if in Site is not near any awareway? Could access to railway or waterway? Site seems to require the seems t		P/F	Pass	
Developed Sites				
Developed Sites	Proximity to Strategic Road Network	P/F	Pass	
Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Land Status Land Status Land Status Location Site the within state the site PD12 is it cleaned? Is it in use? Site the within the urban area? It the site often of urban area? The the site often of urban area? Note the name of the urban area and general location What are the adjacent lend use? How dense is the adjacent use? It the site overlooked? Site Proximity to Sensitive Uses What is the extent of visual arreadity? Site is the site overlooked? What is the extent of visual arreadity? Is the site highly visible? What is the topography of the area? What is the local indicates quality? Are there any structures on the site? Is utilities provision noted on the site? As the three noted visible potential contamination issues? As the rear any prover cables crossing the site? Is the artee noted visible potential contamination issues? As the three any structures on the site? Is utilities provision noted on the site? As the three noted visible potential contamination issues? As the three noted visible potential contamination on the site. Existing waste facility so no change anticipated. Within wider industrial area. Existing assume the site of the site of the site of the site of the contamination on the site. Flat Pre-application and scoping requests made by the two remaining waste PTI budders. Proposals for enhanced and expanded was	·			
Site Status in RUDP Alignment to Strategic Objectives Land Status L				
Site Status in RUDP Alignment to Strategic Objectives Land Status L	Detailed Site Assessment			
Alignment to Strategie Objectives Land Status Is the site PDL? Is it elemed? It is in use? Is the site PDL? Is it elemed? It is in use? Is the site PDL? Is it elemed? It is in use? Is the site PDL? Is it elemed? It is in use? Is the site PDL? It is the site edge of upon a site of the urban area and general location What are the adjacent land uses? How dense is the adjacent use It is the site overlooked? What are the adjacent land uses? How dense is the adjacent use It is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRN* Is the site nearby a railway line? It is the site nearby a railway line? What is the extent of visual amenty? Is the site heighly visible? What is the topography of the area? What is the local landscape quality? Are there any surface level water noted? Another Site Topography Is the site factly like by to be a significant constraint to development? Is the site access pay likely to be a significant constraint to development? Is the site factly is the site heighly visible? What is the extent of visual amentify Is the site heighly visible? Are there any surface level water noted? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constraint to development? Is the site of paying likely to be a significant constr	Detailed Site 7135635Helit			Site is within employment zone but is not specifically
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Development Cost Value for Money abnormal costs? Green demonstrated it is financially viable Green Count 12 Amber Count 2 Amber Count 2 Amber Count 2 Amber Count 2 Amber Count 3 A		Does the site face significant multiple constraints or		
Amber Count 2				
	Green Count		12	
Red Count 0	Amber Count		2	
	Red Count		0	

G'. M			
Site Name:	Shearbridge Depot, Shearbridge Road, Bradford		
Site Reference:	100		
			_
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.97
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
_			
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
C'. C		0	Site is within Employment Zone but is not
Site Status in RUDP		Green	specifically allocated within the RUDP No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
* 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL in use as Council fleet depot
	urban area? Note the name of the urban area and		
Location	general location	Green	Within highly urbanised area of Bradford
			Access is in place to the site. Route to SRN through
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	residential area but currently functioning with movement of a number of large vehicles.
Site Frommity to Bensitive Oses	Is site access in place? Would improvement be required	runoci	movement of a number of targe venteres.
	to connect the site to the SRN? Is the site nearby a		Access is in place to the site. Route to SRN through
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	residential area but currently functioning with movement of a number of large vehicles.
one recessionity to Transport Networks	access to raining of watering of delivered.	Green	movement of a number of tange venteres.
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	None. Functioning as depot site.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Amber	On site structures. Not considered a major barrier.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
			Extension of car park to provide additional car parking spaces 'Demolition of existing office and
Extant Planning Consents		Amber	replacement with new temporary two storey building
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		Part of cleaning department depot, not in waste
Current Use	Are the buildings on site vacant?	Amber	management use
Site Ownership		Green	Assumed Council owned
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Ţ.			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including on site structures and
Development Cost Value for Money	abnormal costs?	Amber	possible re-provision.
Green Count		9	
Amber Count		5	
Red Count		0	

Sita Nama	Merrydale Rd, Euroway		
Site Name:	,		
Site Reference:	104		
Bara / Fail Cuitania	Cuillana	A (Comment
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.96
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Land is designated as an Employment Site and is located in Euroway Employment Zone. Carried
Site Status in RUDP		Green	forward from previous UDP.
			Designated as Industrial Corridor in the South
Alignment to Strategic Objectives		Green	Bradford Characterisation Map. This means the site is not sensitive to change.
games a gamega a gyerna a		3.70.0	•
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation within established settlement development pattern
	Is the site within the urban area? Is the site edge of		The second secon
Location	urban area? Note the name of the urban area and general location	Green	Site is at the edge of Bradford urban area
Location	Selector rocation	Green	one is at the edge of bradioid thousan area
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Within existing employment area
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site requires access off Roydsdale Way, but then is
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	well connected to SRN.
	What is the autout of visualit-9 I- the -it-1: 11		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None noted. Within existing employment area
1	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Land would require clearance (Some trees on site).
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Watercourse on site from map. Utilities required but connected to adjacent sites.
, s-car se recopment constraints	-		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		Uneven surface but largely flat, no constraint to
Site Topography	development?	Green	development
Extant Planning Consents		Green	Application for Warehouse/Employment Unit
1	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
			Partially Owned by the Council and Other Private
Site Ownership		Amber	Owners
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
-			
	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
Green Count		12	
Amber Count		2	
Red Count		0	

	Wilson Road, Open space to North of Wilson Road,		
Site Name:	South of Elizabeth Ave		
Site Reference:	106		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	3.21
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Designation	1/1	1 433	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 855	
Detailed Site Assessment			
Site Status in RUDP		Amber	Undesignated
			No site specific use within strategic objectives. Use
Alimonant to Stantonic Objections		Constant	for waste management facility would not conflict with strategic objectives
Alignment to Strategic Objectives		Green	Former landfill and brickworks. Has reverted to
			Greenfield. Within the settlement development
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Amber	pattern
	urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area, Wyke
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Adjacent to residential and open space. Industrial uses nearby. Medium density housing.
Site Proximity to Sensitive Uses	Is site access in place? Would improvement be required	Green	uses hearby. Medium density housing.
	to connect the site to the SRN? Is the site nearby a		Site access is in place, but access is onto residential
C'A THE ATT AND A	railway line? Is the site nearby a waterway? Could		road (Wilson Road). Investment may be required.
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	Route to SRN through residential area.
	What is the extent of visual amenity? Is the site highly		Site appears to have become local open space, would
	visible? What is the topography of the area? What is		require mitigation as is overlooked by residential
Visual / Landscape Impact	the local landscape quality?	Amber	uses.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		No structures on site, may be contamination, pylons
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	to the north of the site but not on the site, utilities required but connected to adjacent sites
1 hysical Development Constraints		Minoci	required but connected to adjacent sites
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat.
Extant Planning Consents		Green	Site has no relevant planning history
<u> </u>	Is the site currently in use? Is the site in use as a waste		, , ,
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Greenfield, not in use
canoni ose	The dis buildings on one rubuit:	Sicon	ereemen, not in use
Site Ownership		Amber	Not known
r er er r			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
canalar Heritage Constitution		Sicon	Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including such as access
Development Cost Value for Money	abnormal costs?	Amber	improvements
Green Count		8	
Amber Count		6	
		0	
Red Count		0	<u>l</u>

Site Name: Site Name: Reevy Beacon, Beacon Road rear of The Beeches Site Reference: 107 Pass / Fail Criteria Guidance: Assessment Comment Site Size P/F Pass Environmental Designation and Heritage Replacement Unitary Development Plan Designation P/F Pass Proximity to Strategic Road Network P/F Pess Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Greenfield site within existing settlement
Pass / Fail Criteria Guidance: Assessment Comment Site Size P/F Pass Shape of Site P/F Pass Environmental Designation and Heritage P/F Pass Replacement Unitary Development Plan Designation P/F Pass Proximity to Strategic Road Network P/F Pass Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives
Site Size P/F Pass 1 Shape of Site P/F Pass Pass 1 Environmental Designation and Heritage P/F Pass Pass Pass P/F Pass Pass P/F Pass P/F Pass P/F Pass P/F Pass P/F
Site Size P/F Pass 1 Shape of Site P/F Pass Pass 1 Environmental Designation and Heritage P/F Pass Pass Pass P/F Pass Pass P/F Pass P/F Pass P/F Pass P/F Pass P/F
Environmental Designation and Heritage Replacement Unitary Development Plan Designation P/F Pass Proximity to Strategic Road Network P/F Pass Pass Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives. Alignment to Strategic Objectives Replacement Unitary Development Plan Pass Pass Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Environmental Designation and Heritage Replacement Unitary Development Plan Designation P/F Pass Proximity to Strategic Road Network P/F Pass Pass Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives. Alignment to Strategic Objectives Replacement Unitary Development Plan Pass Pass Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Replacement Unitary Development Plan Designation P/F Pass Proximity to Strategic Road Network P/F Pass Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives
Proximity to Strategic Road Network Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green Amount of the pass of the pas
Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green with strategic objectives
Developed Sites P/F Pass Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green with strategic objectives
Detailed Site Assessment Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Site Status in RUDP Amber Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Alignment to Strategic Objectives Green Site is undesignated No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Alignment to Strategic Objectives Alignment to Strategic Objectives Green No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives with strategic objectives
Alignment to Strategic Objectives Green for waste management facility would not conflict with strategic objectives
Greenfield site within existing settlement
Land Status Is the site PDL? Is it cleared? Is it in use? Amber development pattern Is the site within the urban area? Is the site edge of
urban area? Note the name of the urban area and
Location general location Green Within Bradford urban area, Wibsey
Medium density residential, some higher density
What are the adjacent land uses? How dense is the Site Proximity to Sensitive Uses Sheltered housing overlooking site. Mitigation required.
Is site access in place? Would improvement be required
to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could Site access required. Movement through residentia
Site Accessibility to Transport Networks access to railway or waterway be delivered? Red area. Significant investment necessary.
Site very prominent position overlooking the south
What is the extent of visual amenity? Is the site highly Bradford urban area. Visibility from the north to the
visible? What is the topography of the area? What is the local landscape quality? Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Site likely to be high. Mitigation necessary. However it is within built up area.
Are there any structures on the site? Is utilities
provision noted on the site? Are there noted visible potential contamination issues? Are there any power Scrub on site requiring clearing. Telecommunication
cables crossing the site? Is there any noted subsidence? mast on site. Utilities required but in place in
Physical Development Constraints Is there any surface level water noted? Amber adjacent buildings. Tree clearance required.
Is the site flat? Is the flat sloping? Is the slope gentle?
Is the topography likely to be a significant constraint to Site Topography Is the topography likely to be a significant constraint to development? Very steep site. Mitigation costs could prohibit development
Extant Planning Consents Green Site has no relevant planning history
Is the site currently in use? Is the site in use as a waste
facility? If so, what type? If not, what is it in use as? Current Use Are the buildings on site vacant? Green Greenfield site, not in use.
The the buildings on site vacant: Green Green and site, not ill use.
Site Ownership Amber Not known, could be mixed
The site is not adjacent or adjoining any cultural /
heritage asset and thus will have no impact on it or Cultural/ Heritage Constraints Green setting
An overriding number of abnormally high
cumulative development costs have been identified which will most like result in the site being
which will most like result in the site being financially unviable to development for a waste
Does the site face significant multiple constraints or management facility including access improvemen
Development Cost Value for Money abnormal costs? Red and slope mitigation
Green Count 5
Amber Count 6
Red Count 3

	Rear of Woodhall Retail Centre Superstore and		
Site Name:	Next to Health Centre		
Site Reference:	115		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size			
	P/F	Pass	1.61
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development		1 400	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Beveloped Sites	1/1	1 435	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is undesignated
Site Status iii KODI		Ailloci	No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
<u> </u>			<i></i>
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL
	Is the site within the urban area? Is the site edge of	511111	
Location	urban area? Note the name of the urban area and general location	Green	Within Woodhall area of Bradford, urban area
Location	general location	Green	Health Centre immediately adjacent. Potential
	What are the adjacent land uses? How dense is the		to be mitigated against. Also adjacent to medium density housing and retail but not
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	considered sensitive.
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access in place. Proximate and connected
Networks	access to railway or waterway be delivered?	Green	to SRN.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Amber	Adjacent to high profile local community infrastructure potential to mitigate against. Site is buffered from residential through mature tree planting.
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Site is cleared. None noted.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
Extant Planning Consents		Red	Construction of 63 dwellings with garages. 'Construction of two storey primary care centre with associated car parking and landscaping
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Cleared PDL
Site Ownership		Green	Assumed single ownership
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Green	No abnormally high cumulative development costs have been identified for this site
Green Count		10	
Amber Count		3	
Red Count		1	

	T		
Site Name:	Steel Stock and Scrap stockholders site, Birkshall Lane		
Site Reference:	121		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.1
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	P/F	rass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 855	
D - 7 101 1			
Detailed Site Assessment			Land is within and employment zone but site is not
Site Status in RUDP		Green	specifically allocated as an employment site
			Municipal Waste strategy includes the maintenance
Alignment to Strategic Objectives		Green	of existing waste infrastructure
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Site is in use as scrap yard. PDL in use
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Green	Within Bowling industrial area, within urban area.
Location	general location	Green	Within Bowing industrial area, within area.
	What are the adjacent land uses? How dense is the		None noted Within existing industrial area Comment
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	None noted. Within existing industrial area. Current use as scrap yard.
	Is site access in place? Would improvement be required	3744	Site access is in place, accessible to the SRN via
	to connect the site to the SRN? Is the site nearby a		Planetrees Road, within industrial area where HGV
C'A THE ATT AND A	railway line? Is the site nearby a waterway? Could		movements already take place to the SRN. Direct
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	access to the railway line.
	WILLIAM CONTRACTOR OF THE CONT		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		No change / potential improvement. Site is not within
Visual / Landscape Impact	the local landscape quality?	Green	residential view line.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Potential contamination due to current on site use,
Physical Development Constraints	Is there any surface level water noted?	Amber	minimal on-site structures.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the short at its the hat stoping: Is the stope gentle:		
Site Topography	development?	Green	Flat
Extant Planning Consents		Green	Site has no relevant planning history
<u> </u>	Is the site currently in use? Is the site in use as a waste		, , , , , ,
Commont Has	facility? If so, what type? If not, what is it in use as?	Стоот	Commonthy in 1900 for mostallin
Current Use	Are the buildings on site vacant?	Green	Currently in use for metal recycling
Site Ownership		Amber	Two Private Waste Operating Owners
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Potential contamination identified, but no
			abnormally high cumulative costs identified
Davidonment Cost V-l f M	Does the site face significant multiple constraints or	Стоот	which would affect the viability of the site.
Development Cost Value for Money	abnormal costs?	Green	
Green Count		12	
Amber Count		2	
Red Count	1	0	1

Site Name:	Thomas Crompton Facility, Neville Road, Bowling	1	1
Site Reference:	143		
Site reference.	1.5		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan			
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Gir Gran i DANDA			Land is within and employment zone but site is not
Site Status in RUDP		Green	specifically allocated as an employment site Municipal Waste strategy includes the maintenance
Alignment to Strategic Objectives		Green	of existing waste infrastructure
Angiment to Strategic Objectives		Green	PDL. In use as a Thomas Crompton plant hire and
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	waste management / aggregates plant.
	Is the site within the urban area? Is the site edge of		2 20 0 1
	urban area? Note the name of the urban area and		Within the Bradford Urban area (to the south east of
Location	general location	Green	Bradford city centre).
			Adjacent uses comprise low quality industrial uses of
	What are the adjacent land uses? How dense is the		relatively high density. Medium density residential uses (and green space) surrounds these industrial
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	uses.
Site Frommey to Sensitive Oses	Is site access in place? Would improvement be required	Green	uses.
	to connect the site to the SRN? Is the site nearby a		Site access is in place with limited need for
	railway line? Is the site nearby a waterway? Could		improvement to connect to SRN. No proximity to
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	railway line or waterway with no access to either.
	What is the extent of visual amenity? Is the site highly		
*** 1/* 1 * ·	visible? What is the topography of the area? What is		Poor visual amenity. Site is raised and visible from a
Visual / Landscape Impact	the local landscape quality?	Amber	number of key points.
			Significant concerns about part of sites stability due to deposit of material and former mine workings.
	Are there any structures on the site? Is utilities		The site has contamination issues. Existing buildings
	provision noted on the site? Are there noted visible		on site (alongside plant parking and storage of
	potential contamination issues? Are there any power		aggregates). Electricity and water must service the
	cables crossing the site? Is there any noted subsidence?		buildings on the site. No power cables cross the site.
Physical Development Constraints	Is there any surface level water noted?	Red	Limited likely flood risk.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Red	Significant changes in level
экс тородирну	development:	Tecu	Previous application for waste management facilities
			across whole site refused on stability and visual impact
			issues. 'Erection of portal framed building for waste
			recycling centre and adjacent earth works. 'Change of use of car park ancillary to B1 use to vehicle manoeuvring
Extant Planning Consents		Amber	area ancillary to Sui Generis use (waste transfer station)
			Approximately half of the site is used for waste
			management/treatment, including storage of construction
			and demolition waste and production of secondary aggregates - small part of this area has a building
			aggregates - small part of this area has a building currently used as a waste transfer facility for a range of
			waste types. The remaining part of the site
	Is the site currently in use? Is the site in use as a waste		(approximately half of the site) has no permitted waste
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Amber	use and any activities associated are currently unauthorised.
	The the bundings on site vacant:		
Site Ownership		Green	Assumed to be in single private ownership
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	neritage asset and thus will have no impact on it or its setting
			An overriding number of abnormally high cumulative
			development costs have been identified which will most
	Door the site fees significant multiple constraint		like result in the site being financially unviable to
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	development for a waste management facility including stability of the site and clearance of current uses
Green Count	uonormai costs:	8	smorthly of the site and clearance of current uses
Amber Count		3	
Red Count		3	
	1		ı

Site Name:	Land R/O Bark Lane, Bark Lane, Addingham		
Site Reference:	Land 100 Bark Lane, Bark Lane, Addingnam		
Site Reference.	140		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.7
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP		Amber	White land - not allocated in RUDP
Alignment to Strategic Objectives		Green	No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Amber	Greenfield, infill site within the existing settlement development pattern
	Is the site within the urban area? Is the site edge of		-p p
Location	urban area? Note the name of the urban area and general location	Green	Within Addingham
Location	general rocation	Giccii	within / dunigham
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Overlooked by residential properties, medium to low density. Overlooking is significant.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	Site access is not formally in place but possible, route through residential areas, significant constraint to delivery
Site Accessionity to Transport Networks	access to failway of waterway be delivered:	Red	denvery
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Amber	Site is largely hidden by surrounding residential properties but significantly overlooked by the properties. Wider visual impact can be mitigated.
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Utilities required but connected to adjacent housing. Small structure on site requires clearing. Small watercourse running through site.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Slight gradient, can be mitigated
D D			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
Site Ownership		Amber	Not known The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its setting, with mitigation being either financially
Cultural/ Heritage Constraints		Red	unviable or ineffective. An overriding number of abnormally high
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	An overriding number of abnormally high cumulative development costs have been identified which will most like result in the site being financially unviable to development for a waste management facility including access improvements and mitigation to shield overlooking properties
Green Count		6	
Amber Count		5	
Red Count		3	
	1		1

Gir M	G CC: LI ID II		
Site Name:	Corner of Cringle Lane and Bank Lane		
Site Reference:	147		
Dane / Fail Cuitania	College	A	Community
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.11
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	White land - not allocated in RUDP
			No site specific use within strategic objectives. Use for waste management facility would not
Alignment to Strategic Objectives		Green	conflict with strategic objectives
			Greenfield, outside of settlement development
Land Status	Is the site PDL? Is it cleared? Is it in use?	Red	pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Red	Rural site
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Surrounded by agriculture.
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		Site access is in place but would require
	railway line? Is the site nearby a waterway? Could		improvement, A6034 is closest SRN accessible
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	via Cringle Lane
	What is the extent of visual amenity? Is the site highly		Good quality landscape, site would require
	visible? What is the topography of the area? What is		mitigation and would be prominent given nature
Visual / Landscape Impact	the local landscape quality?	Amber	of the surrounds.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		1777
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Utilities required and in remote location. Stone walls on the site will need clearing.
J			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Amber	Steep topography in places.
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, agriculture
Site Ownership		Amber	Not known
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or
Cultural/ Heritage Constraints		Green	its setting
			An overriding number of abnormally high
			cumulative development costs have been identified which will most like result in the site
			being financially unviable to development for a
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	waste management facility including screening from viewpoints and access improvements
	word was to the same of the sa		nom nonpoints and access improvements
Green Count		5	
Amber Count		6	
Red Count		3	

	Land North of Aireville Crescent and Middleway,		<u> </u>
Site Name:	Silsden		
Site Reference:	148		
Site reference.	110		
D (E 1G ;	0.1		0 4
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.35
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	D/D		
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	White land - not allocated in RUDP
Site Status iii KODi		Amoer	No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greenfield site, at edge of Silsden settlement
Land Status	Is the site PDL? Is it cleared? Is it in use?	Red	development pattern (outside of the pattern)
	Is the site within the urban area? Is the site edge of		
T	urban area? Note the name of the urban area and		E1 (67) 1
Location	general location	Green	Edge of Silsden urban area
Sita Drawimity to Consitive Head	What are the adjacent land uses? How dense is the	Стаст	Medium density residential adjacent, agriculture
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	adjacent, screening possible
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access in place, route to SRN through
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	established residential area. Significant constraint.
	What is the extent of visual amenity? Is the site highly		
*** 1/* 1 * ·	visible? What is the topography of the area? What is		Y 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	Largely hidden, would require very little mitigation.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Green	Utilities required but connected to adjacent uses.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to	_	
Site Topography	development?	Green	Gentle slope south to north
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Greenfield, grazing on the site
Current USC	Are the bundings on site vacant?	Green	Greeniew, grazing on the site
Site Ownership		Amber	Not known The site is not ediscent an edisining any output!
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative
			development cost have been identified which may
Development Cost V-l f M	Does the site face significant multiple constraints or	Ambon	affect the viability of developing the site for a waste
Development Cost Value for Money	abnormal costs?	Amber	management facility including access improvements
Green Count		9	
Amber Count		3	
Red Count		2	

Site Name:	Former Mill Site, Brow Road, Haworth		
Site Reference:	151		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.34
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 455	
Detailed Site Assessment			
Detailed Site Assessment			Site is surrounded by Greenbelt and Conservation
Site Status in RUDP		Amber	area but is unallocated No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
<i>y</i>			<u> </u>
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL, cleared, not in use, within settlement development pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area, Haworth
C' D I I I I I I I I I I I I I I I I I I	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Green	Adjacent to industrial mill and agricultural land
	to connect the site to the SRN? Is the site nearby a		Poor access via arch in mill building, restricted,
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	access onto B road, steep climb to nearest A road. Site is adjacent to railway line and river.
Site Accessionity to Transport Networks	access to failway of waterway be delivered:	Reu	Site is adjacent to fairway fine and fiver.
	What is the extent of visual amenity? Is the site highly		
77. 1/7. 1	visible? What is the topography of the area? What is		None noted, bottom of valley, previous industrial
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	uses so no additional impact
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Site still has shell of building in place and potential
Physical Development Constraints	Is there any surface level water noted?	Amber	contamination in place
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Cir. The second	Is the topography likely to be a significant constraint to		71
Site Topography	development?	Green	Flat
F. A. N. C.			Demolition of industrial sheds to provide for
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Amber	redevelopment of site
	facility? If so, what type? If not, what is it in use as?		N
Current Use	Are the buildings on site vacant?	Green	Not in use, PDL
C. O. 1.		6	
Site Ownership		Green	Assumed single ownership The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its
Cultural/ Heritage Constraints		Red	setting, with mitigation being either financially unviable or ineffective.
			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including possible
Development Cost Value for Money	abnormal costs?	Amber	contamination
Green Count		8	
Amber Count		4	
Red Count		2	

Site Name:	Staveley Mill, Old Road, Denholme		
Site Reference:	Staveley Will, Old Road, Demionie		
Site Reference.	132		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.48
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	200		
Designation	P/F	Pass	
D. C. C. C. C. C. D. INC. 1	D/E		
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			A very small part of the site is green belt however vast
Site Status in RUDP		Green	majority is unallocated No site specific use within strategic objectives. Use for
			waste management facility would not conflict with
Alignment to Strategic Objectives		Green	strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban	Green	PDL, cleared and vacant
Location	area? Note the name of the urban area and general location	Green	Within Denholme settlement
			Adjacent BWA and surrounding watercourses. Proximity to SCA and STA. Medium density residential
Site Proximity to Sensitive Uses		Red	development.
	Is site access in place? Would improvement be required to		•
	connect the site to the SRN? Is the site nearby a railway		
Site Accessibility to Transport Networks	line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place. Adjacent to SRN.
7	What is the extent of visual amenity? Is the site highly		• •
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Green	No significant impact noted
	Are there any structures on the site? Is utilities provision		
	noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing		Former mill ponds on site – possibility of contamination Inert landfilling in the 1980's of former mill ponds –
	the site? Is there any noted subsidence? Is there any surface		potential stability problems
Physical Development Constraints	level water noted?	Amber	Some standing water.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the		Site split over two levels. Large development site
ar a	topography likely to be a significant constraint to		opportunity on single level however so not major
Site Topography	development?	Green	constraint to delivery Mixed-use redevelopment comprising residential and
			employment of former industrial site and associated
			access (variation of condition 5 of planning permission 06/09190/OUT) that the approved employment units are
			built prior to the occupation of up to 30%. 'Construction
			of residential development (approx 0.4 hectare). Submission of details to comply with conditions 1, 3 and
			12 of planning permission 07/05839/OUT - Construction
			of residential development (approximately 0.4 ha).
			Construction of residential development (approx 0.4 hectare) - application for the approval of reserved
			matters. Mixed use redevelopment (residential &
			employment) of former industrial site & access. Mixed use redevelopment (residential & employment) of former
			industrial site & access (application for the approval of
			reserved matters). Mixed use redevelopment (residential & employment) of former industrial site & access
			(renewal of planning permission 06/09190/OUT).
Extant Planning Consents		Amber	Change of use from B2 industrial to vehicle dismantling for recovery and sale of parts and vehicle repairs.
	Is the site currently in use? Is the site in use as a waste		227 222 res j una onte os parto una remete reputito.
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Cleared, vacant PDL
Site Ownership	are outlained on site vacant:	Green	Assumed single ownership
•			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
2			Some potentially abnormally high cumulative
			development cost have been identified which may
	1		affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including possible
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	management facility including possible contamination, stability and mitigation
Development Cost Value for Money Green Count Amber Count		Amber 10 3	

C'. N	I INOTE II OUD ICE I		
Site Name:	Land R/O Thackley Old Road, Shipley		
Site Reference:	153		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.11
Shape of Site			4.11
	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Site is unallocated but is bounded to the south by a disused railway line which is also a site of local
Site Status in RUDP		Amber	nature conservation importance.
			No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
5			
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greenfield, within Shipley development pattern
	Is the site within the urban area? Is the site edge of		and the same of th
Location	urban area? Note the name of the urban area and general location	Green	Within urban area of Shipley
Location	general location	Giccii	within tiban area of Simpley
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Medium density residential adjacent.
	Is site access in place? Would improvement be required		Site access is in place, but is a track and would require significant investment. Wider access to A
	to connect the site to the SRN? Is the site nearby a		road through residential area but unlikely to be
Site Accessibility to Transmost Naturalis	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Dod	accessible to HGV traffic. Adjacent railway line and River Aire.
Site Accessibility to Transport Networks	access to failway of waterway be defivered?	Red	River Alle.
	What is the extent of visual amenity? Is the site highly		Largely hidden from view as site is at valley floor,
	visible? What is the topography of the area? What is		but may require mitigation from River Bank
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Amber	(pedestrian environment on other side of the river).
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Utilities required although in place in adjacent uses.
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Red	Pylons run through the site (centrally) presenting significant barrier to development.
J	·	u 10	
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Predominantly flat site
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	The site is currently used for grazing.
			, U
Site Ownership		Amber	Potential mixed ownership
			The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its setting, with mitigation being either financially
Cultural/ Heritage Constraints		Red	unviable or ineffective.
			An overriding number of abnormally high cumulative development costs have been identified
			which will most like result in the site being
			financially unviable to development for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	management facility including improvements to site access, pylons on site
•			
Green Count		7	
Amber Count		3	
Red Count		4	

Site Name:	Land at Bolton Hall Road, Bradford		
Site Reference:	158		
Site Reference.	130		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.54
Shape of Site	P/F	Pass	**
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is not allocated in the RUDP
Alignment to Strategic Objectives		Green	No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives
Land Status	I d % DDIOL % I POX % C	Amk	Greenfield site, infill site within the Bradford
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Amber	urban area (Wrose)
Location	urban area? Note the name of the urban area and general location	Green	Infill site within Bradford urban area (Wrose)
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent to medium density housing that directly overlook the site, would require mitigation but not a significant development constraint.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	No site access in place. Improvements / investment required.
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Amber	Not significantly visible but likely to require screening from residential development nearby
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Watercourse on site, significant tree coverage, utilities required but connected to adjacent uses.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Red	Very steep gradient. Mitigation considered expensive.
Extant Planning Consents		Amber	Change of use from open land to private curtilage
· ·	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?	Commen	
Current Use	Are the buildings on site vacant?	Green	Site is not in use
Site Ownership		Amber	Potential mixed
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	An overriding number of abnormally high cumulative development costs have been identified which will most like result in the site being financially unviable to development for a waste management facility including mitigation of steep slopes
Green Count		5	
Amber Count		7	
Red Count		2	
	ı		1

	T		
Site Name:	Land North of Paley Road, Bowling, Bradford		
Site Reference:	156		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.98
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Site is unallocated but is bounded to the South by a
Site Status in RUDP		Amber	community priority zone and to the North and West by and employment zone
Site Status III RODI		Amoci	No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL land, in use as travellers site
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Green	Site is within east Bowling
			· ·
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Medium density housing and industrial uses adjacent
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access is in place, would need improvement for
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	HGV access, route to SRN is adequate
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Green	Largely hidden from view in predominantly poor quality industrial landscape
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Use on site will need clearing / removing, telephone
Physical Development Constraints	Is there any surface level water noted?	Amber	lines.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Green	Flat
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Red	PDL in temporary use (conflicting use)
Site Ownership		Amber	Not known
Cultural/ Heritage Constraints		Green	The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its setting
-	Does the site face significant multiple constraints or		Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including site clearance and
Development Cost Value for Money	abnormal costs?	Amber	access improvements
Green Count		8	
Amber Count		5	
		1	
Red Count		1	

Law av			
Site Name:	Esholt Waste Water Site, The Avenue, Esholt		
Site Reference:	162		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	12.91
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed sites	1/1	1 433	
Detailed Site Assessment			
Site Status in RUDP		Green	Major developed site within greenbelt
Alignment to Strategic Objectives		Red	Site on area of Esholt R&D Business Zone according to Airedale Masterplan
Land Status	In the cite DDI 2 Is it cleared 29 Is it in use 9	Croon	PDL - existing filter beds for waste water treatment
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	works. In use. Not cleared.
Location	urban area? Note the name of the urban area and general location	Amber	Site is located to the north of Bradford on the edge Bradford District and outside settlement confines.
			No. 1 1 1 1 1 2 E de la la
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Not overlooked. Low density adjacent uses related to the waste water treatment works. No proximity to sensitive uses. New office uses to the north west of the site but unlikely to be affected.
one frommer, to sensitive esses	Is site access in place? Would improvement be required	Green	Site access in place with limited requirement for
Circle Tilling To a New York	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could	C	improvements to site access / access to the SRN. Site runs adjacent to the railway line and waterway is
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	adjacent to the west
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?	Green	High quality surrounding landscape existing uses are poor. Flat site but with limited visibility as at the bottom of Valley.
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Existing filter bed structures on site. Utilities supplied. Contamination likely given existing treatment works.
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?	Green	Flat site (gently sloping at sides). Topography unlikely to present a significant constraint to development.
one copography	ac recognition.	Green.	There has been pre-application discussions and scoping request which have indicated that there were conflicting greenbelt, landscape and built
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Amber	heritage/conservation and ecology policy issues.
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Site currently in use as a waste water treatment plant.
Site Ownership		Green	Site is assumed to be in single public ownership
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including removal of existing structures
Green Count		9	
Amber Count		4	
Red Count		1	

G'A M	DROWALDOVID CTREET LICTERINI I C		
Site Name:	BROWNROYD STREET, LISTERHILLS		
Site Reference:	2		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.4
Shape of Site	P/F	Pass	0.4
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	200		
	P/F	Pass	
Proximity to Strategic Road Network	D/F	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	F/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Amamient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
G: T	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Fortant Planning C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
C	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cuntural/ Heritage Constraints			
Davidson of Cartal Cartain			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	CHEADDIDGE MILL CREATHORTON	1	
Site Name:	SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL		
Site Reference:	4		
Site Reference.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	0.3
Environmental Designation and	1/2	1 400	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
	F/F	1 455	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 433	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
G11 A 11 TH 11 TH 11 TH	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUWOIKS	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly		
Vigual / Landsoons Impost	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
* • • • • • • • • • • • • • • • • • • •	ac respinent.		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	sie oanange on site rueuit.		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count	1	i	

C:4- N	LECDAMCLANE		
Site Name:	LEGRAMS LANE		
Site Reference:	3		
D /F TC :			
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Fail	0.94
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives		1	
Angiment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Duttes	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual/Landana Luna	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Caratan Herrage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	L		L

Site Name:	BELL DEAN ROAD, ALLERTON		
Site Reference:	6		
Site Reference.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.68
Shape of Site	P/F	Pass	1.00
Environmental Designation and	177	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road	1/1	1 055	
Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	Service received		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Networks	access to ranway or waterway be denvered?		
	What is the extent of visual amenity? Is the site highly		
X7: 1/X 1	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development?		
Extant Planning Consents			
Datant Flaming Conscits	Is the site currently in use? Is the site in use as a waste		<u> </u>
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count	1		
Red Count			

	CDDDIC MILL CEDEFT/LIDDED CACELE	1	
Site Name:	SPRING MILL STREET/UPPER CASTLE STREET, BOWLING		
Site Reference:	8		
site reservice.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.11
Shape of Site	P/F	Pass	=
Environmental Designation and			
Heritage	P/F	Fail	Listed building on site
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Developed Sites	1/1	Tun	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
<u> </u>			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Downon	general rocation		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one ropography	асториен:		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Carroni Coo	The the buildings on site vacant:		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count		L	

Pass / Fail Criteria Guidance Site Size P/F Shape of Site P/F Environmental Designation and Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te PDL? Is it cleared? Is it in use? te within the urban area? Is the site edge of rea? Note the name of the urban area and location	Assessment Pass Pass Fail Pass Fail	Comment 1.28 Listed building on site Developed out
Pass / Fail Criteria Guidance Site Size P/F Shape of Site P/F Environmental Designation and Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ai	te PDL? Is it cleared? Is it in use? te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass Pass Fail Pass Pass	1.28 Listed building on site
Site Size P/F Shape of Site P/F Environmental Designation and Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te PDL? Is it cleared? Is it in use? te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass Pass Fail Pass Pass	1.28 Listed building on site
Site Size P/F Shape of Site P/F Environmental Designation and Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te PDL? Is it cleared? Is it in use? te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass Pass Fail Pass Pass	1.28 Listed building on site
Shape of Site Environmental Designation and Heritage Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass Fail Pass Pass	Listed building on site
Environmental Designation and Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and	Fail Pass Pass	
Heritage P/F Replacement Unitary Development Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass Pass	
Plan Designation P/F Proximity to Strategic Road Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te within the urban area? Is the site edge of rea? Note the name of the urban area and	Pass	Developed out
Network P/F Developed Sites P/F Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban an	te within the urban area? Is the site edge of rea? Note the name of the urban area and		Developed out
Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and	Fail	Developed out
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
Alignment to Strategic Objectives Land Status Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
Land Status Is the si Is the si urban ar	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
Is the si urban a	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
Is the si urban a	te within the urban area? Is the site edge of rea? Note the name of the urban area and		
	location		1
general			
	re the adjacent land uses? How dense is the t use? Is the site overlooked?		
Site Accessibility to Transport to connerallway	ccess in place? Would improvement be required ect the site to the SRN? Is the site nearby a line? Is the site nearby a waterway? Could o railway or waterway be delivered?		
110tWorks access to	oraniway or waterway be derivered:		
visible?	the extent of visual amenity? Is the site highly What is the topography of the area? What is		
	Il landscape quality? re any structures on the site? Is utilities		
provisio potentia cables c	on noted on the site? Are there noted visible al contamination issues? Are there any power crossing the site? Is there any noted subsidence? any surface level water noted?		
Is the to	te flat? Is the flat sloping? Is the slope gentle? pography likely to be a significant constraint to		
Site Topography develop	ment:		
Extant Planning Consents			
Extant Planning Consents Is the si	te currently in use? Is the site in use as a waste		
facility?	? If so, what type? If not, what is it in use as? buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
	e site face significant multiple constraints or al costs?		
Green Count			
Amber Count			
Red Count			

C'. M	Did Go (/D III D ID II		
Site Name:	Ripley Street / Bolling Road, Bowling		
Site Reference:	9		
Dane / Fail Cuitania	0.11		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
211	P/F	Pass	2.22
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Part of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Developed site/under construction
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual/Laudessa Lucca	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

<u></u>	DDOCDECT CTREET/DOLICE FOLD		1
Site Name:	PROSPECT STREET/ROUSE FOLD, BOWLING		
Site Reference:	10		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.82
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
		1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Logation	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
-	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual / Bullaseupe Impuet	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints		<u> </u>	
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A N	DIDLEY DOAD, DOW! DIC		1
Site Name:	RIPLEY ROAD, BOWLING		
Site Reference:	12		
D /F TC :			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.41
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site within the urban area? Is the site edge of		
T	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	access to rainway or waterway or denreised.		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site ropography	development?		
Extant Planning Consents			
Datant Flamming Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count	<u>l</u>		

C'A N	DIDLEY DOAD DOWN DIC		1
Site Name:	RIPLEY ROAD, BOWLING		
Site Reference:	13		
D /F TC :			
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
211 2111	P/F	Fail	0.61
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
1 mg.mont to Stategie Cojectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	access to rainway or waterway or denrered.		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
C'. T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	l .		1

	SHEARBRIDGE MILL, GREAT HORTON		
Site Name:	ROAD, DIRKHILL		
Site Reference:	14		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 hysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Sita Overnarahin			
Site Ownership Cultural/ Heritage Constraints			
Cuntural/ Heritage Constraints			
Davidonment Cost Value for			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
			•

	THACKLEY OLD ROAD, LEEDS ROAD,	1	
Site Name:	THACKLEY OLD ROAD, LEEDS ROAD,		
Site Reference:	15		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.41
Shape of Site	P/F	Pass	
Environmental Designation and	D/E	B 3	W 111 7 7 1 60
Heritage Replacement Unitary Development	P/F	Fail	World heritage site buffer zone
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What do not see that the second second		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
•	Is the site flat? Is the flat sloping? Is the slope gentle?		
g:	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Fortered Planning C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Comment II-	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Heriage Constituints			
Development Cost Value for	Designation Constitution with the second		
Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count		<u> </u>	

	LAND BETWEEN THE RAILWAY LINE		
Site Name:	AND LEEDS-LIVERPOOL CANAL, DOCKFIELD ROAD, DOCK LANE, SHIPLEY		
Site Reference:	16		
Site reference.	10		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.98
Shape of Site	P/F	Pass	
Environmental Designation and	D/F	n 1	World heritage site buffer zone, conservation
Heritage Replacement Unitary Development	P/F	Fail	area
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
,			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	W		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
C:4- T	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Damit Finning Constitu	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	and ange on one require		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Land Adjacent to the Airedale Route, Crossflats		
Site Reference:	Land Adjacent to the Airculae Route, Crossnats		
Site Reference.	17		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.05
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Site entirely in flood zone 3
Proximity to Strategic Road	1/1	Tun	one similary in noon zone s
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
site from the sensitive eses	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a		
Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
1 1	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N : ID I (C (:)	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	MANYWELLS INDUSTRIAL ESTATE,		1
Site Name:	MANYWELLS BROW, CULLINGWORTH		
Site Reference:	18		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.94
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
2	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 hysical Development Constraints	,		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Table site summed in use Q V d		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	•		

Site Name:	CASTLEFIELDS ROAD, CROSSFLATTS		
Site Name.	CASTLEFIELDS ROAD, CROSSFLATTS 21		
Site Reference.	21		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.85
Shape of Site	P/F	Pass	0.83
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely within flood zone 3
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
D ('1 16') A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	I de la DDIOL a la POTATA		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
1 1	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
1 2 1 7			
Extant Planning Consents			
6	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
caron ob	The die buildings on site vacant:		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Decade de GardiniGardo 1011		
Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	MAIN STREET, LINGBOB, WILSDEN		
Site Name.			
Site Reference.	20		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.62
Shape of Site	P/F	Pass	0.02
Environmental Designation and	Γ/Γ	Fass	
Heritage	P/F	Fail	Conservation area
Replacement Unitary Development Plan Designation	D/C	D.	
	P/F	Pass	
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Developed Sites	I/I	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Downon	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
ar. m	Is the topography likely to be a significant constraint to		
Site Topography	development?		
F-st-at Plancia - C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cumurai/ Hermage Constraints			
Development C. (W.L. C.			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	1		

C:4- N	CACTI PEIEI DO LANE CROCCELATTO		
Site Name:	CASTLEFIELDS LANE, CROSSFLATTS		
Site Reference:	22		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.72
Shape of Site	P/F	Pass	0.72
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely within flood zone 3
Proximity to Strategic Road Network	D/F	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	r/r	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Samuel and			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	<u> </u>		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints	· ·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	JOHN ESCRITT ROAD, BINGLEY		
Site Name. Site Reference:	JOHN ESCRITT ROAD, BINGLET 25		
SIL REIEIGILE.	25		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	0.5
Environmental Designation and	171	1 435	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
T . 1044			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
,	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
visuai/ Lanuscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site ropography	development:		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current CSC	Are the buildings on site vacant:		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Land West of Dowley Gap Lane, Dowley Gap,		
Site Name:	Bingley		
Site Reference:	26		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Developed out as HQ business park (Aire Valley Park)
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
οπο τοροβιαριίς	development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site yearst?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Otley Road, Hollins Hill		
Site Reference:	28		
Site Reference.	20		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.84
Shape of Site	P/F	Pass	1.01
Environmental Designation and	177	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Flood Zone 3 bisects the site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Dana Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to failway of waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
visual/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one repography	development:		
Extant Planning Consents			
Zaman I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current USC	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	NORTHSIDE ROAD, LIDGET GREEN		
Site Name. Site Reference:	NORTHSIDE ROAD, LIDGET GREEN 30		
SHE REIGIGHUE.	30		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	0.47
Environmental Designation and	r/r	Fass	
Heritage	P/F	Pass	
Replacement Unitary Development	200	_	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	D/F	Descri	
Developed Sites	P/F P/F	Pass Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Amanient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			<u> </u>
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. M	HAVELOGK CEREET, CREAT HORTON	I	
Site Name:	HAVELOCK STREET, GREAT HORTON		
Site Reference:	33		+
Page / Fail Cuitania	0.11		2
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.74
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Anginient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Luid Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Reference: 34 Pass / Fail Criteria Guidance: Assessment Comment	C'. N	CHACE WAY DOWN DIG		T
Pass / Fail Criteria	Site Name:	CHASE WAY, BOWLING		
Site Size Shape of Site PF PF Pass Environmental Designation and Heritage PF PF Pass Pers Proximity to Strategic Road PF PF Proximity to Strategic Road PF PF Possitive to Strategic Road PF Possitive to Strategic Road PF PF Possitive to Strategic Objectives Land Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site nearby a variety of Could access to railway inc? Is the site nearby a variety of Could access to railway inc? Is the site nearby a variety? Could access to railway or waterway? The site head provided the site of the SRN? Is the site nearly waterway? Could access to railway or waterway? The site is the local landscape quality? Visual / Landscape Impact What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any prover cables crossing the site? Is the site in site of the site or poperaphy likely to be a significant constraint to development? Is the site flow, what is if in use as a waste facility? If so, worth type? If now, what is it in use as? Are the buildings on site vacant?	Site Reference:	34		
Site Size Shape of Site Environmental Designation and Heritage PF Poss PpF Poss PpF Poss PpF Poss PpF Poss PpF Poss PpF Poss Poss PpF Poss PpF Poss Poss Poss Poss Poss Poss Poss Pos	Page / Fail Critaria	0.1		
Shape of Site Environmental Designation and Herritage PF Pass Pass Pass Proximity to Development Plan Designation PF PS Pass Proximity to Strategic Road Network PF PS Pass Pass Pass Proximity to Strategic Road Network PF PS Pass Pass Pass Pass Pass Pass Proximity to Strategic Road Network PF PS Pass Pass Pass Pass Pass Pass Pass P				
Environmental Designation and Helratage				5.21
Heritage		P/F	Pass	
Proximity to Strategic Road Network PrF Prs Prs Developed Sites PrF Prs Prs Developed Sites PrF Prs Developed Sites PrF Prs Developed Sites PrF Prs Developed Sites Proximity to Strategic Objectives Land Status Is the site PD1.2 is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Accessibility to Transport Networks What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the site provision noted on the site? Is utilities provision noted on the site? Is the first apposed potential contamination issues? Are there are younger colors are younger colors or significant constraint to development? Extant Planning Consents Site Ownership Prif Prs Prs Prs Prs Prs Prid Prid Prid Priv Prid Prid Prid Prid Prid Prid Prid Prid	Heritage	P/F	Pass	
Developed Sites		P/F	Pass	
Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is the site cess in place? Would improvement be required to connect the site to the SRN? Is the site nearby a materway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there noted visible potential contamination issues? Are there any power cables crossing the site? Is there noted visible potential contamination issues? Are there any power cables crossing the site? Is the reno noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership		P/F	Pass	
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PD1.2 Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent land uses? Is the site overlooked? Site Accessibility to Transport Networks What is the extent of visual amprovement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site heighly visible? What is the topography of the area? What is the local landscape quality? Visual / Landscape Impact Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the free any noted subsidence? Is the site flat Sloping? Is the slop gentle? Is the site flat Sloping? Is the slop gentle? Is the site flat Sloping? Is the slop gentle? Is the site flat Sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat Sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Is the site flat sloping? If not, what is it in use as? Are the buildings on site vacant?	Developed Sites	P/F	Fail	
Site Status in RUDP				
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a vaterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership	Detailed Site Assessment			
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Location Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a vaterway? Could access to railway or waterway be delivered? What is the extent of visual amenty? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is the ray noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Alignment to Strategic Objectives			
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Site Proximity to Sensitive Uses adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Location			
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Visual / Landscape Impact Visual / Landscape Impact Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership	Visual / Landscape Impact	visible? What is the topography of the area? What is		
Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership		Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership	Physical Development Constraints	· ·		
Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Current Use Site Ownership Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Site Topography	Is the topography likely to be a significant constraint to		
Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Current Use Site Ownership Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Extant Planning Consents			
facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership	Extent Figuring Consents	Is the site currently in use? Is the site in use as a waste		
	Current Use	facility? If so, what type? If not, what is it in use as?		
Cultural/ Heritage Constraints	Site Ownership			
	Cultural/ Heritage Constraints			
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs?				
Green Count	Green Count			
Amber Count Count	Amber Count			
Red Count				

Site Name:	Mandale Road, Buttershaw		
Site Reference:	Wandare Road, Buttershaw		
Site Reference.	30		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.21
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road	1/1	1 433	
Network	P/F	Pass	
Developed Sites	P/F	Fail	Site has been developed out
•			1
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent lend was 9 Harry James is the		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 Hysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
G: 0 1:			
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost W. L. C			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count	l	l	1

G'. M	CD OCC LAND WEST CATE IN L		
Site Name:	CROSS LANE, WESTGATE HILL		
Site Reference:	38		
P /F TG ::			_
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.91
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual/Landana Lunca	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	CORDINGLEY CEREET HOLMEWOOD		1
Site Name:	CORDINGLEY STREET, HOLMEWOOD		
Site Reference:	40		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	0.49
Shape of Site	P/F	Pass	0.49
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development	200		
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	r/r	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
. mannent to strategic cojectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Doution	general rocation		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Sita Tanagranhy	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Datant I familing Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Heriage Constituints			
Development Cost Value for			
Money Cost Value for	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. M	CHETCH FEEL AND TONG CENTER		1
Site Name:	SHETCLIFFE LANE, TONG STREET		
Site Reference:	41		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.96
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	Wast Davidia a Calif Causa		
Site Name:	West Bowling Golf Course		
Site Reference:	43		
D. (D. J. G.)			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	35.23
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development	P/F	Pass	Listed Building on part of site
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	The site has been partially developed out with the remainder under development
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			<u> </u>
Anginient to Suategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
Physical Development Constraints	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
1 5 1 7			
Extant Planning Consents			
<u> </u>	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. M	WHAREBALE BOAR EVROWAY	I	
Site Name:	WHARFEDALE ROAD, EUROWAY		
Site Reference:	44		
Pass / Fail Criteria	0.1		0 .
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.62
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D (11 16) A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Leake site DDI 9 Leit eleans 30 L. it is		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
*	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Woodlands Farm, Euroway		
Site Reference:	45		
Site reference.	10		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.48
Shape of Site	P/F	Pass	7110
Environmental Designation and		1 400	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site has been developed out
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Cita Dunainaita da Canaidia a Ulara	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
INCLWOIRS	access to ranway or waterway be derivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	ROYDSDALE WAY, EUROWAY		
Site Reference:	ROTDSDALE WAT, EUROWAT 46		
SIL REIEIGIUG.	40		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.01
Shape of Site	P/F	Pass	1.01
Environmental Designation and	171	1 435	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
<u> </u>			
Site Status in RUDP			
Alignment to Strategic Objectives			+
Land Status	Is the site DDI 2 is it alcored? Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Tanation	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
v isuar / Buruseape impuet	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
,	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	<u> </u>		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A N	COMMONDATE WAY FUROWAY		1
Site Name:	COMMONDALE WAY, EUROWAY		
Site Reference:	47		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.46
Shape of Site	P/F	Pass	0.40
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/E		
	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	I she site summed in use 9 I di a		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
5			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A M	T CLIL & D. L. M.		
Site Name:	Tramways, Cleakheaton Road, Low Moor		
Site Reference:	49		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	7.37
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site has been developed on
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
l			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	I she site summed in use 9 I di a		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	NEW WORKS ROAD, LOW MOOR		1
Site Name.	'		
Site Reference.	50		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.72
Shape of Site	P/F	Pass	0.72
Environmental Designation and	r/r	F 455	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents	In the site currently in 1992 to the site in 1992 as a		
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
1100 Count	<u>l</u>		<u> </u>

Site Name:	Dealburn Road, Low Moor		I
Site Name.			
Site Reference:	51		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.69
Shape of Site	P/F	Pass	1.09
Environmental Designation and	r/r	Fass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	200		a a
	P/F	Fail	Site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	r/r	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
	Series in the se		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 hysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count	1	İ	

	STATION MILLS, STOCKTON ROAD,		
Site Name:	WYKE		
Site Reference:	53		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.63
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development	F/F	rass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
* · · · · · · · · · · · · · · · · · · ·			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
an burner and an area	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
Grand Table 4	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
1 terr of the	access to rainway or waterway or derivered.		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
/ Ioual / Danascape Impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N : ID I (C) : I	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development C. (W.L. C.			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	DEALBURN ROAD, LOW MOOR		1
	/		
Site Reference:	54		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	Comment 0.6
Shape of Site	P/F	Pass	0.0
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D (11 16); A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Dutus	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Dianning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Horiago Constituinto			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Count	L		<u> </u>

a: x	CRAPELLY BOAR A OWAY COR		
Site Name:	SPARTAN ROAD, LOW MOOR		
Site Reference:	55		
P /F TG ::			_
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.99
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives		-	
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Lunu Status	Is the site within the urban area? Is the site edge of		1
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Horiago Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

av. v	D 1 17 117 W 1 1 1		T
Site Name:	Royds Hall Lane, Woodside		
Site Reference:	56		
D /F TC :	a		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Pass	4.65
Shape of Site Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site being fully developed out for B class employment
Developed Sites	1/1	Tan	employment
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	Series in too and the series in the series i		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What do not be a sold a sold a		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Julean De verophiem Constraints	·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	I .		

Site Name:	NEVILLE ROAD, BOWLING		
Site Reference:	58		
Site Reference.	30		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.7
Shape of Site	P/F	Pass	• • • • • • • • • • • • • • • • • • • •
Environmental Designation and	1/1	1 400	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
	F/F	rass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Developed Sites	1/1	Tan	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Document	general rocation		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the content of sincel consuits 9 to the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thyorean Beveropinent Constitution			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Total Count	I .	l	

C'. M	DIROTH AND DOWN BIG		
Site Name:	BIRCH LANE, BOWLING		
Site Reference:	59		
D. /Eildir		_	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.11
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visuai / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one ropography	development:		
Extant Planning Consents			
Damit I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			

Site Reference: Pass Fail Criteria Comment	Site Name:	HAMMERTON STREET, BOWLING	I	T
Site Size		, , , , , , , , , , , , , , , , , , ,		
Site Size PiT Poss Poss	Site Reference:	60		
Site Size PiT Poss Poss	Pass / Fail Critaria	Cuidanas	Aggaggmant	Commont
Shape of Site				
Environmental Designation and Herritage PF Peas Replacement Unitary Development Pip Pip Peas Peas Pip Pip Peas Peas Pip Pip Peas Peas Pip Pip Peas Peas Pip				0.78
Herringe Proximity to Strategic Road Network Pr Pr Proximity to Strategic Road Network Pr Pr Proximity to Strategic Road Network Pr		F/F	rass	
Plan Designation PF Pass Proximity to Strategic Road Network PF Pass Detailed Site Assessment Site Status in RIDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site operation of the urban area? Is the site edge of urban area? Note the name of the urban area and general boaton Site Proximity to Sensitive Uses Is the site overlooked? Site Accessibility to Transport Is site access in place? Would improvement be required to connect the site to the SNT is the site nearby a rankway line? Is the site nearby a vasterway? Could access to arrivary or waterway be delivered? What are the adjacent use? Is the site nearby a vasterway? Could access to arrivary a rankway line? Is the site nearby a vasterway? Could access to arrivary or waterway to delivered? What is the extent of visual amenity? Is the site highly visible? What is the toography or the arrar What is the food landscape quality? Are there any structures or the site? Is utilities provision notice on the site? Are there neared visible constraints Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the	Heritage	P/F	Pass	
Network PF Developed Sites PF Developed Sites PF Developed Sites Pross Is the site value of the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is the accessibility to Transport Networks Site Accessibility to Transport Networks What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the sopratory of the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power calculations are provision noted on the site? Is the site are any power calculations are and the site? Is the site of the site of the site? Is the site		P/F	Pass	
Developed Sites Detailed Site Assessment		P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? What is the cases in place? Would improvement be required to connect the site to the SRN? Is the site nearby a miles of the site overlooked? What is the extent of visual amenity? Is the site healty a vaterway? Could access to railway unker land to the local landscape quality? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the trea any nower cables crossing the site? Is the trea any nower cables crossing the site? Is the ray not out subsidence? Is the real my surface level water noted? Is the site field? Is the flat site flat spring? Is the slope gentle? Is the ripography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Moncy Moncy Green Count Amber Count	Developed Sites			
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? What is the cases in place? Would improvement be required to connect the site to the SRN? Is the site nearby a miles of the site overlooked? What is the extent of visual amenity? Is the site healty a vaterway? Could access to railway unker land to the local landscape quality? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the trea any nower cables crossing the site? Is the trea any nower cables crossing the site? Is the ray not out subsidence? Is the real my surface level water noted? Is the site field? Is the flat site flat spring? Is the slope gentle? Is the ripography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Moncy Moncy Green Count Amber Count	•			
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Location Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Alignment to Strategic Objectives			
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Location Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Land Status			
Site Proximity to Sensitive Uses				
Site Proximity to Sensitive Uses Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway inte? Is the site nearby a waterway? Outled access to railway inte? Is the site nearby a waterway? Outled access to railway inte? Is the site nearby a waterway? Outled access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any noted visible potential contamination issues? Are there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Location			
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Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Bis the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count	Visual / Landscane Impact	visible? What is the topography of the area? What is		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs?	Site Topography	Is the topography likely to be a significant constraint to		
Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs?	Extant Planning Consents			
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	-	facility? If so, what type? If not, what is it in use as?		
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Ownership			
Money abnormal costs? Green Count Amber Count	Cultural/ Heritage Constraints			
Amber Count				
Amber Count	Green Count			
Red Count				

Site Name:	BUCK STREET WEST, BOWLING		
	′		
Site Reference:	61		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.89
Shape of Site	P/F	Pass	0.89
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
	1/1	1 855	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	The American States		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
C'. T	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Comment II-	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	STEADMAN STREET, LEEDS ROAD		
Site Reference:	62		
one reference.	02		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.43
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Late & DDVOT & Late Advance of		
Lanu Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Total	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extent Dianning Concents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	DICK LANE, LAISTERDYKE		1
Site Name. Site Reference:	/		
She Kelerence.	63		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.55
Shape of Site	P/F	Pass	0.55
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
X' 1/1 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
	accopinent.		
Extant Planning Consents			
Zamit Finning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
nea Count	<u>l</u>		<u>1</u>

C'AN	CARLI AND THORNDLING		1
Site Name:	GAIN LANE, THORNBURY		
Site Reference:	64		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	7.06
Shape of Site	P/F	Pass	7.00
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	CANAL ROAD, BOLTON		1
Site Name.	<i>'</i>		
Site Reference:	66		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.57
Shape of Site	P/F	Pass	0.57
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D - 11 100 -			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Lund Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Feetent Planning Communica			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
ACU CUUIII			<u> </u>

Site Name:	PARRY LANE, BOWLING	<u> </u>	1
	<i>'</i>		
Site Reference:	67		
Pass / Fail Criteria	Guidance:	Assessment	Commant
Site Size			Comment
Shape of Site	P/F	Fail	0.86
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	OFF STEETON GROVE, STEETON WITH	<u> </u>	
Site Name:	EASTBURN		
Site Reference:	69		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.19
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
B - 7 167 1			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
opograpaj	асторион.		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

	CTATION BOAD CTEPTON WITH	ı	T
Site Name:	STATION ROAD, STEETON WITH EASTBURN		
Site Reference:	70		
Site reference.	70		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.56
Shape of Site	P/F	Pass	0.50
Environmental Designation and		1 455	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	P/F	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
ringiment to brunegic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
.,	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N . 1 N . 1	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	BELTON ROAD, SILSDEN	1	1
	· · · · · · · · · · · · · · · · · · ·		
Site Reference:	71		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.99
Shape of Site	P/F	Pass	4.77
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Augmient to Suategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Dutus	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Keighley Road (North), Silsden		
Site Reference:	72		
Site Reference.	12		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.22 Merged with site 73
Shape of Site	P/F	Pass	1.22 Meiged with site 75
Environmental Designation and	1/1	1 855	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site within flood zone 3, resulting in developable area being reduced to below 1ha.
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landaura Turnad	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
2 Topography	de volopment:		
Extant Planning Consents			
Zamin I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Homage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A M	MEIGHT EN BOAD (GOLIETT) OH ODEN		
Site Name:	KEIGHLEY ROAD (SOUTH), SILSDEN		
Site Reference:	74		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
	P/F	Pass	1.04
Shape of Site Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Samuel as Samuel as Samuel			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
visuai / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
T + + N · · · · · · · · · · · · · · · · ·			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Horiage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. M	DACKGTONE WAY, HAVEN		T
Site Name:	BACKSTONE WAY, ILKLEY		
Site Reference:	76		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.25
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			

Site Name:	Ashlands Road, Ilkey		
Site Reference:	Asimanus Road, fikey		
Site Reference.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.03
Shape of Site	P/F	Pass	1.03
Environmental Designation and	1/1	1 855	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	DALTON LANE, WORTH VILLAGE,		1
Site Name:	KEIGHLEY		
Site Reference:	79		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.77
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
	0		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
av. m	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Zama I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current OSC	Are the bundings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Acu Count			

Site Name:	Airguarth Dand Vaighlau		1
	Aireworth Road, Keighley		
Site Reference:	80		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Pass	1.73
Shape of Site	P/F	Pass	1./3
Environmental Designation and	P/F	Pass	
Heritage	P/F	Fail	Listed Building in centre of site
Replacement Unitary Development Plan Designation	D/C		Die Green von der Land
	P/F	Fail	Part of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 855	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	ge		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
C'A A THE ATT	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	access to rainway or waterway or denreted:		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Visual / Bullaseupe Impuet	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
1 2 1 2			
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
			L

Site Name: Site Reference: 81 Pass / Fail Criteria Site Size PF PF Ph Oscillatore Shape of Site PF Ph Ph Oscillatore Shape of Site PF Ph Ph Oscillatore Shape of Site PF Ph Ph Oscillatore PF Ph Ph Ph Ph Oscillatore PF Ph Ph Ph Ph Ph Ph Ph Replacement Unitary Development PF Ph Ph Ph Ph Ph Ph Proximity to Strategic Road PF Ph Ph Ph Ph Ph Ph Ph P		MITCHELL STREET, EASTWOOD,	I	
Pass / Fall Criteria	Site Name:			
Site Size Shape of Size Pip Description and Heritage Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pip Per Poss Network Pip Per Pass Per Pip	Site Reference:	81		
Site Size Shape of Size Pip Description and Heritage Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pin Designation Pip Replacement Unitary Development Pip Per Poss Network Pip Per Pass Per Pip				
Shape of Site Environmental Designation and Heritage Replacement Unitary Development Proximity to Strategic Road Network PF Developed Sites PF Developed Sites PF Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PD1.9 is it cleared? Is it in use? Is the site PD1.9 is it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site PD1.9 his it cleared? Is it in use? Is the site of the whan area and general location What are the adjacent land use? How dence is the adjacent use? Is the site outclooked? Is site access in higher would improvement be required to connect the site to the SRN? Is the site nearby a minkey in which is the site nearby a minkey in which is held near which is the site nearby a minkey in which is held near which is the high visible? What is the following or which the site in use as it has been the site? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Is the site flat? Is the flat sloping? Is the skipe petic? Is the site flat? Is the flat sloping? Is the skipe petic? Is the site flat? Is the flat sloping? Is the skipe petic? Is the site flat? Is the flat sloping? Is the skipe petic? Is the site flat? Is the flat sloping? Is the skipe petic? Is the site currently in use? Is the site in use as? Is the site currently in use? Is the site in use as? Is the site currently in use? Is the site in use as? Is the site currently in use? Is the site in use as? Is the site currently in use? Is the site in use	Pass / Fail Criteria	Guidance:	Assessment	Comment
Environmental Designation and Heritage PF Pass Replacement Unitary Development Provided Provi	Site Size	P/F	Fail	0.86
Heritage Replacement Unitary Development Plan Designation PF Proximity to Strategic Road Powerood Revork PF Power Power Developed Sites PF Pess Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is the ester overlooked? Is the ester overlooked? Is the site overlooked? Is the site overlooked? Is the site overlooked? What is the extent of visual ameniny? Is the site inplity visible? What is the topography of the area? What is the best landscape quality? Physical Development Constraints Is the site overlooked? Is the case the rife that the site of the site? Is utilized. Are there are yarteures on the site? Is utilized. Are there are yarteures on the site? Is utilized. Is the case of the rife that shoping? Is the site nearly a realist constraint to development? By the case of the property of the area? What is the the prography of the area? What is the the prography of the area? What is the the prography of the area? Is the site of	Shape of Site	P/F	Pass	
Plan Designation PF Proximity to Strategic Road Network PF Proximity to Strategic Road Portwork PF Proximity to Strategic Objectives PF PF PF Proximity to Strategic Objectives I I and Status in RUDP Allignment to Strategic Objectives I I as the site PDL? Is it cleared? Is it in use? Land Status I as the site PDL? Is it cleared? Is it in use? Is the site vithin the urban area? Is the site edge of urban area? Note the same of the urban area and general location general location What are the adjacent land use? How dense is the adjacent use? Is the site coverlooked? Is site access in place? Would improvement be required to connect the site to the SRV II site as the nearby a railway line? Is the site nearby a railway line? Is the site nearby a railway line? It the site in line and secess to railway or waterway to delivered? What is the extent of visual amenity? Is the site in liphy visible? What is the local Industry or waterway the delivered? Is the site far I's the flat sloping? Is the slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat sloping? I she slope gentle? Is the site far I's the flat slop	Environmental Designation and Heritage	P/F	Pass	
Developed Sites PF Pess	Replacement Unitary Development Plan Designation	P/F	Pass	
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land use? How derne is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses What are the adjacent land use? How derne is the adjacent use? Is the site overlooked? It is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site and waterway? Could access to railway or waterway? Could access to railway or waterway be delivered? What is the extent of visual amentity? Is the site highly wishib? What is the topography of the area? What is the local landscape cuality? Are there are site? Is sufficient to the site? Is the site of the site? It is the site? It is the site of the site? It is the site? It is the site? It is the site of the site? It is the site of the site? It is the site? It	Proximity to Strategic Road Network	P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Sensitive Uses Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRP? Is the site nearby a railway line? Is the site nearby a varieway? Could access to railway or waterway? Could access to railway or waterway? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any topower cables crossing the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the reary not water or the site or landscape quality? Physical Development Constraints Is the asite area and the site or any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the reary not subsidence? Is the earn surface level water noted? Is the site any surface level water noted? Site Topography Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Developed Sites	P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Sensitive Uses Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRP? Is the site nearby a railway line? Is the site nearby a varieway? Could access to railway or waterway? Could access to railway or waterway? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any topower cables crossing the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the reary not water or the site or landscape quality? Physical Development Constraints Is the asite area and the site or any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is the reary not subsidence? Is the earn surface level water noted? Is the site any surface level water noted? Site Topography Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Transport Networks Site Accessibility to Transport Networks What is site eaccess in place? Would improvement be required to connect the site to the SRP? Is the site nearby a railway inc? Is the site nearby a railway inc? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the looparaphy of the area? What is the looparaphy area in the site? Is utilities provision noted on the site? Is the site name of the wishle potential contamination issues? Are there any power cables crossing the site? Is the flart aloping? Is the site poperaphy likely to be a significant constraint to development? Is the site flar? Is the flat sloping? Is the slope gentle? Is the site flar? Is the flat sloping? Is the slope gentle? Is the site flar? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count	Detailed Site Assessment			
Land Status Is the site PDL? Is it cleared? Is it in use? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Transport Access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the coparaphy of the area? What is the local landscape under? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visuble potential contamination sisues? Are there any power cables crossing the site? Is there any more dables crossing the site? Is there any structures on the site? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Status in RUDP			
Location Is the site within the urban area? Is the site dege of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Alignment to Strategic Objectives			
Location What are the adjacent land uses? How dense is the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is the adjacent use? Is the site overlooked? Is the adjacent use? Is the site nearby a waterway? Could access in place? What is the extent of visual amenity? Is the site nearby a waterway? Could access to allway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there need visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the extent point of the site of the s	Land Status	Is the site PDL? Is it cleared? Is it in use?		
Site Proximity to Sensitive Uses Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a vaterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is ther any power cables crossing the site? Is ther any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Location	urban area? Note the name of the urban area and		
Site Proximity to Sensitive Uses Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a vaterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is ther any power cables crossing the site? Is ther any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Site Accessibility to Transport Networks to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a railway line? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site falt? Is the falt sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count	Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Topography	Is the topography likely to be a significant constraint to		
Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	ropograpaj	асториен:		
Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Extant Planning Consents			
Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	-	facility? If so, what type? If not, what is it in use as?		
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current Use	Are the buildings on site vacant?		
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Ownership			
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Cultural/ Heritage Constraints			
Money abnormal costs? Green Count Amber Count				
Green Count Amber Count	Development Cost Value for Money			
Amber Count	•			
	Red Count			

C'AN	FACT AVENUE LAW///IOLME VEIGHTEV		
Site Name:	EAST AVENUE, LAWKHOLME, KEIGHLEY		
Site Reference:	82		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.6
Shape of Site	P/F	Pass	0.0
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network			
	P/F	Pass	
Developed Sites	P/F	Pass	
Datailed Cite Assessment			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Lastin	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints	•		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	HOLME MILL LANE, FELL LANE,		
Site Name:	KEIGHLEY		
Site Reference:	83		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.79
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Largely within site local nature conservation importance
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current USC	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Bradford Road, Crossflats		
Site Reference:	Biadioid Road, Clossifats 85		
Site Reference.	65		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.49
Shape of Site	P/F	Pass	
Environmental Designation and	1/4	1 400	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Large part of site within flood zone 3 may reduce site size beneath threshold
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Dana Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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Site Name:	Woodcock Delph		
Site Reference:	Woodcock Belpii 86		
Site Reference.	80		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.38
Shape of Site	P/F	Pass	2.30
Environmental Designation and	177	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Special Protection Area
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the city DDI 2 is it alcored 2 is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
I4:	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
·	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
The state of the s	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Challand Course Occasion Harrison David	I	1
Site Name:	Chellow Grange Quarry, Haworth Road, Bradford		
Site Reference:	87		
Site Hereitere.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.62
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Phase 1 housing site
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
1	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
M · ID I · G · · ·	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count		l	

Site Name:	Lower Bottomley Lane Quarry		
Site Reference:	Eower Bottonie's Lane Quarry		
Site Reference.	00		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.4
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Existing Mineral Extraction Site
Proximity to Strategic Road	1/4		Existing Milleral Existence of the
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
gament to Suutegle Cojecutes			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	<u> </u>		
Sita Prayimity to Canaitive Uses	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Titerrolls	access to fairway of waterway be derivered:		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
visual/ Lanuscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count	words and the second se		
Amber Count			
Red Count			
-134 Count	L		

Site Name:	The Shay, Soil Hill		
Site Reference:	89		
Site Reference.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.4
Shape of Site	P/F	Pass	***
Environmental Designation and		2 400	
Heritage	P/F	Fail	Existing mining extraction site
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
I 1 C4-4	A de la portar de la constanta		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
· ·	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Y 1/1 1 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Fagley Quarry, Fagley		
Site Reference:	1 agicy Quarry, 1 agicy		
Site Reference.	90		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.15
Shape of Site	P/F	Pass	2.10
Environmental Designation and	1/1	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	re-ti	Cita mishin an Minamba anton stian sita
	P/F	Fail	Site within an Minerals extraction site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Beveloped Sites	1/1	1 433	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to failway of waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
V:1/I d I	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development?		
Extant Planning Consents			
Damit Finning Constitu	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Describe the Green invitation of the Control of the		
Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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Site Name:	Display Con Dode From Hiffs Dood Display		1
	Bingley Car Park, Ferncliffe Road, Bingley		
Site Reference:	91		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size			
Shape of Site	P/F	Fail	0.34
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			_
Alignment to Strategic Objectives			
Land Status	In the cite DDI 2 Is it alcored 2 Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
I4:	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUWOIKS	access to failway of waterway be delivered:		
***	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
-1-0 -r J			
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current USC	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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Site Name:	Dowley Gap H.W.S, Wagon Lane		
Site Reference:	93		
Site reference.	93		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	0.17
Environmental Designation and	171	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	5		
	With the state of		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
V. 1/1 1 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Ford Hill H.W.S, Hill End Lane, Queensbury		
Site Reference:	94		
Site Reference.	71		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.75
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed City Assessment			
Detailed Site Assessment			
Site Status in RUDP Alignment to Strategic Objectives			
Angiment to Suategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Dana Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Downson	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
a	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tetworks	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
visual/ Earldscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
1 0 1 7	•		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
1104 Count	l		<u> </u>

Site Name:	Golden Butts HWS, Golden Butts Lane, Ilkley	Ī		
Site Reference:	Golden Butts II w 5, Golden Butts Lane, likiey			
Site Reference.				
Pass / Fail Criteria	Guidance:	Assessment	Comment	
Site Size	P/F	Fail	Common	0.6
Shape of Site	P/F	Pass		0.0
Environmental Designation and		1 433		
Heritage	P/F	Pass		
Replacement Unitary Development Plan Designation	P/F	Pass		
Proximity to Strategic Road Network	P/F	Pass		
Developed Sites	P/F	Pass		
Detailed Site Assessment				
Site Status in RUDP				
Alignment to Strategic Objectives			-	
Land Status	Is the site PDL? Is it cleared? Is it in use?			
Luis Duits	Is the site Within the urban area? Is the site edge of			
Location	urban area? Note the name of the urban area and general location			
Location	general location			
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?			
	Is site access in place? Would improvement be required			
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could			
Networks	access to railway or waterway be delivered?			
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is			
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities			
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?			
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?			
Extant Planning Consents				
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?			
Site Ownership				
Cultural/ Heritage Constraints				
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?			
Green Count				
Amber Count				
Red Count				

Site Name:	Keighley H.W.S, Royd Ings Avenue Keighley		
Site Name.			
SHE REIEIGICE.	96		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.64
Shape of Site	P/F	Pass	1.04
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			Remaining site outside floodzone 2 and 3 would
Plan Designation	P/F	Fail	bring developable areqa below 1ha.
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
-	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N : ID I (C ())	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'A M	Will ID IM : I		1
Site Name:	Midland Road, Manningham		
Site Reference:	97		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	0.19
Shape of Site	P/F	Pass	0.19
Environmental Designation and	F/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	Γ/Γ	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	5		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Tinjoical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	In the gite currently in 1992 In the gite in 1992 on a		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
a. a			
Site Ownership			
Cultural/ Heritage Constraints			
5 1			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. M		I	1
Site Name:	Sugden End H.W.S, Halifax Road, Keighley		
Site Reference:	98		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.6
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	T 5	I	
Site Name:	Wilson Road HWS, Dealburn Road, Low Moor		
Site Reference:	99		
P /F iloi:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.4
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
	Seneral roution		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual / Landscape impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
one ropography	development?		
Extant Planning Consents			
Extant Flamming Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
		_	

[a	Tai	ı	T
Site Name:	Cleansing Dept Depot, Harris Street		
Site Reference:	101		
P /F TG ::			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.78
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual/Landana Luna	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
one ropography	development?		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count	10 10 10 10 10 10 10 10 10 10 10 10 10 1		
Amber Count			
Red Count			
1100 Count	l	l	l

G'A N			
Site Name:	Stockbridge Depot, Royd Ings Ave, Stockbridge		
Site Reference:	102		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 2.45
Shape of Site	P/F	Pass	2.43
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely within flood zone 3
Proximity to Strategic Road Network	D/F		
Developed Sites	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
I Manual to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
T N			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Gir O			
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'A M	MCTORIA DO AD		
Site Name:	VICTORIA ROAD		
Site Reference:	103		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Fail	Comment 0.65
Shape of Site	P/F	Pass	0.63
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	D/E	Pass	
Developed Sites	P/F P/F	Fail	
Developed Sites	F/F	Pall	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
G			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	5		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
This sear Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the cite comments in 1922 Is the cite in 1922 or a great		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. M			
Site Name:	Car Park St Lukes Hospital, North Newall Street		
Site Reference:	105		-
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.87
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road	200	_	
Network Developed Sites	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
<u> </u>			
Site Status in RUDP Alignment to Strategic Objectives			
Augument to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	Wild day of Circle 2014 2 1211		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	· ·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	South of BS/E1.8, Bellerby Brow		
Site Reference:	108		
Site Reference.	100		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.56
Shape of Site	P/F	Pass	
Environmental Designation and	1/4	1 400	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site allocated as Phase 1 Housing Site
<u>U</u>	r/r	Pan	Site anotated as rhase 1 Housing Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
	X/X	1 455	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site i toximity to Sensitive Oses	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a		
Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Visual / Euroscope Impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
	L		

	Calder Banks, Corner of Baldwin Lane and	1	
Site Name:	Highgate Road to the south		
Site Reference:	109		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.41
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Sounds	general recultors		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
ent ropography	асторион:		
Extant Planning Consents			
Zamin I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A N	G at CD C G'a T T D 1C 1		
Site Name:	South of Refuse Site, Long Lane, Bradford		
Site Reference:	110		
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Pass	Comment 2.96
Shape of Site	P/F	Pass	2.90
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/F	P-0	Majority of land designated as a Phase 2 Housing
	P/F	Fail	Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
1			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What do F and he had		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site comments, in 1969 I - 4bit- in		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
D 1 40 171 6			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Springfield, South of Friars Industrial estate,		
Site Name:	north of Arthur Street		
Site Reference:	111		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.78
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	About 10 of the widdin Downston and
Replacement Unitary Development Plan Designation	P/F	Fail	About 1/3 of site within Recreation open space and Urban green Space, bringing net developable area below 1ha.
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Y 10:			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site From the Sensitive Uses	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a		
Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
r in the second	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N : ID I (C) :	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Yates Flat, Adjacent to Chicken Farm, near	1	
Site Name:	Bolton Hall Rd, Wrose		
Site Reference:	112		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.86
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
<u> </u>	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Davidonment Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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Site Name: Site Reference: Pass Fail Criteria Site Name: Site Site Site PF PS Site Of Site PF PS		Vacant Site Canal Road & West of Gasholder		
Site Size				
Site Site Shap of Site PiF Poss Shap of Site PiF Poss Shap of Site PiF Poss Part of Site within flood zone 3 PiF Poss Poss Poss Poss Poss Poss Poss Pos	Site Reference:	113		
Site Site Shap of Site PiF Poss Shap of Site PiF Poss Shap of Site PiF Poss Part of Site within flood zone 3 PiF Poss Poss Poss Poss Poss Poss Poss Pos	Page / Fail Criteria	Cuidana	A	Comment
Shape of Site				
Environmental Designation and Herritage PF Pass Replacement Unitary Development Professional Pro				2.31
Heritage Replacement Unitary Development Plan Designation PFF Proximity to Strategic Road Network PFF Proximity to Strategic Road Network PFF Proximity to Strategic Road Network PFF Proximity to Strategic Road PFF Proximity to Strategic Objectives PFF Proximity to Strategic Objectives PFF Proximity to Strategic Objectives Proximity to Sensitive Uses Proximity to S	1	F/F	rass	
Plan Designation PF Proximity to Strategic Road Network PF Proximity to Strategic Road Network PF Proximity to Strategic Objectives PF Proximity to Strategic Objectives Proximity of Strategic Objectives Proximity of Proxim	Heritage	P/F	Pass	
Developed Sites PF Pess		P/F	Pass	Part of Site within flood zone 3
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent uses? Is the ist in overlooked? Is site accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent uses? Is the ist in overlooked? Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? We hat is the expension by of the are? What is the local landecape (apally?) Are there any structures on the site? Is the site highly wishle? What is the beganging of the are? What is the local landecape (apally?) Are there any structures on the site? Are there any power eaches crossing the site? Is the site highly potential contamination issues? Are there any power eaches crossing the site? Is the site highly site? Is the site highly site? Is the site of the site? Is the site highly site? Is the site of the site? Is the site of the site? It is the site?		P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site dege of urban area? When the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? B site access in place? Would improvement be required to connect the site to the SRV? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a waterway? Could access to arbhay or waterway? Could access to arbhay or waterway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any bower cables crossing the site? Is the train and subschere? Site Topography Site Topography Site Topography Site Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Developed Sites	P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site dege of urban area? When the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? B site access in place? Would improvement be required to connect the site to the SRV? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a waterway? Could access to arbhay or waterway? Could access to arbhay or waterway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any bower cables crossing the site? Is the train and subschere? Site Topography Site Topography Site Topography Site Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Alignment to Strategie Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area? In the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Accessibility to Transport Networks Site Accessibility to Transport Networks What is site extent of visual amenity? Is the site nearby a railway line? Is the site nearby a vaterway? Could necess to railway or waterway? Could necess to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local indicace quality? Are there any structures on the site? Is utilities provision note on the site? Are there nearly sower cables crossing the site? Is there any noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted visible potential contamination issues? Are there any power cables crossing the site? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count	Detailed Site Assessment			
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Location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structure son the site? Is utilities provision noted on the site? Is utilities provision noted on the site? Is there any noted subsidence? Is the earny surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Location Location Location Location and the site? Is there any noted subsidence? Is the topography likely to be a significant constraint to development? Extant Planning Consents Location Lo	Alignment to Strategic Objectives			
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Site Proximity to Sensitive Uses Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a vaterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there any power cables crossing the site? Is there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count				
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Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Sita Tanagraphy	Is the topography likely to be a significant constraint to		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	one ropography	development:		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Extant Planning Consents			
Current Use Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current Use			
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Money abnormal costs? Green Count Amber Count	Cuntural/ Heritage Constraints			
Green Count Amber Count				
Amber Count Count	<u> </u>			
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Site Name:	West Fearnsides St, Rear of Housing		
Site Reference:	114		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	O.84
Shape of Site	P/F	Pass	0.64
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Duttes	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
visual/ Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ormandia			
Site Ownership Cultural/ Heritage Constraints			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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Site Name:	Sita hatryaan Laigtardylka and Diak Lana		1
Site Name: Site Reference:	Site between Laisterdyke and Dick Lane 116		
one Reference.	116		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.63
Shape of Site	P/F	Pass	5.05
Environmental Designation and	r/r	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Late & DOLOT & L. NOV.		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			1
Cartaras Horitage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Vacant site South of garage, Corner of Stoney		
Site Name:	Lane and Wilsden Road		
Site Reference:	117		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.38
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	D/C		
Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road		Fail	
Network	P/F		
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	To the site DDI 9 to it along 19 I ivi		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
visuai/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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	Vacant Land Bingley, between Leeds Liverpool		
Site Name:	Canal and Kingsway		
Site Reference:	118		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size			
Shape of Site	P/F	Fail	0.85
Environmental Designation and	P/F	Pass	
Heritage	P/F	Fail	Conservation Area
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road	171	1 455	
Network	P/F	Pass	
Developed Sites	P/F	Fail	Developed as part of the Bingley Medical Centre
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dones is the		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Networks	access to ranway or waterway be derivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
rnysicai Development Constraints	Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
· F · O · F J			
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'A M	M . B 1 B1 W.11	<u> </u>	1
Site Name:	Marriner Road, Riverside open space, Keighley		
Site Reference:			
Pass / Fail Criteria	Guidance:	Aggaggmant	Comment
Site Size	P/F	Assessment Pass	Comment 1.17
Shape of Site	P/F	Pass	1.17
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within flood zone 3
Proximity to Strategic Road Network	D/F	Pass	
Developed Sites	P/F P/F	Fail	Partially developed out
Developed Sites	F/F	ran	raitiany developed out
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in yea? Is the site in year as a want-		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
D 1 40 471 6			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Thornbury Road, Behind Mosque and adjacent		
Site Name:	to college		
Site Reference:	120		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.56
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 433	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
ov. To	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Datant Flamming Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current OSC	Are the bundings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	_	
Green Count			
Amber Count			
Red Count			
rea Count	1		

	North West of Simpson Green Farm, Mitchell		
Site Name:	land		
Site Reference:	122		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.66
Shape of Site	P/F	Pass	0.00
Environmental Designation and	F/F	r ass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
	0		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
av. T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning Coveres			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Occurrentin			
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
			
Red Count			

		ı	
Site Name:	Esholt Sewage treatment works, Adjacent to Canal Esholt, across from Ainsbury Avenue		
Site Reference:	123		
Site Reference.	125		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.42
Shape of Site	P/F	Pass	1.42
Environmental Designation and	r/r	rass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
1. 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent lead are 20 Harry James is the		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Vibaai / Banaseape impaet	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development:		
Extant Planning Consents			
Damit I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current USC	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			<u> </u>
Curtarar Heritage Constraints			<u> </u>
Davidonment Cost V-l f			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
j			
Green Count			
Amber Count			
Red Count			

	Esholt Sewage treatment works, Adjacent to		
Site Name:	Boggart House Esholt		
Site Reference:	124		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.36
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
20041011	general rotation		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one repography	de recomment:		
Extant Planning Consents			
•	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G't N			
Site Name:	Branshaw, Holmehouse Lane, Oakworth		
Site Reference:	125		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	4.08
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Mineral Extraction Site
	F/F	ган	Existing Mineral Extraction Site
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the content of circular conity of Is the city bights		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	I the site comments in many 1 st. 1		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Amori Count			

C'. N	H: 4.01 0 H 1 M		
Site Name:	Hainworth Shaw Quarry, Harden Moor		
Site Reference:	126		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	6.43
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Existing Mineral Extraction Site
Proximity to Strategic Road Network	200		
	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angiment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Lune Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
C' T	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Comment II-	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Homago Constituints			
Davelonment Cost Value for			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Count	l .		<u> </u>

Site Name:	Nab Hill Delph		
Site Reference:	127		
Site Reference.	127		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.71
Shape of Site	P/F	Pass	3,1,2
Environmental Designation and	112	1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	SPA and Existing Minerals Extraction Site
	r/r	ran	SFA and Existing Willera's Extraction Site
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
		1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to ranway or waterway be derivered?		
	What is the extent of visual amenity? Is the site highly		
X7: 1/X 1	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development?		
Extant Planning Consents			
LAMIN I MINING CONSCIUS	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints	<u> </u>		
Cartain, Heritage Constituints	1		
Development Cost Value for			
Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count	†		
	1		
Red Count	1		

	T.,		
Site Name:	Nayler Hill Quarry, Black Moor Road, Haworth		
Site Reference:	128		
P /F TG ::			_
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.32
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Fail	Site of Local Nature Conservation Importance
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
	the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'A N			
Site Name:	Dog & Gun, Long Causeway, Denholme		
Site Reference:	130		
Pass / Fail Criteria			
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.16
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/F		Print Mr. I Print G
	P/F	Fail	Existing Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Viscol / I so description	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development:		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Carrent Osc	Are the bundings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	l .		1

C:4- N	Danis Tan I and I and I and I		1
Site Name:	Bank Top, Lee Lane, Harden		
Site Reference:	131		
P / F-il Cuitania			
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
211 2111	P/F	Pass	1.11
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Existing Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
1 mg.mont to Stategie Cojectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
T VOLUME TO THE TOTAL THE TOTAL TO AL TO THE	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Cita Tana ananka	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Zamit Finning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	l .	L	1

Site Name:	Buck Park, Denholme		1
Site Reference:	/		
She Kelerence.	132		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	14.52
Shape of Site	P/F	Pass	14.32
Environmental Designation and	r/r	F 455	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/C		Wid: M. J. F. et al. Cir.
	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	r/r	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Downson	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
G'4 TT 1	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Dianning Concerts			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Comment Har	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cartaini, Heritage Constraints			
Development Cost Value for			
Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count			

C'A N	AVD G' D. LC LLD. L GL' L		
Site Name:	AVR Site, Dockfield Road, Shipley		
Site Reference:	133		
Dana / Fail Cuitania	0.11		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Pass	1.14
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site developed out for waste management facility
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Document	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
visuai / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cararan Herrage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
			II
Green Count			
Green Count Amber Count			

Site Name:	Hallas Rough, Flappit Quarry		
Site Name: Site Reference:	Hallas Rough, Flappit Quarry		
SHE REIEICHCE.	134		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.55
Shape of Site	P/F	Pass	5.55
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development	2.00		
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Trigiment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Zuria Stavas	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the content of signal consuits 9 to the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Midgeham Cliff End, Ryecroft Road, Harden		
Site Name: Site Reference:			
Site Reference.	135		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.62
Shape of Site	P/F	Pass	2.02
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	Partially within SINC
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	D.C.	p. 11	
	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Aggegement			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
I4:	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 Hysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count	<u>l</u>	l	1

C:4- N	T Vl- I O		1
Site Name:	Ten Yards Lane Quarry		
Site Reference:	136		
Pass / Fail Criteria	Guidance:	A	Comment
Site Size	P/F	Assessment Pass	Comment 2.05
Shape of Site	P/F	Pass	2.03
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	r/r	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
S			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	<u> </u>		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visuai / Lanuscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	Annual colors		1
Site Name:	Apperley Lane		
Site Reference:	139		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 1.52
Shape of Site	P/F	Pass	1.32
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation			
	P/F	Fail	Entirely within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	F/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
ringilinent to bridge Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
0	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Late m	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Orange and in			
Site Ownership Cultural/ Heritage Constraints			
Cuntural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
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	AWM Wasta Cita Canal David Canal David	l	
Site Name:	AWM Waste Site, Canal Road, Canal Road, Shipley		
Site Reference:	141		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.88
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
Downsia	general rocation		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
1 1	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N : ID I (C) : I	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	Î.	1	1

C'. M	AWAYAY C' D ID ID I	T	
Site Name:	AWM Waste Site, Barnard Road, Bowling		
Site Reference:	142		-
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.58
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
D (11 16) A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the site DDI 2 Is it along do Is it in use 2		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
T	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 hysical Development Constraints	,		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
IXW Count	<u>l</u>	l	1

C:4- N	V	I	T
Site Name:	Yorwaste Site, Spartan Road, Bradford		
Site Reference:	144		
Pass / Fail Criteria	Guidance:	A	Comment
Site Size	P/F	Assessment Fail	Comment 0.25
Shape of Site	P/F	Pass	0.23
Environmental Designation and	P/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/F		
	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	171	1 455	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
THEOREM	access to ranway or waterway so denivered:		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
visuai/ Landscape impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
~~~ . ~ p~ g. mp~ j	ac recognition.		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'A M	AWM W + C'+ F H DI D + IC 1		
Site Name:	AWM Waste Site, Fred's Place Bradford		
Site Reference:	145		
Pass / Fail Criteria	Guidance:	Aggaggmant	Commant
Site Size	P/F	Assessment Fail	Comment 0.21
Shape of Site	P/F	Pass	0.21
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
I J C4-4	A de la portar a la variation		
Land Status	Is the site PDL? Is it cleared? Is it in use?  Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?  Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
-F-0 -F 7			
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Current Osc	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Land North of West Lane Keighley, West Lane,		T
Site Name:	Keighley		
Site Reference:	149		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.92
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
-			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location		
	<i>Ş</i>		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?  Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
1017			
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count	<u> </u>	<u> </u>	L

C:4- N	I I C		1
Site Name:	Land South of Jacobs Lane, Haworth		
Site Reference:	150		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.92
Shape of Site	P/F	Pass	0.92
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Status	Is the site PDL? Is it cleared? Is it in use?  Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Evtant Dlanning Co			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Horiago Constituinto			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
		l	<u> </u>

Site Name:	Land North of Leeds Road, Bradford		1
Site Reference:	· · · · · · · · · · · · · · · · · · ·		
one Reference.	154		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.93
Shape of Site	P/F	Pass	0.93
Environmental Designation and	Г/Г	F 455	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/C		
	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	Γ/Γ	rass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Lw. IE 10 · w. IE 10	T	
Site Name:	Wood End Crescent, Wood End Crescent, Shipley		
Site Reference:	155		
5.00 1.00.00.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.98
Shape of Site	P/F	Pass	0.50
Environmental Designation and		1 433	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Y 10:			
Land Status	Is the site PDL? Is it cleared? Is it in use?  Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Sita Tamagraphy	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
LATAIR FRAMING CONSCIES	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cantalan Frontage Constituints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
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G'A N	D 1 D 16% D 16 1		I
Site Name:	Dyehouse Road Site, Bradford		
Site Reference:	157		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.92
Shape of Site	P/F	Pass	0.92
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
I J C4-4	A de la PRIOR de la Carte de		
Land Status	Is the site PDL? Is it cleared? Is it in use?  Is the site within the urban area? Is the site edge of		
_	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
· ·	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
	outlands on one radult.		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count	<u>l</u>		

Site Name:	Tromyyaya (Sauth) Clasalthaatan Baad		
Site Name: Site Reference:	Tramways (South), Cleackheaton Road		
Site Reference:	139		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.34
Shape of Site	P/F	Pass	2.34
Environmental Designation and	Γ/Γ	Fass	
Heritage	P/F	Pass	
Replacement Unitary Development	D/C	rp. 11	Gr. Mr. d. 111 2
Plan Designation	P/F	Fail	Site within flood risk zone 3
Proximity to Strategic Road Network	P/F	Pass	
retwork	1/1	1 855	Site is fully developed out and established
Developed Sites	P/F	Fail	employment site. Does not have one coherent site of 1ha.
Developed Sites	Γ/Γ	Pall	Thd.
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the		
Site Floximity to Sensitive Oses	adjacent use? Is the site overlooked?  Is site access in place? Would improvement be required		
	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	decess to ranning of watering so defined.		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
visual/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count	l .	<u> </u>	1

<u></u>	Site North of A629, just off Keighley Road,	Γ	1
Site Name:	Steeton Steeton		
Site Reference:	160		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.8
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site entirely within flood zone 3
	1/1	1 411	Site entirely within flood zone 5
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
		1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
<u> </u>			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?  Is site access in place? Would improvement be required		
G	to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUWOIKS	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is		
Visual/ Landscape impact	the local landscape quality?  Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
оне горовириј	development:		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Carrent Obe	The die buildings on site vacant:		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'A M	D. I. W. L.O. D. I. H. II. D. L.	I	
Site Name:	Bolton Woods Quarry, Bolton Hall Road		
Site Reference:	161		
Pass / Fail Criteria	0.11		
Site Size	Guidance:	Assessment	Comment
2-11 2-1-1	P/F	Pass	22.45
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	Seneral regards		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cultural Heritage Constitution			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Sita Nama:	Vaighlay Daad (North) Siladan		
Site Name: Site Reference:	Keighley Road (North), Silsden		Margad with 72 SITE 72 DELTED
Site Keierence:	73		Merged with 72. SITE 73 DELTED
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment
Shape of Site	P/F	Pass	
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/C	F :	
	P/F	Fail	Site within flood zone 3
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives		-	
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
1 hysical Development Constraints			
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count		-	
Amber Count			
Red Count			
	l .	0	-t

C'. M	Waadaal Dalah		
Site Name:	Woodcock Delph		0 06 OFFE 120 DEL TED
Site Reference:	129		Same as site 86. SITE 129 DELTED
Page / Fail Cuitania	0.1		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Pass	
Shape of Site Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?  Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
itta Count			1

	Chellow Grange Quarry, Haworth		
Site Name:	Road, Bradford		
Site Reference:	137		Same site as site 87. SITE 137 DELETED
Site Reference.	157		Same site as site 67. SITE 137 DELETED
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	Seneral resulton		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site I Tollining to Sensitive Coes	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the SRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
0.0			
Site Ownership  Cultural/ Haritage Constraints			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	The Shay, Soil Hill		
Site Name. Site Reference:	The Shay, Son Fill		Same as site 89. SITE 138 DELETED.
Site Reference.	138		Same as site 69. SITE 136 DELETED.
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment
Shape of Site	P/F	Pass	
Environmental Designation and	1/1	1 055	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	D/C	Davis	
Developed Sites	P/F P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			<u> </u>
1 mgmment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the section of sectional according to the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	I she site supported in use 9 I di		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			<u> </u>
Development Cost Value for Money	Does the site face significant multiple constraints or		
<u> </u>	abnormal costs?		
Green Count			
Amber Count			
Red Count			

Cita Nama	F F		
Site Name:	Fagley Quarry, Fagley		G 24 00 CITE 140 DELETED
Site Reference:	140		Same as site 90. SITE 140 DELETED
Pass / Fail Criteria	0.1		0 .
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F P/F	Pass	
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Strategic Road Network	2.00	_	
	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angiment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Edita Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the SRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the output of visual amounts? Is the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
•	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

Produced by the City of Bradford Metropolitan District Council

> Local Development Framework Group

> > October 2011

City of Bradford MDC