

Waste Management DPD
Publication Draft

Site Assessment Report

December 2015

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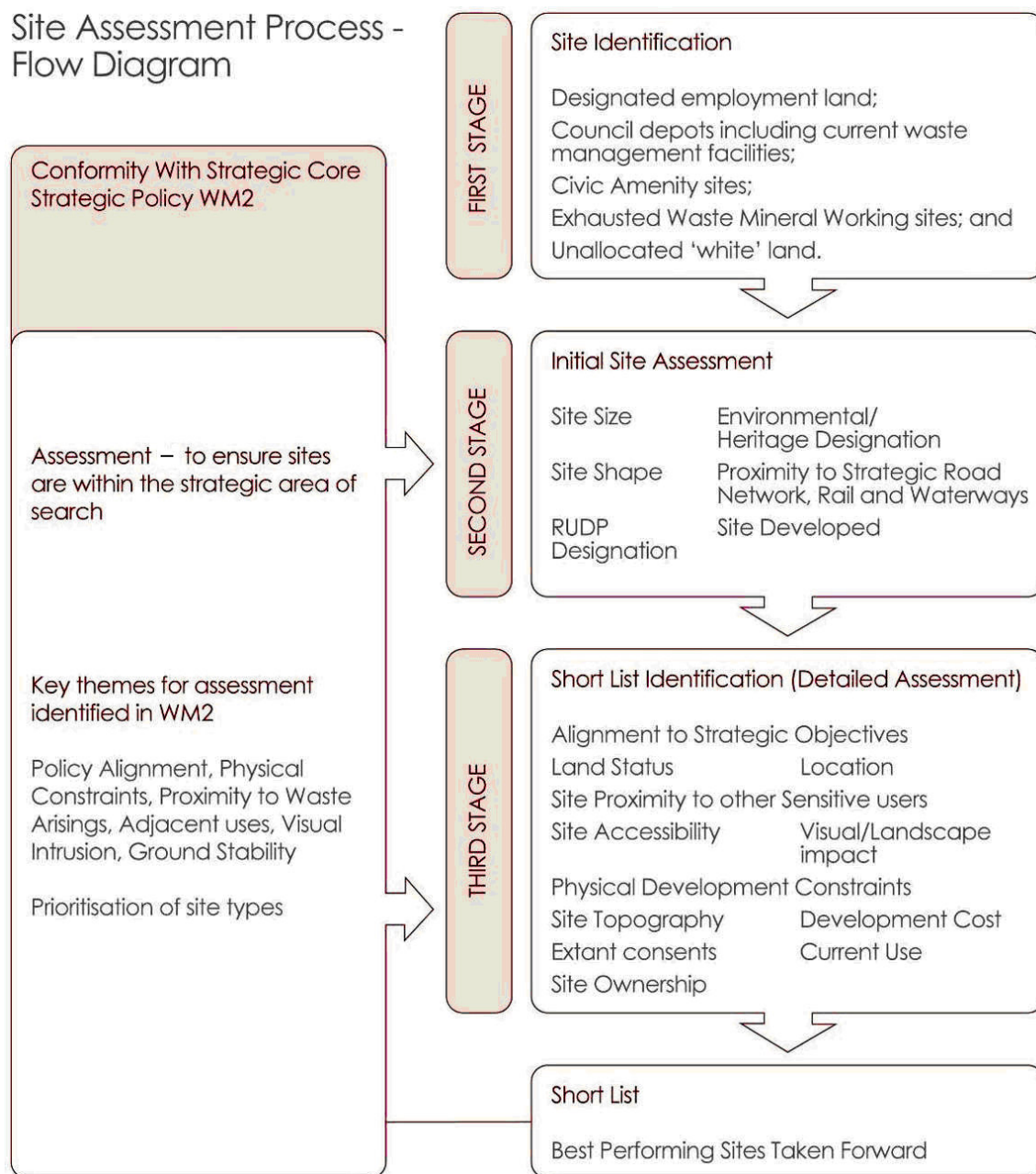
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1. Introduction

- 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 Plan. 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, National Planning Policy for 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.

Site Assessment Process - Flow Diagram



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, with further sites accepted when submitted at Preferred Approach and Preferred Approach: Chapter 5 in 2011. 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.

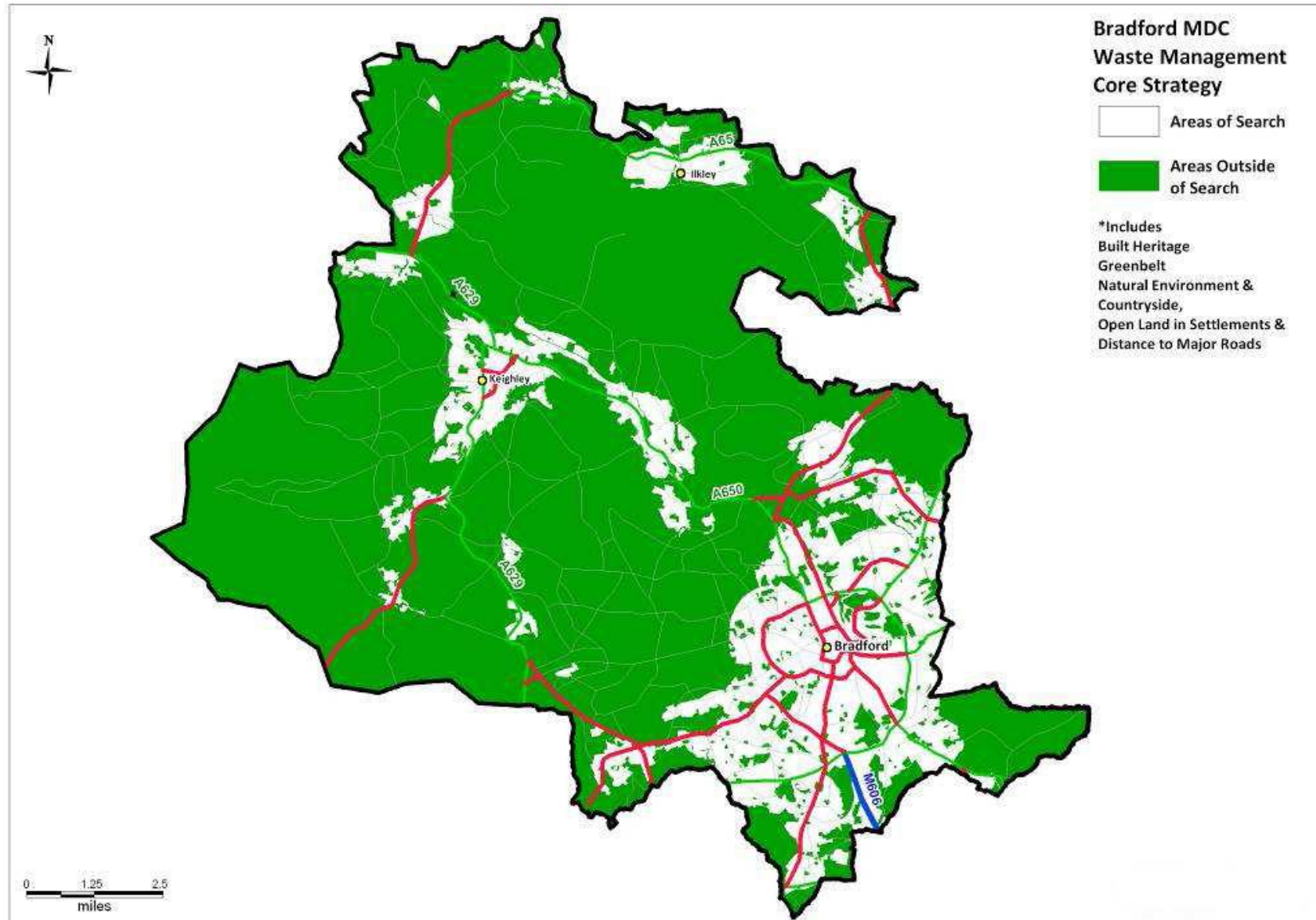
Definition of Area of Search

- 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 Primary Road Network (M606 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)

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.

Figure 1 – Area of Search



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 initial 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 Tabel 1), 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.

Table 1: Environmental and Heritage Absolute Constraints

<p>Internationally, Nationally and Locally Important Environmental Designations</p>	<ul style="list-style-type: none"> • Special Areas of Conservation (SAC) • 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 • Natura 2000 network sites; • National Parks; • Areas of Outstanding Natural Beauty; • Protected Species; and • National Trails and important recreational assets.
<p>Internationally, Nationally and Locally Important Sites for Cultural Heritage</p>	<ul style="list-style-type: none"> • Scheduled Ancient Monuments (SAMs) • Historic Parks and Gardens • Listed Buildings • Archaeological Sites Class ii & iii • Conservation Areas

	<ul style="list-style-type: none">• World Heritage Sites & Buffer Zone• Registered Battlefields
Other Policy Designation	<ul style="list-style-type: none">• 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

<p>Conflicting Designated Development Plan Allocations <i>(excluding general industrial / protected employment allocations)</i></p>	<ul style="list-style-type: none"> • 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
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Proximity to Primary Road Network

4.9 All of the waste management sites passing the first sift need to fall within a 1km distance of the Primary Road Network (PRN). 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 Primary 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 criteria (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 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 Criteria 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 Management 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-amber-green) 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.

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 Primary 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 preferential 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 Primary 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 Primary Road Network), rail line (freight), and/or waterways but not immediately adjacent or would require improvements to the existing access to the Primary Road Network.

The site is inaccessible or only to the Primary 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 or 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

- 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 development of a waste management facility.

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 78 – Aire Valley Road, Worth Village, Keighley**
4. **Site 92 – Bowling Back Lane HWS, Bradford**
5. **Site 104 – Merrydale Road, Euroway**
6. **Site 121 – Steel Stock and Scrapholders Site, Birkshall Lane**

Figure 2 - Location of Proposed Waste Management Site Allocations

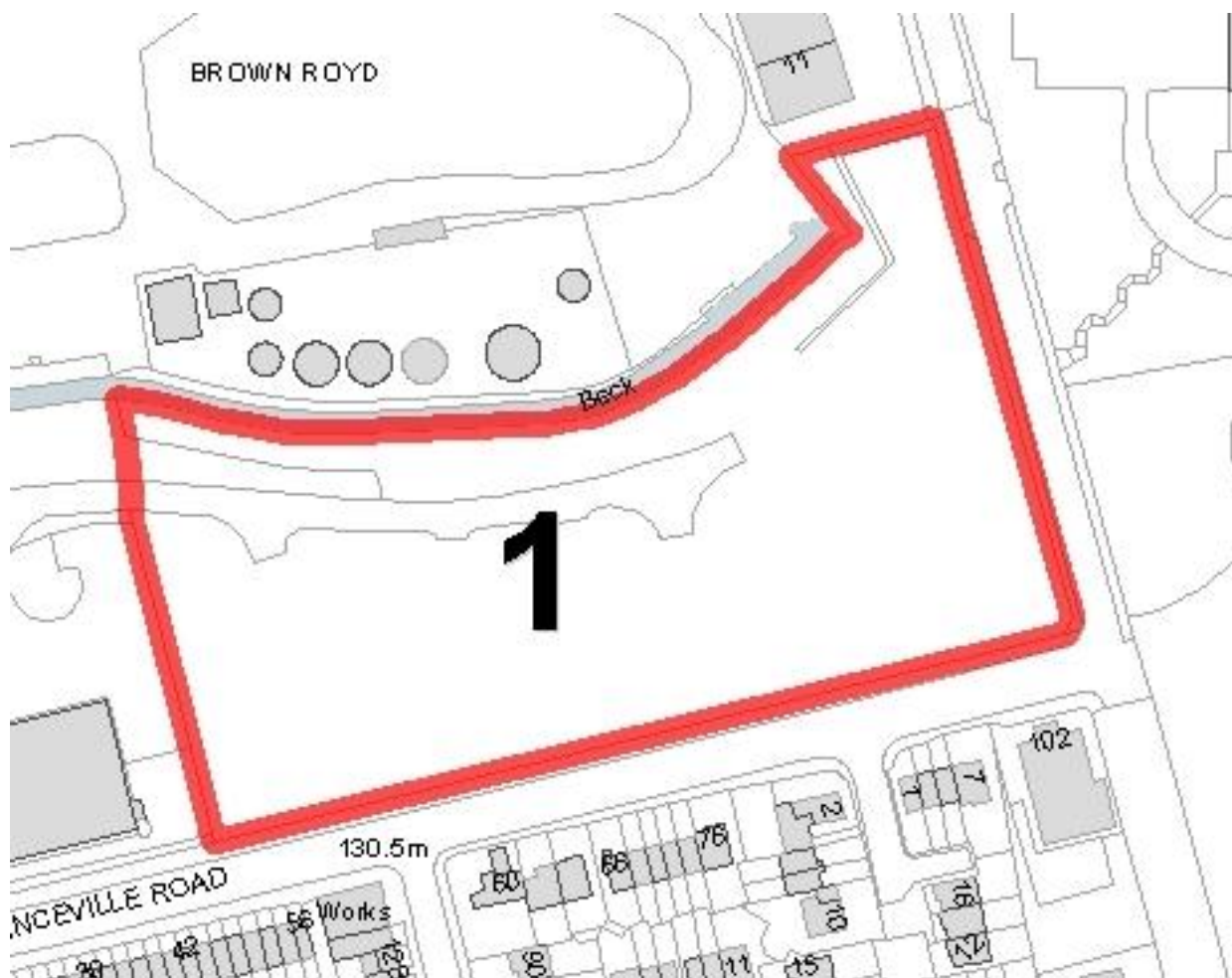


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Site 1 Assessment Matrix

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
Site Proximity to Sensitive Uses	Amber	Adjacent to food production premises and overlooked by medium density residential. School close by but not adjacent
Site Accessibility to Transport Networks	Green	Site access is in place. Adjacent to PRN. Nearby waterway but considered unsuitable for transportation of waste
Visual / Landscape Impact	Green	Largely hidden as at bottom of valley. Within existing industrial area
Physical Development Constraints	Green	Site is largely cleared. Some trees 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
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		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 Primary 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.**



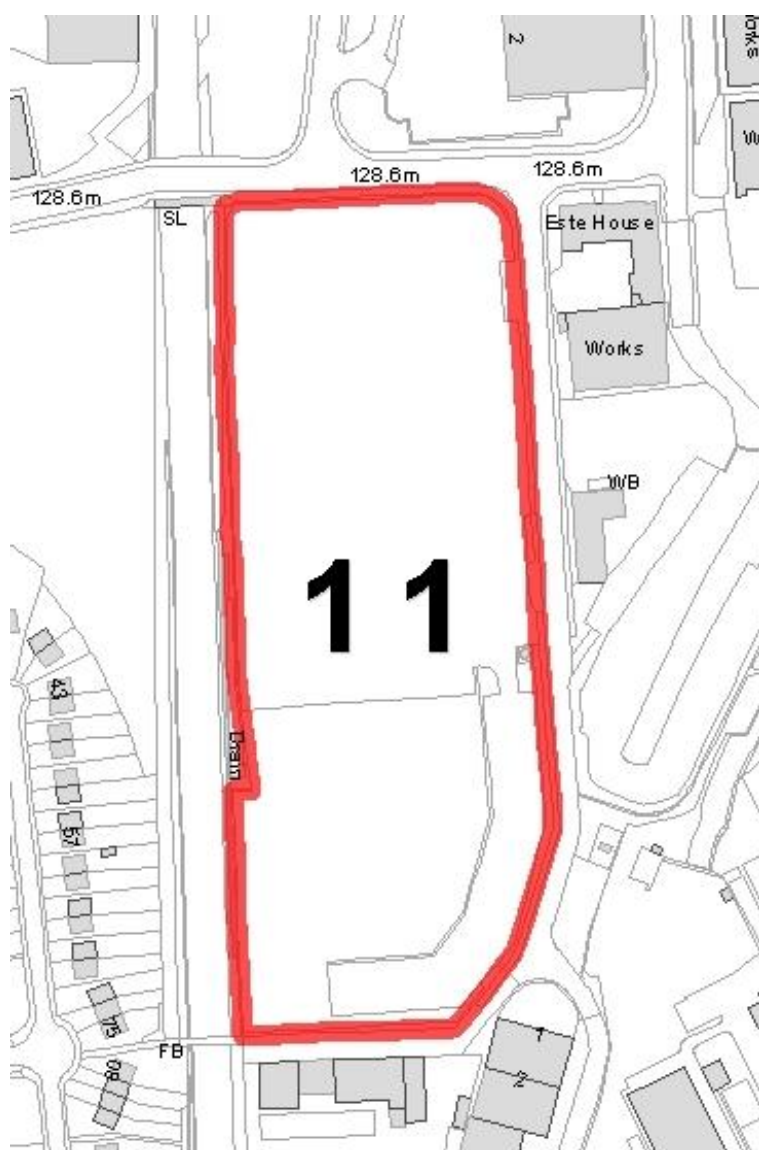
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Site 11 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Southern section of land is a designated Employment Site, 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
Site Accessibility to Transport Networks	Green	Site access is in place, good access to PRN, HGV uses in 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 Primary 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.**



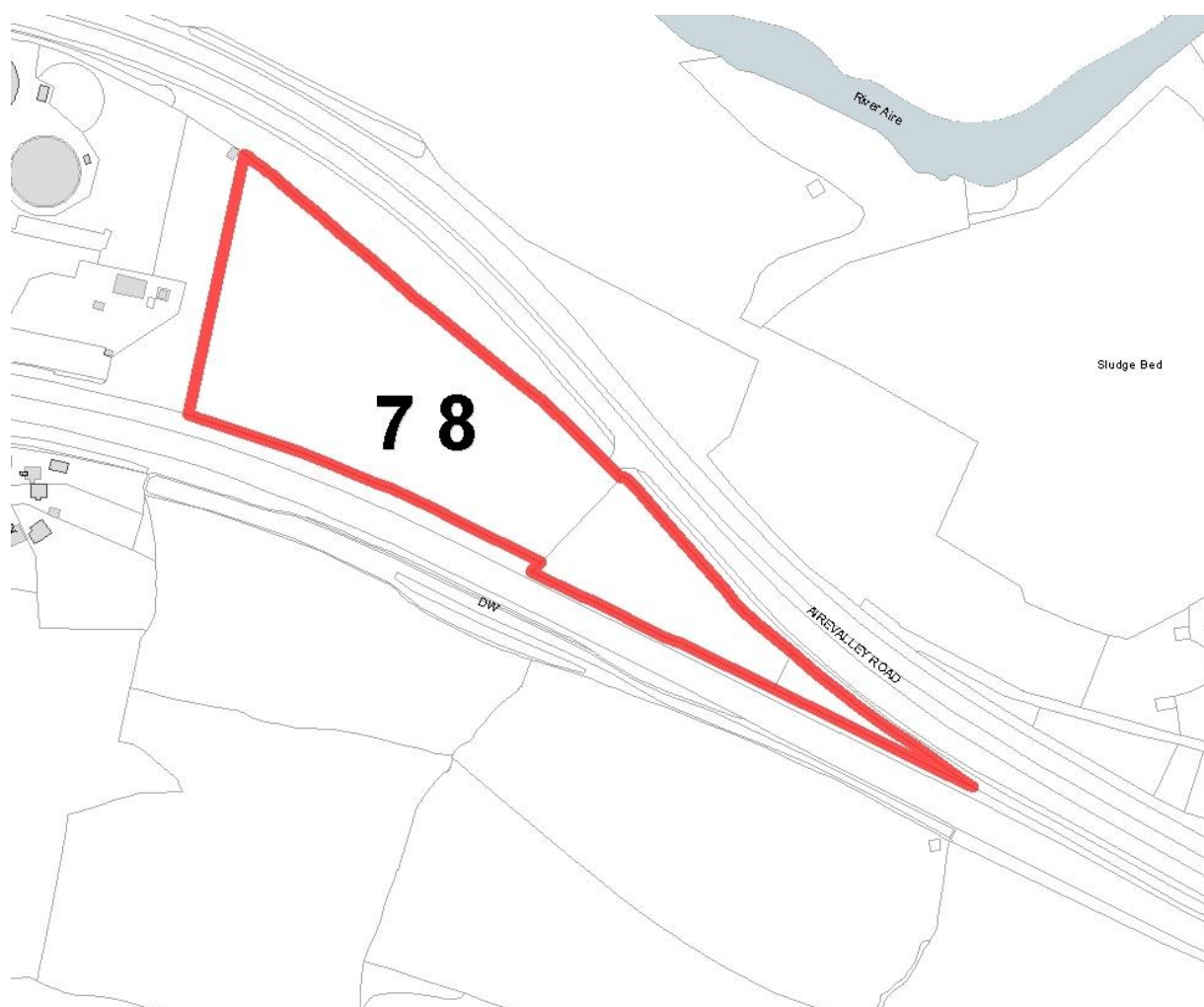
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Site 78 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Site is designated as an Employment Site, Employment Zone and rail freight accessible site
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	Green	PDL, cleared
Location	Green	Edge of Keighley
Site Proximity to Sensitive Uses	Green	Potential impact upon South Pennine Moors SPA / SAC identified. However, recent planning application demonstrated waste management facility will not have a detrimental impact upon the environmental asset.
Site Accessibility to Transport Networks	Green	Site adjacent to Aire Valley Road (A650) and new access is in place but would need improvement for HGV movement either through existing estate adjacent or from dual carriageway. Site has potential for rail freight.
Visual / Landscape Impact	Green	On prominent site, but not good quality landscape at the current time. Adjacent gas cylinders.
Physical Development Constraints	Amber	Potential contamination linked to previous use, utilities required but connected to adjacent sites. Gas pipes run through site.
Site Topography	Green	Flat
Extant Planning Consents	Green	Mixed use development including employment, car showroom, offices and associated parking and external works. Unlikely to cover entire site.
Current Use	Green	Vacant and cleared PDL
Site Ownership	Green	Single Private
Cultural/ Heritage Constraints	Amber	Site is visible from Grade II* East Riddlesden Hall. Potential for impact upon this heritage asset.
Development Cost Value for Money	Green	Some potentially abnormally high cumulative development cost, however recent planning application demonstrated no viability issues relating to the development of a waste management facility on this site.
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 Primary 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.**



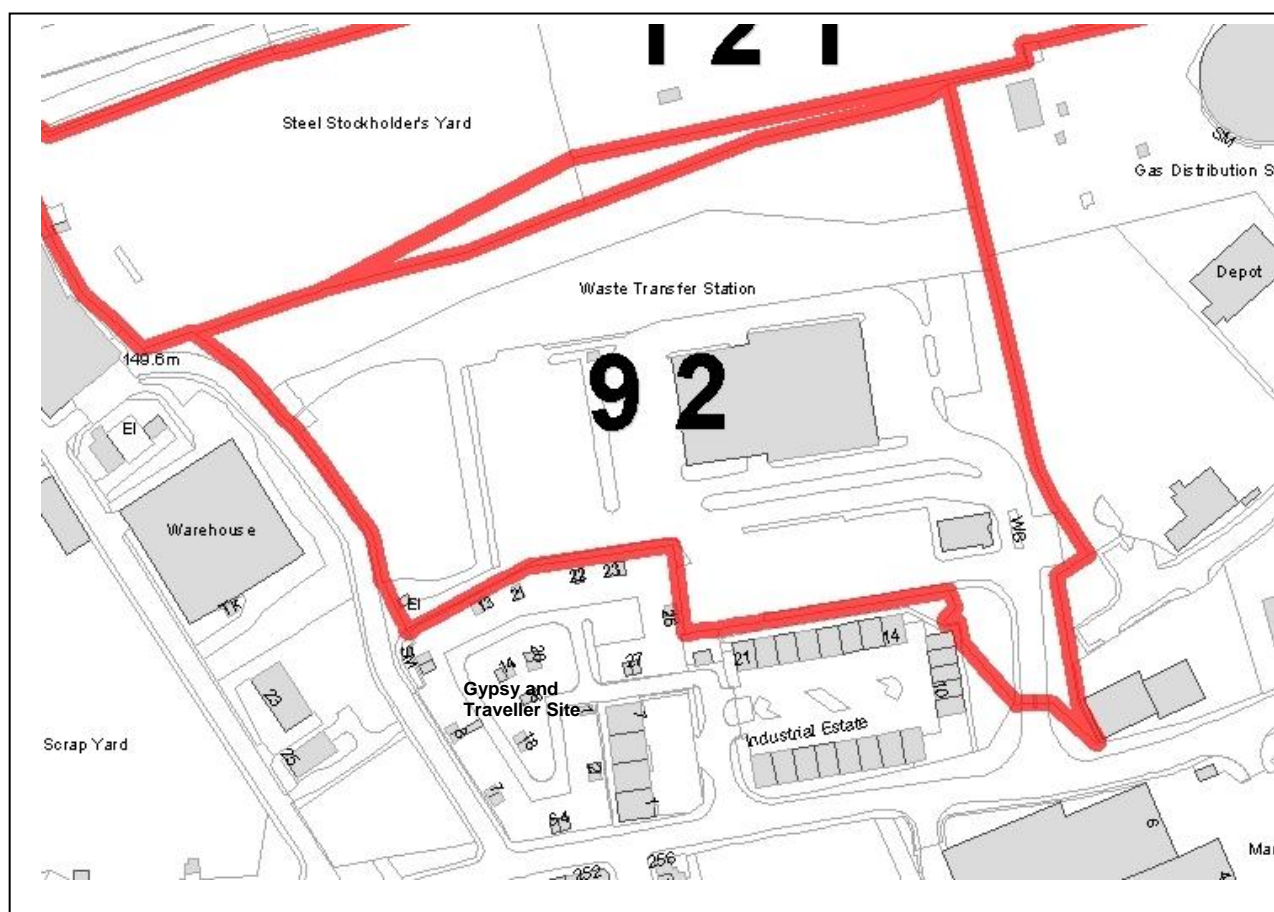
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Waste Management DPD
Site Assessment Criteria Methodology and Assessment Paper

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 PRN via Planetrees Road, within industrial area where HGV movements already take place to the PRN.
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	12	
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 Primary 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.**



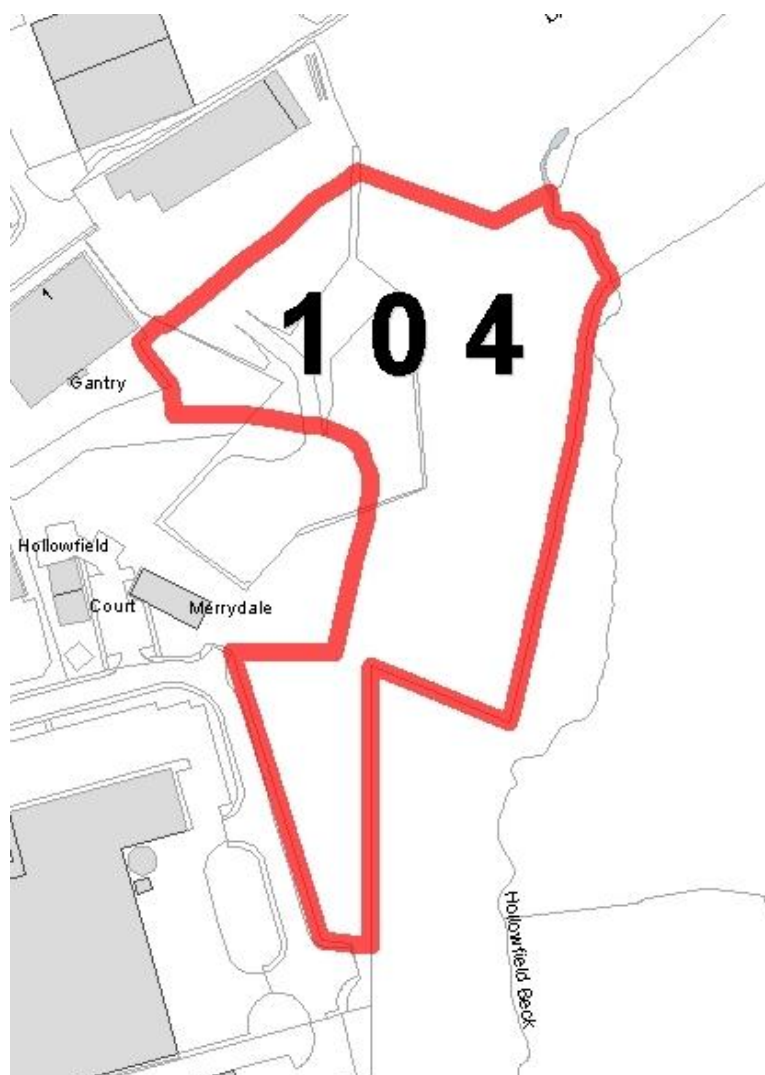
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Site Assessment Criteria Methodology and Assessment Paper

Site 104 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Land is designated as an Employment Site and is located in Euroway Employment Zone. Carried forward from previous UDP
Alignment to Strategic Objectives	Green	Designated as Industrial Corridor in the South Bradford Characterisation Map. This means the site is not sensitive to change
Land Status	Green	Greened over employment allocation within 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 Accessibility to Transport Networks	Green	Site requires access off Roydsdale Way, but then is well connected to PRN
Visual / Landscape Impact	Green	None noted. Within existing employment area
Physical Development Constraints	Amber	Land would require clearance (Some trees on site). Watercourse on site from map. Utilities required but connected to adjacent sites
Site Topography	Green	Uneven surface but largely flat, no constraint to development
Extant Planning Consents	Green	Application for Warehouse/Employment Unit
Current Use	Green	Greenfield , not in use
Site Ownership	Amber	Partially Owned by the Council and Other 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	Green	No abnormally high cumulative development costs have been identified for this site
Green Count		12
Amber Count		2
Red Count		0

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 Primary 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.**



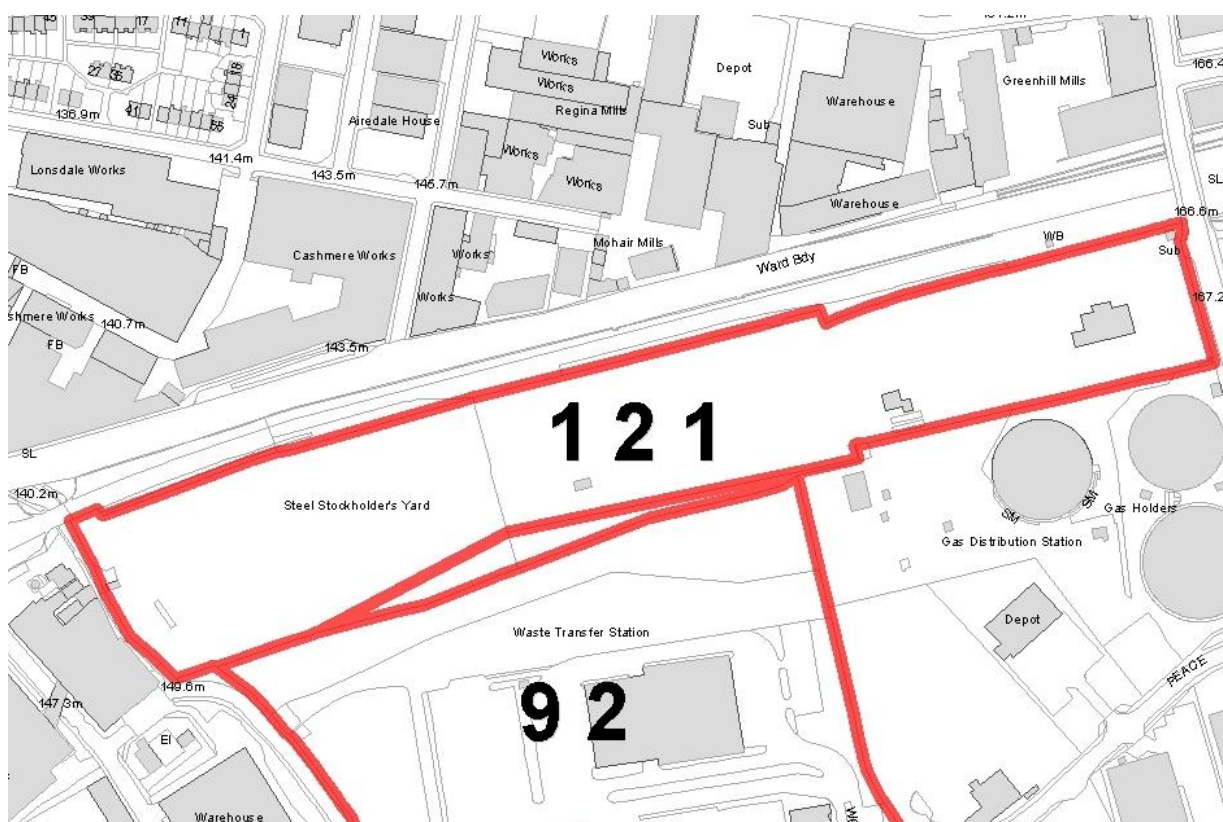
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Site 121 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Land is within and employment zone but site is not specifically allocated as an employment site
Alignment to Strategic Objectives	Green	Municipal Waste strategy includes the maintenance of existing waste infrastructure
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 PRN via Planetrees Road, within industrial area where HGV movements already take place to the PRN. 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.
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
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	Potential contamination identified, but no abnormally high cumulative costs identified which would affect the viability of the site.
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 Primary 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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APPENDIX I – FULL SITE LIST

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	Type	Area (Ha)
1	Princeroyd Way, Ingleby Rd, Listerhills	Bradford West	Designated Employment 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

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Ref	Name	General Area	Type	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, Crossflatts	ShIPLEY	Designated Employment Land	0.85
22	Castlefields Lane, Crossflatts	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, Girington	Bradford South	Designated Employment Land	3.25
30	Northside Rd, Lidget Green	Bradford South	Designated Employment Land	0.47

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Ref	Name	General Area	Type	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

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Ref	Name	General Area	Type	Area (Ha)
47	Commondale Way, Euroway	Bradford South	Designated Employment Land	0.46
48	Staithegate 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

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Ref	Name	General Area	Type	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

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Ref	Name	General Area	Type	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

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Ref	Name	General Area	Type	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	South of Refuse Site, Long Lane, Bradford	Bradford South	White Land	2.96

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Ref	Name	General Area	Type	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	Fearnshides 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

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Ref	Name	General Area	Type	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

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Ref	Name	General Area	Type	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

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Ref	Name	General Area	Type	Area (Ha)
159	Tramways (South), Cleckheaton Road	Bradford 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
162	Esholt Waste Water Site, The Avenue, Esholt	Bradford North	Additional Suggested Sites	12.95

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

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Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Primary 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	off Steeton grove, Steeton with Eastburn	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
70	Station Rd, Steeton with Eastburn	Fail	Pass	Pass	Pass	Pass	Pass	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 Site 72									
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, Ilkley	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
78	Aire Valley Rd, Worth Village, 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 Primary 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
87	Chellow Grange Quarry, Haworth 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
89	The Shay/Soil Hill, Queensbury, 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
91	Bingley Car Park, Ferncliffe Road Bingley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
92	Bowling Back Lane, Bowling Back 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
94	Ford Hill H.W.S, Hill End Lane 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
96	Keighley H.W.S, Royd Ings 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
98	Sugden End H.W.S, Halifax Road Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
99	Wilson Road HWS, Dealburn Road, Low Moor	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
100	Shearbridge Depot, Shearbridge Road, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	5	0
101	Cleansing Dept Depot, Harris Street	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
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

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Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Primary Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
105	Car Park St Lukes Hospital, North 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
107	Reevy Beacon, Beacon Road rear of The Beeches	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
108	South of Commercial 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	Fearnside St, Rear of Housing	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
115	Rear of Woodhall Retail centre 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
119	Marriner Road, Riverside Open 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 Primary Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
121	Steel Stock and Scrap 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
123	Esholt WWTW ,Adjacent to Canal and Ainsbury Avenue	Pass	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
124	Esholt WWTW, Adjacent to 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	Double 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	Double Counted with Site 87									
138	The Shay/Soil Hill, Queensbury, Bradford	Double Counted 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

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Plan Designation	Proximity to Primary Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
139	Apperley Lane, Bradford	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
140	Fagley Quarry, Fagley	Double Counted with Site 90									
141	AWM Waste Site, Canal Rd, Shipley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
142	AWM Waste Site, Barnard Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
143	Thomas Crompton Facility, Neville 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
145	AWM Waste Site, Fred's Place, 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
147	Land at Corner of Cringle Lane and Bank Lane	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
148	Land North of Airville Crescent 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
150	Land South of Jacobs Lane, Haworth	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
151	Former Mill Site, Brow Rd, Haworth	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	4	2
152	Staveley Mill, Old Road, Denholme	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
153	Land R/O Thackley Old Rd, 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

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Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Plan Designation	Proximity to Primary 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
159	Tramways (South), Cleckheaton 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
161	Bolton Woods Quarry, Bolton Hall Road	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
162	Esholt WWTW, The Avenue, 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 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 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
13	Ripley Rd, Bowling	0.61	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
14	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
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
16	Land Between Railway Line and Leeds-Liverpool Canal, Dockfield Rd, Dock Lane, Shipley	0.98	0%	Too Small	Too Small	Too Small	Too 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%
20	Main street, lingbob, Silsden	0.62	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
21	Castlefields Rd, Crossflatts	0.85	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
22	Castlefields Lane, Crossflatts	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 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
24	Former Bingley Auction Mart, Keighley Rd, Bingley	1.76	43%	43%	43%	Too Small	Too 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 (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
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	Staithegate 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%
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	Mechanical Biological Treatment	Clean Material Reclamation	Dirty Material Reclamation	Energy from Waste	Windrow Composting	In-Vessel Composting	Anaerobic Digestion	Pyrolysis and Gasification

Required Size (Hectares)			Passed		Facility	Facility	Facility				
				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 with Site 72									
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, Ilkley	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
83	Holme Mill Lane, Fell Lane, Keighley	0.79	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
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 (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	0.34	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
92	Bowling Back 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 Ings Avenue	1.64	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
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
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 Small	Too Small	Too Small	Too Small
104	Merrydale Rd, Euroway	1.96	86%	86%	86%	Too Small	Too 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 Road rear of The Beeches	1.49	36%	36%	36%	Too Small	Too Small	Too Small	Too Small	Too Small	36%
Ref	Name	Area	% of	Mechanical	Clean	Dirty	Energy	Windrow	In-Vessel	Anaerobic	Pyrolysis

		(Ha)	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
108	South of Commercial Estate, Bellerby Brow	1.56	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
109	Calder Banks, Corner of 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	Fearnshides 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
118	Vacant Land West of Kingsway, Bingley	0.85	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
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 (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%
122	North West of Simpson Green Farm, Mitchell land	0.66	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
123	Esholt WWTW ,Adjacent to Canal and Ainsbury Avenue	1.42	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
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, Black Moor Rd, Haworth	5.32	0%	0%	0%	0%	0%	0%	0%	0%	0%
129	Woodcock Delph	Double Counted with Site 86									
Ref	Name	Area	% of	Mechanical	Clean	Dirty	Energy	Windrow	In-Vessel	Anaerobic	Pyrolysis

		(Ha)	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
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	14.52	0%	0%	0%	0%	0%	0%	0%	0%	0%
133	AVR Site, Dockfield Rd, Shipley	1.14	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
134	Hallas Rough, Flappit Quarry, Halifax Rd	5.55	0%	0%	0%	0%	0%	0%	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 Counted with Site 87									
138	The Shay/Soil Hill, Queensbury, Bradford	Double Counted with Site 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, Bowling	0.58	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
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%

APPENDIX IV – BLANK SITE PROFORMA

Site Name:			
Site Reference:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size			
Shape of Site			
Environmental Designation and Heritage			
Replacement Unitary Development Plan Designation			
Proximity to Primary Road Network			
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?		
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 PRN? 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			

Appendix V – FULL PROFORMAS OF ALL SITE ASSESSMENTS

Site Name:	Princeroyd Way, Ingleby Road, Listerhills		
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 Primary 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?	Green	Cleared PDL in industrial area
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?	Amber	Adjacent to food production premises and overlooked by medium density residential. School close by but not adjacent
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place. Adjacent to PRN. Nearby waterway but considered unsuitable for transportation of waste.
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 as at bottom of valley. Within existing industrial area.
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 largely cleared. Some trees on 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
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	Vacant cleared site
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?	Green	No abnormally high cumulative development costs have been identified for this site
Green Count			13
Amber Count			1
Red Count			0

Site Name:	Thornton Road, Thornton		
Site Reference:		5	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.68
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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	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?	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 PRN? 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 PRN.
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
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?	Red	Pylons on site. Utilities required.
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	Slightly sloping
Extant Planning Consents		Green	Hybrid application for mixed use including 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
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	Greenfield site, outside settlement development pattern
Site Ownership		Green	Not known, assumed 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?	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		3

Site Name:	Ripley Road, Bowling		
Site Reference:		11	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.35
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Southern section of land is a designated Employment Site; 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	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL, being used as skip hire storage yard
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	Within industrial area
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place, good access to PRN, HGV uses in the wider area
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	None, within industrial area
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 cleared. No other physical constraints 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?	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 of an energy recovery facility involving the treatment of non-hazardous residual waste material through gasification
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	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	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		14	
Amber Count		0	
Red Count		0	

Site Name:	Land Adjacent to Manywells Quarry / Manywells 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 Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site designated as employment site remainder unallocated
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?	Green	Large area of site used as storage area for quarry/stonemason. Green over but designated as 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 Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Would require new access infrastructure to get to rear of existing employment uses, however restricted turn on exit. May need investment. Proximate to PRN
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 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
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	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	

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 Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land designated as an Employment Site, identified as prime site within 20/20 vision (Airedale corridor) only suitable for B1, B2.
Alignment to Strategic Objectives		Red	Identified as a site for Bingley Technology Business Park a high quality business area in the Airedale Masterplan.
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL, vacant, derelict farm buildings and disused agricultural land
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	Located within Bingley, close to waste arisings
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	In close proximity (over Keighley Road) from Bingley Grammar School, but possible to mitigate
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access in place, access to PRN is via Keighley Road slightly convoluted
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	Prominent site on major road, road slightly elevated so visibility into the site however structures already exist on the site, and impact could 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?	Amber	Clearance required, derelict buildings on site although only affects small part of the site. Potential contamination due to previous use as landfill 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
Extant Planning Consents		Amber	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 of burnt out bungalow, conservatory, stable block and barn
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, structures on site but appear underutilised / abandoned
Site Ownership		Green	Assumed Single
Cultural/ Heritage Constraints		Green	Site close to Grade II listed building but not immediately adjacent
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 to PRN, mitigation of impacts upon Grammar School and 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
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land designated as an Employment Site, located within 2020 Vision Airedale Corridor area only core B1, B2 uses
Alignment to Strategic Objectives		Red	Identified as a site for Bingley Technology Business Park a high quality business area
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL, not cleared
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	Located within Bingley, close to waste arisings
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	In close proximity (over Keighley Road) from Bingley Grammar School, possible to mitigate.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access in place, access to PRN is via Keighley Road slightly convoluted
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	Prominent site on major road, road slightly elevated so visibility into the site however structures already exist on the site, and impact could 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?	Amber	Clearance required
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
Extant Planning Consents		Amber	Permission granted for installation of card operated auto diesel vending unit. Assumed only affects part of the site
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, structures on site but appear underutilised
Site Ownership		Green	Assumed single
Cultural/ Heritage Constraints		Red	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 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 improvements to PRN, clearance of structures and potential mitigation to avoid impacts on Grammar School.
Green Count		6	
Amber Count		6	
Red Count		2	

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	
Proximity to Primary 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
Alignment to Strategic Objectives		Red	Part of site designated as Baildon Digital Park and other designated for residential within Airedale Masterplan
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over designated employment site at edge of Baildon settlement area
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	Edge of Baildon
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Farmhouse, industrial uses adjacent
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access is not in place. Investment required to deliver access to A road (adjacent). River Aire runs to eastern periphery of 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	Adjacent to large factory. Mature landscaping, established field. No evidence of use as open space. Overlooked by main road, site runs down to river so not visible in the wider area. Landscape quality could be protected through mitigation.
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?	Green	Minor slope down to river. No significant investment required
Extant Planning Consents		Amber	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 retail and 60 residential apartments together with 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	Site not in use.
Site Ownership		Green	Assumed 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 improvement required
Green Count			8
Amber Count			5
Red Count			1

Site Name:	Ingleby Road, Giringlinton		
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 Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land designated as an Employment Site, Policy E2 applies. Core employment uses only. Previous use as waste disposal site.
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	Site is greened over following previous use as waste disposal site. Site is within the Bradford 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	Green	Site is 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	Surrounded by retail and commercial uses, overlooked by offices to the south.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Access improvements required through adjacent commercial use
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 within wider commercial landscape. However, noted mature landscaping on the site. Limited landscape value 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?	Amber	Site would require clearance of heavy scrub. Site would require utilities provision.
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	Sleep slopes in part to ravine with watercourse. Mitigation required.
Extant Planning Consents		Green	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	Reverted to Greenfield. Site not in formal use.
Site Ownership		Green	Unknown. Assumed 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 steep sides of clearance of scrub and access 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	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	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 with adjacent major employer)
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?	Green	Greened over designated employment use. Used as recreation space for adjacent major occupier. In use. Within 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	Green	Within urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Surrounded by industrial and medium density residential
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Close to PRN but current access is through adjacent occupier / land, 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?	Green	No landscape impact noted although in active use as recreational land. Site is not highly visible.
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	Small building on site (changing rooms).
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
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?	Amber	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 restricted.
Site Ownership		Green	Single private owner
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		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 Primary 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
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?	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 PRN? 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 PRN, 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?	Green	No impact noted, within industrial area
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 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:	Staithgate Lane North, Odsal		
Site Reference:		35	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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
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?	Green	Greened over employment designation vacant, within the 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	Green	Within the 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 Bradford Wildlife Area. Need to investigate the impact upon this environmental asset.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Would require access investment but is proximate to PRN (M606). Adjacent to rail line
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 to warehouse / industrial area - no 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	Pylons through edge of 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	Gently sloping but not a restriction on development
Extant Planning Consents		Green	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	Vacant greenfield
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?	Red	Former Landfill. Significant viability issues.
Green Count		10	
Amber Count		2	
Red Count		1	

Site Name:	Black Dyke Mills, Brighthouse Road, Queensbury		
Site Reference:	37		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.9
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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
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?	Green	Greened over employment allocation, within 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	Green	Within Queensbury
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Adjacent to industrial, mills overlooking site, medium density residential
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	No site access in place. Would be required through existing industrial area. Site is adjacent to PRN.
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	No landscape impact noted. Not a prominent site. Adjacent to industrial mill.
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 require connection but existing in adjacent sites. 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?	Amber	Sloping site, could be prohibitive cost to mitigate.
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	Greenfield, not in use
Site Ownership		Amber	Could be multiple ownerships
Cultural/ Heritage Constraints		Amber	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 cost to avoid impact
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 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 Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	The land is designated as an Employment Site and is located in Westgate Hill Street Employment Zone. Only core employment (B1, B2, B8) suitable for the site.
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	Site is Greenfield but within established 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	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?	Amber	School in close proximity but no adjacent. 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 PRN? 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 PRN 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
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	Greenfield, not in use
Site Ownership		Amber	2-3 Private Owners
Cultural/ Heritage Constraints		Amber	Within close proximity of ancient battlefield. Further investigation required into potential impact on heritage asset.
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:	Kaycell Street / Burnham Avenue, Bierley		
Site Reference:	42		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.83
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Designated as 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
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared and vacant PDL. Grassed over.
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	Adjacent to residential (medium density), factory, mortuary has been developed on part of site. Would require mitigation
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? 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 but could be delivered relatively easily, proximate to PRN
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	May require screening from residential in local area, and from mortuary use on the site.
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	Partially developed out but remainder of site is cleared. Needs utilities but these are 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
Extant Planning Consents		Amber	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 forensic mortuary. Construction of a new car wash and plant room
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	Vacant and unused
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
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 Primary 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. Being marketed for employment development.
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?	Green	Greened over employment allocation, not in use. Site is within the 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	Green	Within Bradford urban area (southern edge)
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent to Bradford Wildlife Area. Need to investigate the impact upon this environmental asset.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Adjacent to rail line. Site access in place. Accessibility to PRN is good.
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	None noted. Industrial uses.
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	Would require utilities but these are connected to adjacent 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	Gently sloping, no restriction to development
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	Not in use, greenfield site
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?	Red	Site is a former landfill. Significant viability issues.
Green Count		12	
Amber Count		1	
Red Count		1	

Site Name:	Ah Marks, Wyke Lane, Wyke		
Site Reference:		52	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.42
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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
Alignment to Strategic Objectives		Red	No site specific use within strategic objectives. Use for waste management facility would conflict with strategic objectives is to expand chemical plant
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation, outside of the 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	Outside of the urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Adjacent chemical works. Agriculture
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	Access would be through chemical works or would require completely new access 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	Unlikely to be significant as is adjacent to existing chemical works
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	Utilities required, pylons to the northern edge of the site. No structures.
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
Extant Planning Consents		Amber	Storage of a maximum of 80 tonnes of an extremely flammable substance for use in an industrial process
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	Greenfield, not in use
Site Ownership		Amber	Not known, although thought to be expansion land 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
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 access issues
Green Count			7
Amber Count			3
Red Count			4

Site Name:	Neville Road / Lower Lane		
Site Reference:	57		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.17
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?	Green	Cleared PDL 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 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 PRN? 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 PRN. Within existing employment estate including HGV vehicle movements onto PRN. Access to PRN 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.
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	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
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		13	
Amber Count		1	
Red Count		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

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 Primary 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
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	On the edge of / outside of the settlement development pattern, Greened over employment allocation
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 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 PRN? 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
Cultural/ Heritage Constraints		Red	The site is adjacent to a number of listed buildings 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	

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	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Designated at 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
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment site, At edge but within the 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	Green	Site is on the edge of suburban Bradford, proximate to waste arisings
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	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. Employment use adjacent (Warburtons bakery). No need for mitigation identified
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access is in place to the PRN but improvements needed to facilitate HGV movement (access is via a country lane and steep topography).
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	Development would overlook residential development to the north-west. Potentially prominent location in this context. Would be material change to current view, albeit from the rear of residential properties. Potential to buffer using landscaping.
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	Site would require transport and utilities infrastructure provision. Communications mast on the edge of the site (adjacent care home) but not likely to affect development.
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	Steep gradient, considered developable but likely high cost.
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. Greenfield.
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?	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 to shelter adjacent uses from waste management facilities, access improvements and to address topography
Green Count			9
Amber Count			4
Red Count			1

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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is designated for employment use
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?	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
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Employment uses nearby, agricultural, no sensitive uses noted
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access improvements required, No obvious access points. Close to Keighley Road A6034
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 well screened by existing industrial uses, no major overlooking, not a prominent site
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	Temporary uses would need clearing, 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
Extant Planning Consents		Red	Construction of 120 dwellings & conversion of barn to residential dwelling and the renovation of dwelling with access roads & provision of 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	Temporary uses on the site (underutilised)
Site Ownership		Amber	Not known
Cultural/ Heritage Constraints		Red	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 unviable or ineffective.
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			8
Amber Count			4
Red Count			2

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 Primary 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
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?	Green	PDL, cleared
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	Edge of Keighley
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Potential impact upon South Pennine Moors SPA / SAC identified. However, recent planning application demonstrated waste management facility will not have a detrimental impact upon the environmental asset.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site adjacent to Aire Valley Road (A650) and new access is in place but would need improvement for 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?	Green	On prominent site, but not good quality landscape at the current time. Adjacent gas cylinders.
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	Potential contamination linked to previous use, utilities required but connected to adjacent sites. Gas pipes run through 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
Extant Planning Consents		Green	Mixed use development including employment, car showroom, offices and associated parking and external works. Unlikely to cover entire site.
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	Vacant and cleared PDL
Site Ownership		Green	Single Private
Cultural/ Heritage Constraints		Amber	Site is visible from Grade II* East Riddlesden Hall. Potential for impact upon this heritage asset.
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Green	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	

Site Name:	Beechcliffe, Keighley		
Site Reference:	84		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.54
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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
Alignment to Strategic Objectives		Green	Site is identified in the Airedale masterplan as being suitable for commercial use
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over former landfill site, edge of Keighley 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	Green	Edge of Keighley urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Site includes are of Washlands and RIGS. Surrounded by major road and rail lines and existing industrial units. No sensitive uses noted. Adjacent to railway line.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access under A629, possible for HGV movement, proximate to the PRN through adjacent employment area, no 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?	Green	Site has established landscaping in place (natural growth / scrubland) so potential impact, site already benefits from landscape buffer to A629
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	Small water courses on site, and liable to flood, potential contamination due to previous use as landfill site, need to clear existing scrub coverage on the site. Utilities required although connected to adjacent sites. Site requires a buffer zone to Beechcliffe Ings SEGI.
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	Largely Flat.
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	Greenfield (reverted following use as landfill), not in use
Site Ownership		Green	Not known, assumed 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?	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 possible contamination, land stability issues, Washland mitigation and RIGS mitigation
Green Count		11	
Amber Count		2	
Red Count		1	

Site Name:	HWS site, Bowling Back Lane		
Site Reference:		92	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.23
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	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.
Alignment to Strategic Objectives		Green	Municipal Waste Strategy includes strategic objective for the maintainance of existing waste infrastructure.
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Site is in use as HWS and Waste Transfer Station.
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 Bowling industrial area, within urban area of Bradford
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent uses are predominantly industrial but with Gypsy/Travellers park also adjacent
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place, accessible to the PRN via Planetrees Road, within industrial area where HGV movements already take place to the PRN.
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	Existing waste facility so no change anticipated. Within wider industrial area.
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 structures on site would need clearing. Potential contamination on the 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.
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	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 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	Does the site face significant multiple constraints or abnormal costs?	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			12
Amber Count			2
Red Count			0

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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Site is within Employment Zone but is not specifically allocated within 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	Is the site PDL? Is it cleared? Is it in use?	Green	PDL in use as Council fleet depot
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 highly urbanised area of Bradford
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Access is in place to the site. Route to PRN through residential area but currently functioning with movement of a number of large vehicles.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Access is in place to the site. Route to PRN through residential area but currently functioning with movement of a number of large vehicles.
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	None. Functioning as depot site.
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	On site structures. Not considered a major barrier.
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		Amber	Extension of car park to provide additional car parking spaces 'Demolition of existing office and replacement with new temporary two storey building
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?	Amber	Part of cleaning department depot, not in waste management use
Site Ownership		Green	Assumed Council owned
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 on site structures and possible re-provision.
Green Count		9	
Amber Count		5	
Red Count		0	

Site Name:	Merrydale Rd, Euroway		
Site Reference:	104		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.96
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land is designated as an Employment Site and is located in Euroway Employment Zone. Carried forward from previous UDP.
Alignment to Strategic Objectives		Green	Designated as Industrial Corridor in the South Bradford Characterisation Map. This means the site is not sensitive to change.
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation within established 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	Green	Site is at the edge of 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	Within existing employment area
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site requires access off Roydsdale Way, but then is well connected to PRN.
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	None noted. Within existing employment area
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	Land would require clearance (Some trees on site). Watercourse on site from map. 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	Uneven surface but largely flat, no constraint to development
Extant Planning Consents		Green	Application for Warehouse/Employment Unit
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	Greenfield , not in use
Site Ownership		Amber	Partially Owned by the Council and Other 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		2	
Red Count		0	

Site Name:	Wilson Road, Open space to North of Wilson Road, 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	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Undesignated
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	Former landfill and brickworks. Has reverted to Greenfield. Within the 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	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 Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access is in place, but access is onto residential road (Wilson Road). Investment may be required. Route to PRN through residential area.
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 appears to have become local open space, would require mitigation as is overlooked by residential uses.
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	No structures on site, may be contamination, pylons to the north of the site but not on the 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.
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	Greenfield, not in 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
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 such as access improvements
Green Count		8	
Amber Count		6	
Red Count		0	

Site Name:	Reevy Beacon, Beacon Road rear of The Beeches		
Site Reference:	107		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.49
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is undesignated
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 site within existing 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	Green	Within Bradford urban area, Wibsey
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Medium density residential, some higher density sheltered housing overlooking site. Mitigation required.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	Site access required. Movement through residential area. Significant investment necessary.
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 very prominent position overlooking the south of Bradford urban area. Visibility from the north to the site likely to be high. Mitigation necessary. However site is within built up area.
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	Scrub on site requiring clearing. Telecommunication mast on site. Utilities required but in place in adjacent buildings. Tree clearance required.
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 site. Mitigation costs could prohibit development
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	Greenfield site, 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?	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 slope mitigation
Green Count		5	
Amber Count		6	
Red Count		3	

Site Name:	Rear of Woodhall Retail Centre Superstore and 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 Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is undesignated
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?	Green	Cleared PDL
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 Woodhall area of 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	Health Centre immediately adjacent. Potential to be mitigated against. Also adjacent to medium density housing and retail but not considered sensitive.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? 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. Proximate and connected to PRN.
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.
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		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	

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 Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land is within and employment zone but site is not specifically allocated as an employment site
Alignment to Strategic Objectives		Green	Municipal Waste strategy includes the maintenance 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
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 Bowling industrial area, within urban area.
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	None noted. Within existing industrial area. Current use as scrap yard.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place, accessible to the PRN via Planetrees Road, within industrial area where HGV movements already take place to the PRN. Direct access to the railway line.
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	No change / potential improvement. Site is not within residential view line.
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	Potential contamination due to current on site use, minimal on-site structures.
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
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	Currently in use for metal recycling
Site Ownership		Amber	Two Private Waste Operating 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	Potential contamination identified, but no abnormally high cumulative costs identified which would affect the viability of the site.
Green Count		12	
Amber Count		2	
Red Count		0	

Site Name:	Thomas Crompton Facility, Neville Road, Bowling		
Site Reference:	143		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	Land is within and employment zone but site is not specifically allocated as an employment site
Alignment to Strategic Objectives		Green	Municipal Waste strategy includes the maintenance of existing waste infrastructure
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL. In use as a Thomas Crompton plant hire and waste management / aggregates plant.
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 the Bradford Urban area (to the south east of Bradford city centre).
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Adjacent uses comprise low quality industrial uses of relatively high density. Medium density residential uses (and green space) surrounds these industrial uses.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place with limited need for improvement to connect to PRN. No proximity to railway line or waterway with no access to either.
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	Poor visual amenity. Site is raised and visible from a number of key points.
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?	Red	Significant concerns about part of sites stability due to deposit of material and former mine workings. The site has contamination issues. Existing buildings on site (alongside plant parking and storage of aggregates). Electricity and water must service the buildings on the site. No power cables cross the site. Limited likely flood risk.
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	Significant changes in level
Extant Planning Consents		Amber	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 area ancillary to Sui Generis use (waste transfer station)
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?	Amber	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 currently used as a waste transfer facility for a range of waste types. The remaining part of the site (approximately half of the site) has no permitted waste use and any activities associated are currently unauthorised.
Site Ownership		Green	Assumed to be in single private 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?	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 stability of the site and clearance of current uses
Green Count			8
Amber Count			3
Red Count			3

Site Name:	Land R/O Bark Lane, Bark Lane, Addingham		
Site Reference:	146		
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 Primary 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
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 Addingham
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 PRN? 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
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.
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	Slight gradient, can be mitigated
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	Greenfield, not in use
Site Ownership		Amber	Not known
Cultural/ Heritage Constraints		Red	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 unviable or ineffective.
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	

Site Name:	Corner of Cringle Lane and Bank Lane		
Site Reference:	147		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.11
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?	Red	Greenfield, outside of 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
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Surrounded by agriculture.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access is in place but would require improvement, A6034 is closest PRN accessible via Cringle Lane
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	Good quality landscape, site would require mitigation and would be prominent given nature of the surrounds.
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	Utilities required and in remote location. Stone walls on the site will need clearing.
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	Steep topography in places.
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	Greenfield, agriculture
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
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 screening from viewpoints and access improvements
Green Count		5	
Amber Count		6	
Red Count		3	

Site Name:	Land North of Aireville Crescent and Middleway, Silsden		
Site Reference:	148		
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 Designation	P/F	Pass	
Proximity to Primary 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?	Red	Greenfield site, at edge of Silsden settlement development pattern (outside of the 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	Green	Edge of Silsden urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Medium density residential adjacent, agriculture adjacent, screening possible
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	Site access in place, route to PRN through established residential area. Significant constraint.
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, would require very little mitigation.
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 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?	Green	Gentle slope south to north
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	Greenfield, grazing on the site
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
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 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 Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is surrounded by Greenbelt and Conservation area but is unallocated
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?	Green	PDL, cleared, not in use, within 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	Green	Within urban area, Haworth
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Adjacent to industrial mill and agricultural land
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	Poor access via arch in mill building, restricted, access onto B road, steep climb to nearest A road. Site is adjacent to railway line and river.
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	None noted, bottom of valley, previous industrial uses so no additional impact
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	Site still has shell of building in place and potential contamination in place
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		Amber	Demolition of industrial sheds to provide for redevelopment of site
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	Not in use, PDL
Site Ownership		Green	Assumed single ownership
Cultural/ Heritage Constraints		Red	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 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 possible contamination
Green Count		8	
Amber Count		4	
Red Count		2	

Site Name:	Staveley Mill, Old Road, Denholme		
Site Reference:	152		
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 Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Green	A very small part of the site is green belt however vast majority is unallocated
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?	Green	PDL, cleared and vacant
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 Denholme settlement
Site Proximity to Sensitive Uses		Red	Adjacent BWA and surrounding watercourses. Proximity to SCA and STA. Medium density residential development.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access is in place. Adjacent to PRN.
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	No significant 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?	Amber	Former mill ponds on site – possibility of contamination Inert landfilling in the 1980's of former mill ponds – potential stability problems Some standing water.
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 split over two levels. Large development site opportunity on single level however so not major constraint to delivery
Extant Planning Consents		Amber	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). Change of use from B2 industrial to vehicle dismantling for recovery and sale of parts and vehicle repairs.
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, vacant 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?	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, stability and mitigation
Green Count		10	
Amber Count		3	
Red Count		1	

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	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is unallocated but is bounded to the south by a disused railway line which is also a site of local nature conservation importance.
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?	Green	Greenfield, within Shipley 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	Green	Within urban area of Shipley
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Medium density residential adjacent.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? 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 in place, but is a track and would require significant investment. Wider access to A road through residential area but unlikely to be accessible to HGV traffic. Adjacent railway line and River Aire.
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	Largely hidden from view as site is at valley floor, but may require mitigation from River Bank (pedestrian environment on other side of the river).
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?	Red	Utilities required although in place in adjacent uses. Pylons run through the site (centrally) presenting significant barrier to development.
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	Predominantly flat site
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	The site is currently used for grazing.
Site Ownership		Amber	Potential mixed ownership
Cultural/ Heritage Constraints		Red	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 unviable or ineffective.
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 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		
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 Primary 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	Is the site PDL? Is it cleared? Is it in use?	Amber	Greenfield site, infill site within the Bradford urban area (Wrose)
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	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 PRN? 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
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 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	

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 Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amber	Site is unallocated but is bounded to the South by a community priority zone and to the North and West by an employment 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?	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
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Site access is in place, would need improvement for HGV access, route to PRN 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
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	Use on site will need clearing / removing, telephone 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
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?	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
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 site clearance and access improvements
Green Count		8	
Amber Count		5	
Red Count		1	

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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
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	Is the site PDL? Is it cleared? Is it in use?	Green	PDL - existing filter beds for waste water treatment works. In use. Not cleared.
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	Site is located to the north of Bradford on the edge Bradford District and outside settlement confines.
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.
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? 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 with limited requirement for improvements to site access / access to the PRN. Site runs adjacent to the railway line and waterway is 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.
Extant Planning Consents		Amber	There has been pre-application discussions and scoping request which have indicated that there were conflicting greenbelt, landscape and built heritage/conservation and ecology policy issues.
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 currently in use as a waste water treatment plant.
Site Ownership		Green	Site is assumed to be in single public 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?	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	

Site Name:	BROWNROYD STREET, LISTERHILLS		
Site Reference:	2		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.4
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL		
Site Reference:	4		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	LEGRAMS LANE		
Site Reference:		3	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.94
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	BELL DEAN ROAD, ALLERTON		
Site Reference:		6	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.68
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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 PRN? 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:	SPRING MILL STREET/UPPER CASTLE STREET, BOWLING		
Site Reference:	8		
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 Primary 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?		
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 PRN? 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:	Bowling Old Lane, Bowling		
Site Reference:	7		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.28
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 Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	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?		
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 PRN? 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:	Ripley Street / Bolling Road, Bowling		
Site Reference:	9		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.22
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Part of site within flood zone 3
Proximity to Primary 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?		
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 PRN? 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:	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 Primary 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		
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 PRN? 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:	RIPLEY ROAD, BOWLING		
Site Reference:	12		
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 Primary 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		
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 PRN? 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:	RIPLEY ROAD, BOWLING		
Site Reference:	13		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.61
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	SHEARBRIDGE MILL, GREAT HORTON 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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	THACKLEY OLD ROAD, LEEDS ROAD, THACKLEY		
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 Heritage	P/F	Fail	World heritage site buffer zone
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	LAND BETWEEN THE RAILWAY LINE AND LEEDS-LIVERPOOL CANAL, DOCKFIELD ROAD, DOCK LANE, SHIPLEY		
Site Reference:	16		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.98
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	World heritage site buffer zone, conservation area
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Land Adjacent to the Airedale Route, Crossflats		
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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site entirely in flood zone 3
Proximity to Primary 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		
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 PRN? 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:	MANYWELLS INDUSTRIAL ESTATE, 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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	CASTLEFIELDS ROAD, CROSSFLATTS		
Site Reference:	21		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.85
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
Proximity to Primary 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		
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 PRN? 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:	MAIN STREET, LINGBOB, WILSDEN		
Site Reference:	20		
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	Fail	Conservation area
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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 PRN? 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:	CASTLEFIELDS LANE, CROSSFLATTS		
Site Reference:	22		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.72
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
Proximity to Primary 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		
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 PRN? 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:	JOHN ESCRITT ROAD, BINGLEY		
Site Reference:	25		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Land West of Dowley Gap Lane, Dowley Gap, 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 Primary 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		
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 PRN? 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:	Otley Road, Hollins Hill		
Site Reference:	28		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.84
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Flood Zone 3 bisects the site
Proximity to Primary 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		
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 PRN? 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:	NORTHSIDE ROAD, LIDGET GREEN		
Site Reference:	30		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	HAVELOCK STREET, GREAT HORTON		
Site Reference:	33		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.74
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	CHASE WAY, BOWLING		
Site Reference:		34	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.21
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	Mandale Road, Buttershaw		
Site Reference:	36		
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 Primary 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?		
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 PRN? 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:	CROSS LANE, WESTGATE HILL		
Site Reference:	38		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.91
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	CORDINGLEY STREET, HOLMEWOOD		
Site Reference:	40		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.49
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	SHETCLIFFE LANE, TONG STREET		
Site Reference:	41		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.96
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	West Bowling Golf Course		
Site Reference:	43		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	35.23
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	Listed Building on part of site
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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			
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 PRN? 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:	WHARFEDALE ROAD, EUROWAY		
Site Reference:	44		
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	Pass	
Proximity to Primary 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		
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 PRN? 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		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.48
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	ROYDSDALE WAY, EUROWAY		
Site Reference:		46	
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.01
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	COMMONDALE WAY, EUROWAY		
Site Reference:	47		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.46
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Tramways, Cleakheaton Road, Low Moor		
Site Reference:	49		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	7.37
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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			
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 PRN? 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:	NEW WORKS ROAD, LOW MOOR		
Site Reference:	50		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.72
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Dealburn Road, Low Moor		
Site Reference:	51		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.69
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	STATION MILLS, STOCKTON ROAD, 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 Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	DEALBURN ROAD, LOW MOOR		
Site Reference:	54		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Flood zone 3
Proximity to Primary 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		
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 PRN? 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:	SPARTAN ROAD, LOW MOOR		
Site Reference:	55		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.99
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Royds Hall Lane, Woodside		
Site Reference:	56		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.65
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site being fully developed out for B class 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?		
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 PRN? 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:	NEVILLE ROAD, BOWLING		
Site Reference:	58		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.7
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	BIRCH LANE, BOWLING		
Site Reference:	59		
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	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	HAMMERTON STREET, BOWLING		
Site Reference:	60		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.78
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	BUCK STREET WEST, BOWLING		
Site Reference:	61		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.89
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	STEADMAN STREET, LEEDS ROAD		
Site Reference:	62		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.43
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	DICK LANE, LAISTERDYKE		
Site Reference:	63		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.55
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	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	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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		
Site Reference:	66		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.57
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	PARRY LANE, BOWLING		
Site Reference:	67		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.86
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	OFF STEETON GROVE, STEETON WITH 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 Primary 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?		
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 PRN? 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:	STATION ROAD, STEETON WITH EASTBURN		
Site Reference:	70		
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 Primary 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		
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 PRN? 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:	BELTON ROAD, SILSDEN		
Site Reference:	71		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.99
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	Keighley Road (North), Silsden		
Site Reference:	72		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.22 Merged with site 73
Shape of Site	P/F	Pass	
Environmental Designation and 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 Primary 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		
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 PRN? 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:	KEIGHLEY ROAD (SOUTH), SILSDEN		
Site Reference:	74		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.04
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Primary 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?		
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 PRN? 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:	BACKSTONE WAY, ILKLEY		
Site Reference:	76		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.25
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	Ashlands Road, Ilkey		
Site Reference:	77		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.03
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	DALTON LANE, WORTH VILLAGE, 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 Primary 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		
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 PRN? 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:	Aireworth Road, Keighley		
Site Reference:	80		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.73
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Listed Building in centre of site
Replacement Unitary Development Plan Designation	P/F	Fail	Part of site within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	MITCHELL STREET, EASTWOOD, KEIGHLEY		
Site Reference:	81		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.86
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	EAST AVENUE, LAWKHOLME, KEIGHLEY		
Site Reference:	82		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	HOLME MILL LANE, FELL LANE, 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 Primary 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 PRN? 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:	Bradford Road, Crossflats		
Site Reference:	85		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.49
Shape of Site	P/F	Pass	
Environmental Designation and 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 Primary 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		
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 PRN? 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:	Woodcock Delph		
Site Reference:	86		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.38
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Special Protection Area
Proximity to Primary 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		
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 PRN? 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:	Chellow Grange Quarry, Haworth Road, Bradford		
Site Reference:	87		
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 Primary 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		
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 PRN? 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:	Lower Bottomley Lane Quarry		
Site Reference:	88		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.4
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Mineral Extraction Site
Proximity to Primary 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		
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 PRN? 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:	The Shay, Soil Hill		
Site Reference:	89		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.4
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Existing mining extraction site
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Fagley Quarry, Fagley		
Site Reference:	90		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.15
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site within an Minerals extraction site
Proximity to Primary 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		
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 PRN? 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:	Bingley Car Park, Ferncliffe Road, Bingley		
Site Reference:	91		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.34
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Dowley Gap H.W.S, Wagon Lane		
Site Reference:	93		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Ford Hill H.W.S, Hill End Lane, Queensbury		
Site Reference:	94		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.75
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Golden Butts HWS, Golden Butts Lane, Ilkley		
Site Reference:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Keighley H.W.S, Royd Ings Avenue Keighley		
Site Reference:	96		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.64
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Remaining site outside floodzone 2 and 3 would bring developable area below 1ha.
Proximity to Primary 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		
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 PRN? 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:	Midland Road, Manningham		
Site Reference:	97		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.19
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Sugden End H.W.S, Halifax Road, Keighley		
Site Reference:	98		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Wilson Road HWS, Dealburn Road, Low Moor		
Site Reference:	99		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.4
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	Cleansing Dept Depot, Harris Street		
Site Reference:	101		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.78
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Stockbridge Depot, Royd Ings Ave, Stockbridge		
Site Reference:	102		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.45
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
Proximity to Primary 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		
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 PRN? 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:	VICTORIA ROAD		
Site Reference:	103		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.65
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	Car Park St Lukes Hospital, North Newall Street		
Site Reference:	105		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.87
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	South of BS/E1.8, Bellerby Brow		
Site Reference:	108		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.56
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site allocated as Phase 1 Housing Site
Proximity to Primary 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		
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 PRN? 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:	Calder Banks, Corner of Baldwin Lane and 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 Primary 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		
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 PRN? 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:	South of Refuse Site, Long Lane, Bradford		
Site Reference:	110		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.96
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of land designated as a Phase 2 Housing Site
Proximity to Primary 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		
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 PRN? 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:	Springfield, South of Friars Industrial estate, 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	
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 Primary 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		
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 PRN? 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:	Yates Flat, Adjacent to Chicken Farm, near 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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Vacant Site Canal Road & West of Gasholder Site, Bradford		
Site Reference:	113		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.31
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	Part of Site within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	West Fearnshides St, Rear of Housing		
Site Reference:	114		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.84
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Site between Laisterdyke and Dick Lane		
Site Reference:	116		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.63
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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?		
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 PRN? 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:	Vacant site South of garage, Corner of Stoney 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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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 PRN? 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:	Vacant Land Bingley, between Leeds Liverpool Canal and Kingsway		
Site Reference:	118		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.85
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Conservation Area
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road 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?		
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 PRN? 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:	Marriner Road, Riverside open space, Keighley		
Site Reference:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.17
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Within flood zone 3
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Partially 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?		
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 PRN? 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:	Thornbury Road, Behind Mosque and adjacent 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 Primary 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		
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 PRN? 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:	North West of Simpson Green Farm, Mitchell land		
Site Reference:	122		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.66
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Esholt Sewage treatment works, Adjacent to Canal Esholt, across from Ainsbury Avenue		
Site Reference:	123		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.42
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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 PRN? 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:	Esholt Sewage treatment works, Adjacent to 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 Primary 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 PRN? 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:	Branshaw, Holmehouse Lane, Oakworth		
Site Reference:	125		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.08
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Mineral Extraction Site
Proximity to Primary 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 PRN? 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:	Hainworth Shaw Quarry, Harden Moor		
Site Reference:	126		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	6.43
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Mineral Extraction Site
Proximity to Primary 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 PRN? 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:	Nab Hill Delph		
Site Reference:	127		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.71
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	SPA and Existing Minerals Extraction Site
Proximity to Primary 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 PRN? 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:	Nayler Hill Quarry, Black Moor Road, Haworth		
Site Reference:	128		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.32
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Site of Local Nature Conservation Importance
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Dog & Gun, Long Causeway, Denholme		
Site Reference:	130		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.16
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Minerals Extraction Site
Proximity to Primary 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 PRN? 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:	Bank Top, Lee Lane, Harden		
Site Reference:	131		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.11
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Existing Minerals Extraction Site
Proximity to Primary 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 PRN? 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:	Buck Park, Denholme		
Site Reference:	132		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	14.52
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 Primary 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		
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 PRN? 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:	AVR Site, Dockfield Road, Shipley		
Site Reference:	133		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.14
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Primary 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?		
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 PRN? 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:	Hallas Rough, Flappit Quarry		
Site Reference:	134		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.55
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 Primary 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		
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 PRN? 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:	Midgeham Cliff End, Ryecroft Road, Harden		
Site Reference:	135		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.62
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	Partially within SINC
Replacement Unitary Development Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Primary 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 PRN? 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:	Ten Yards Lane Quarry		
Site Reference:	136		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.05
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 Primary 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		
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 PRN? 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:	Apperley Lane		
Site Reference:	139		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.52
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Entirely within Minerals Extraction Site
Proximity to Primary 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		
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 PRN? 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:	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	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	AWM Waste Site, Barnard Road, Bowling		
Site Reference:	142		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.58
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Yorwaste Site, Spartan Road, Bradford		
Site Reference:	144		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.25
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	AWM Waste Site, Fred's Place Bradford		
Site Reference:	145		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.21
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Land North of West Lane Keighley, West Lane, 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 Primary 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		
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 PRN? 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:	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	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Land North of Leeds Road, Bradford		
Site Reference:	154		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.93
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Wood End Crescent, Wood End Crescent, Shipley		
Site Reference:	155		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.98
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	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	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary 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		
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 PRN? 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:	Tramways (South), Cleackheaton Road		
Site Reference:	159		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.34
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Site within flood risk zone 3
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	Site is fully developed out and established employment site. Does not have one coherent site of 1ha.
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 PRN? 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:	Site North of A629, just off Keighley Road, 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
Proximity to Primary 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		
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 PRN? 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:	Bolton Woods Quarry, Bolton Hall Road		
Site Reference:	161		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	22.45
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 Primary 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		
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 PRN? 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:	Keighley Road (North), Silsden		
Site Reference:	73		Merged with 72. SITE 73 DELTED
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	Site within flood zone 3
Proximity to Primary 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		
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 PRN? 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:	Woodcock Delph		
Site Reference:	129		Same as site 86. SITE 129 DELTED
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 Primary 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		
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 PRN? 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:	Chellow Grange Quarry, Haworth Road, Bradford		
Site Reference:	137		Same site as site 87. 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 Primary 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		
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 PRN? 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:	The Shay, Soil Hill		
Site Reference:	138		Same as site 89. SITE 138 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 Primary 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		
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 PRN? 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:	Fagley Quarry, Fagley		
Site Reference:	140		Same as site 90. SITE 140 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 Primary 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		
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 PRN? 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			

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