Waste Management DPD Publication Draft

Site Assessment Report

Bradford MDC Contents

Introduction1

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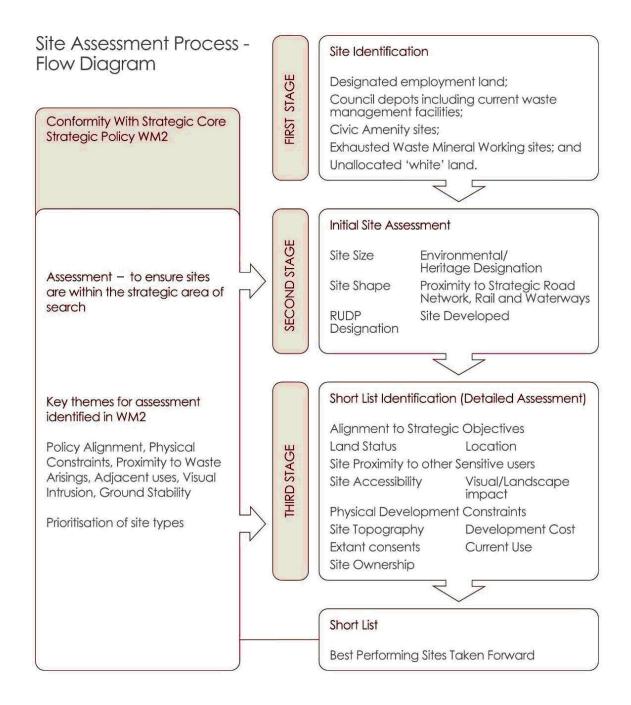
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1. Introduction

- 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.



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.

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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)

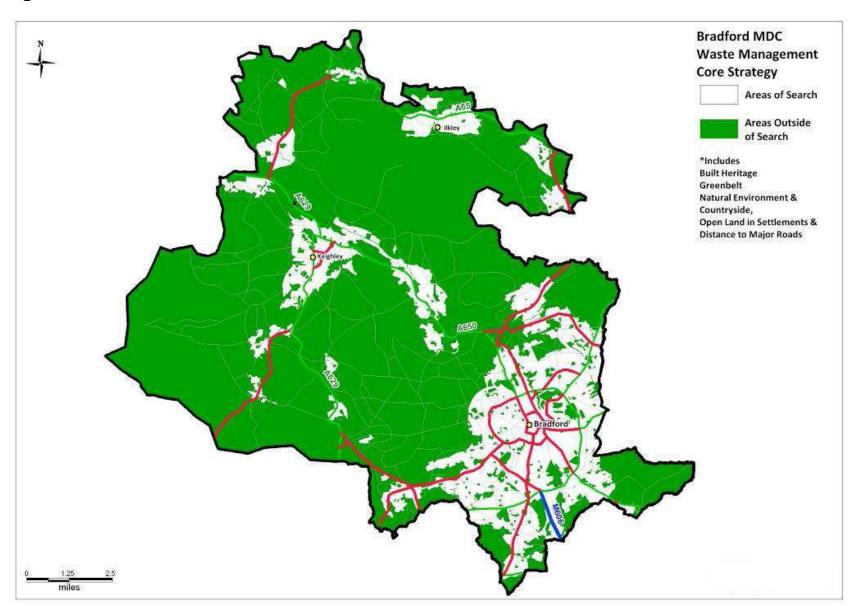
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¹ Sites partially within the 1km buffer are included in the long list carried forward in the analysis.

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

Figure 1 – Area of Search



October 2015

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

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

Site Size

- 4.4 Sites identified on the Initial Long List have been assessed against the extent to which they have sufficient capacity to accommodate at least one waste management facility.

 Analysis undertaken as part of the preparation of the Core Strategy PA paper identified the following site sizes to accommodate required facilities across the District:
 - Mechanical Biological Treatment facility: minimum site size of 1ha;
 - Clean Material Reclamation facility: minimum site size of 1ha;
 - Dirty Material Reclamation facility: minimum site size of 2ha;
 - Energy from Waste facility: minimum site size of 2.5ha;
 - Windrow Composting facility: minimum site size of 2.5ha;
 - In-Vessel Composting facility: minimum site size of 2.5ha;
 - Anaerobic Digestion facility: minimum site size of 2.5ha; and
 - Pyrolysis and Gasification: minimum site size of 1 hectare.

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

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

Shape of Site

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

Environmental Designation and Heritage

4.7 A detailed check has been made of the environmental and heritage designation constraints (see 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

Internationally, Nationally and	Special Areas of Conservation (SAC)
Locally Important Environmental	• Special Aleas of Conservation (SAC)
Designations	Sites of Special Scientific Interest (SSSI)
	Local Wildlife Sites (Bradford Wildlife Areas – BWA's)
	Local Geological Sites
	Regionally Important Geological Sites (RIGS)
	Special Protection Areas (SPAs)
	Site of Ecological and Geological Importance (SEGIs)
	Ancient Woodlands
	Natura 2000 network sites;
	National Parks;
	Areas of Outstanding Natural Beauty;
	Protected Species; and
	National Trails and important recreational assets.
Internationally, Nationally and	Scheduled Ancient Monuments (SAMs)
Locally Important Sites for Cultural Heritage	Historic Parks and Gardens
	Listed Buildings
	Archaeological Sites Class ii & iii
	Conservation Areas

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	World Heritage Sites & Buffer Zone
	Registered Battlefields
Other Policy Designation	Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a)

Replacement Unitary Development Plan Designation

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

Figure 3 Conflicting RUDP Designated Allocations

Conflicting Designated

Development Plan Allocations

(excluding general industrial / protected employment allocations)

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

Proximity to 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 critiera (as summarised in Section 5 of this paper). A blank site assessment proforma is included at Appendix IV for reference.
- 4.12 A number of site visits have been undertaken at intervals throughout the Waste Management Core Strategy and DPD process.

Developed Sites

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

Short Listed Sites for Detailed Assessment

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

5. Short-list Identification

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

Site Sift 2: Detailed Site Assessment

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

Traffic Light System

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

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

Detailed Site Assessment Criteria

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

Site Status in RUDP

5.8 Reflects the existing allocation or status of the site.

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

The site is unallocated in the RUDP.

The site is unallocated but has a conflicting allocation adjacent

Alignment to Strategic Objectives

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

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

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

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

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

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Land Status

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

Site is Previously Developed Land

Site is Greenfield but within established settlement development pattern.

Site is Greenfield but outside existing settlement development pattern.

Location

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

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

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

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

Site Proximity to Sensitive Uses

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

Site is not adjacent to a sensitive use.

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

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

Site Accessibility to Transport Networks

5.14 Reflects the need for sites to be adequately accessed from the 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 preferrential to those that are currently and/or in the future likely to remain inaccessible to these movement networks.

The site is immediately accessible via the 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 of vacant.

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

Site Ownership

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

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

The site is in other, multiple private ownership.

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

Historical/Cultural Assessment

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

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

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

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

Development Cost/Value for Money

development of a waste management facility.

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

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

6. Shortlisted Sites

- 6.1 Sites with the largest number of 'green scores' were concluded to have the greatest potential to accommodate MSW or C&I waste management facilities although site size still dictate the use of certain sites for waste management using particular technologies or operations. A matrix of site scores and suitability for each waste facility is set out in the Appendix III.
- 6.2 For each type of waste facility a shortlist of sites has been created based on site size and the proportion of positive (green) scores against the criteria long list. All of the sites shortlisted have potential to accommodate more than one type of waste management facility. A list outlining the number of Green, Red and Amber scores for each site can be found in Appendix III.
- 6.3 The following sites have been shortlisted:
 - 1. Site 1 Princeroyd Way, Ingleby Road, Bradford
 - 2. Site 11 Ripley Road, Bowling
 - 3. Site 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



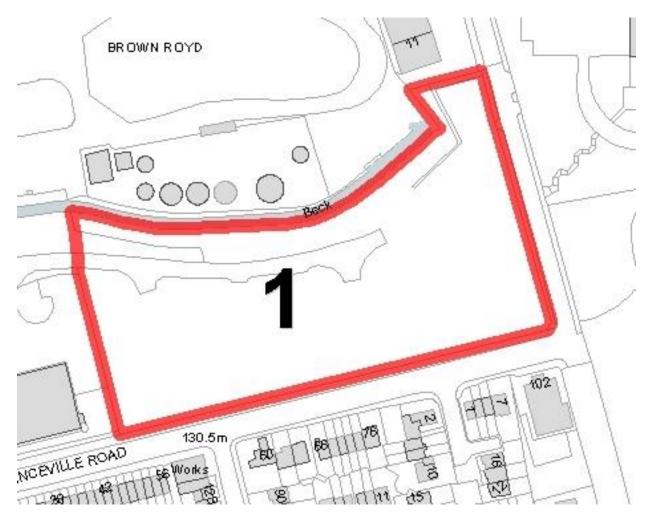
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Site 1 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Site Status in RUDP	Green	Land designated as employment site
One ciatas ii Nobi	Ciccii	Earla 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
Land Status	Gleen	Cleared FDL III illustrial area
Location	Green	Within Bradford urban area
		Adjacent to food production premises and overlooked by
		medium density residential. School close by but not
Site Proximity to Sensitive Uses	Amber	adjacent
		Site access is in place. Adjacent to PRN. Nearby
		waterway but considered unsuitable for transportation of
Site Accessibility to Transport Networks	Green	waste
, ,		
		Largely hidden as at bottom of valley. Within existing
Visual / Landscape Impact	Green	industrial area
Physical Development Constraints	Green	Site is largely cleared. Some tress on site.
Thyologi Bevolopinone Concurante	Croon	one is rangely distance. Some troce on one.
Site Topography	Green	Flat site
Extant Planning Consents	Green	Site has no relevant planning history
LATAIL FIGHTING CONSCIES	Glecii	One has no relevant planning history
Current Use	Groon	Vacant cleared site
	Green	Single Private
Site Ownership	Green	Single Mivale
0 11 11 11 11 11 11 11 11		The site is not adjacent or adjoining any cultural / heritage
Cultural/ Heritage Constraints	Green	asset and thus will have no impact on it or its setting
		No abnormally high cumulative development costs have
Development Cost Value for Money	Green	been identified for this site
Green Count	13	
Amber Count	1	1
		†
Red Count	0	

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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.

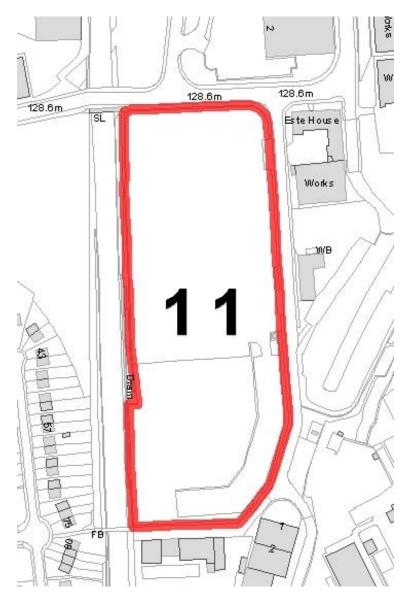


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Site 11 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
Botanoa Otto Assossment	Assessment	Common
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
Cite / tecessisinty to Transport Networks	Green	the wider area
Visual / Landscape Impact	Green	None, within industrial area
Visual / Editacoapo Impact	Ciden	Trong, Willim Industrial area
Physical Development Constraints	Green	Site cleared. No other physical constraints noted
Thysical Development Continuent	<u> C.cc</u>	Che chance. He cine. physical centerialine notes
O'to Ton a man has	0.00	Fire
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/ Haritaga Constraints	Croon	The site is not adjacent or adjoining any cultural / heritage
Cultural/ Heritage Constraints	Green	asset and thus will have no impact on it or its setting
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	J

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.

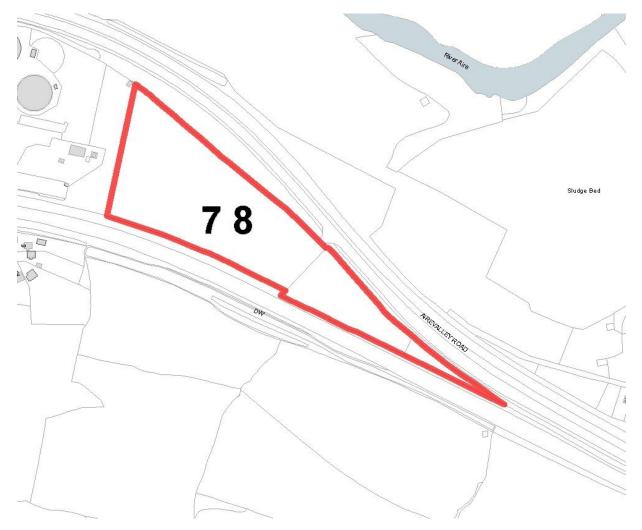


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Site 78 Assessment Matrix

Site Status in RUDP Green Site Status in RUDP Green Site is designated as an Employment Site. Employment Zone and rall freight accessible site No site specific use within strategic objectives. Use for waste management facility would not conflict with strategic objectives Land Status Green Location Green Edge of Keighley 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 south pennine Moors SPA / SAC Identified. However, recent planning application demonstrated waste management facility will not have a detrimental impact upon the online waste management facility will not have a detrimental impact upon the online waste management facility will not have a decirate the detrimental impact upon the environmental asset. Site adjacent to Aire Valley Road (A650) and new access is in place but would need but would need but would need but would need adjacent of the fund carriageway. Site has potential for rail freight. Site Accessibility to Transport Networks Green Site Accessibility to Transport Networks Green First Wisual / Landscape Impact Amber First Mixed use development including employment, car shownoom, offices and associated parking and extensive the current time. Adjacent gas cylinders. Wisual planning Consents Green Mixed use development including employment, car shownoom, offices and associated parking and extensive the current time. Adjacent gas cylinders. Wisual settle and the current time of the current time. Site is sibile from Grade II* East Riddlesden Hall, Potential for impact upon this heritage asset. Some potentially abnormally high cumulative development cost, however recent planning application demonstrated on visibility issues relating to the development of a waste management facility on this site.	Detailed Site Assessment	Assessment	Comment
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Green Count 12 Amber Count 2			,
Amber Count 2		Green	this site.
	Green Count	12	
Red Count 0	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.

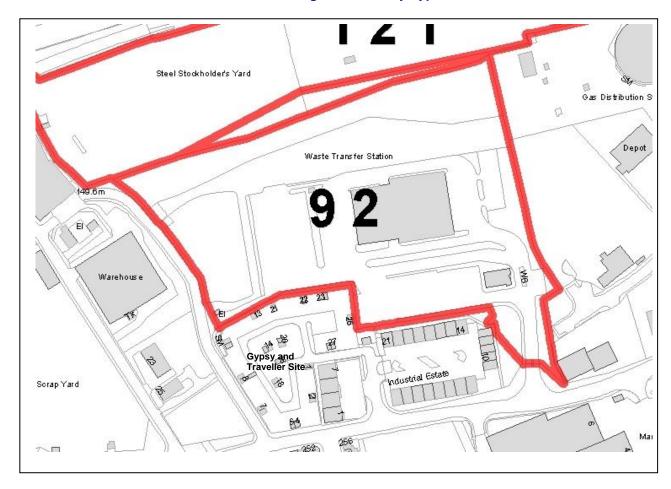


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Site 92 Assessment Matrix

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.

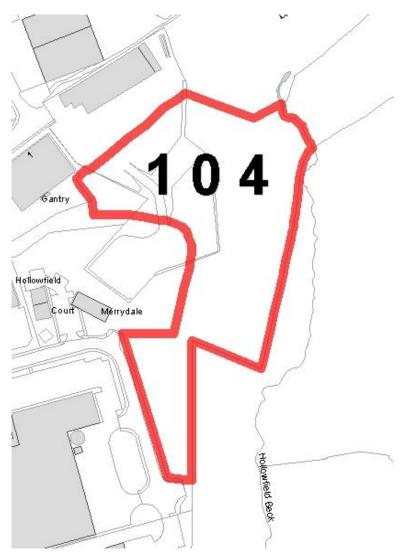


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Site 104 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Land is designated as an Employment Site and is located in Euroway Employment Zone. Carried
Site Status in RUDP	Green	forward from previous UDP
		Designated as Industrial Corridor in the South
Alignment to Strategie Objectives	Green	Bradford Characterisation Map. This means the site is not sensitive to change
Alignment to Strategic Objectives	Green	is not sensitive to change
		Greened over employment allocation within
Land Status	Green	established settlement development pattern
Location	Green	Site is at the edge of Bradford urban area
Site Proximity to Sensitive Uses	Green	Within existing employment area
		6 5
Site Accessibility to Transport Networks	Green	Site requires access off Roydsdale Way, but then is well connected to PRN
Cite / teesessisinty to Transport Pretworks	Ciocii	Work definitions to 1 PAY
Visual / Landscape Impact	Green	None noted. Within existing employment area
		Land would require clearance (Some trees on site).
		Watercourse on site from map. Utilities required but
Physical Development Constraints	Amber	connected to adjacent sites
		Linguage quifage but largely flating constraint to
Site Topography	Green	Uneven surface but largely flat, no constraint to development
Extant Planning Consents	Green	Application for Warehouse/Employment Unit
Extend Figuring Consents	Glecii	Application for wateriouse/Employment offic
Current Use	Green	Greenfield , not in use
0.0		Partially Owned by the Council and Other Private
Site Ownership	Amber	Owners
		The cite is not adjacent or adjaining any cultural /
		The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints	Green	setting
		No abnormally high cumulative development costs
Development Cost Value for Money	Green	have been identified for this site
Green Count	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.

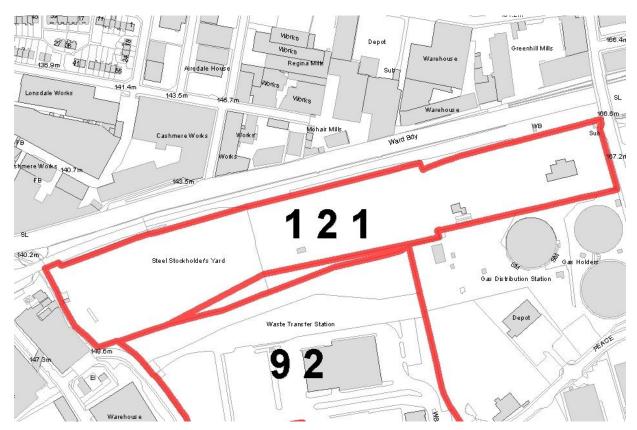


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Site 121 Assessment Matrix

Detailed Site Assessment	Assessment	Comment
		Land is within and employment zone but site is not
Site Status in RUDP	Green	specifically allocated as an employment site
All and a section of the section of	0	Municipal Waste strategy includes the maintenance of
Alignment to Strategic Objectives	Green	existing waste infrastructure
Land Olates	0	O'to to to company and DDI to com
Land Status	Green	Site is in use as a scrap yard. PDL in use
Location	Green	Within Bowling industrial area, within urban area
		None noted. Within existing industrial area. Current
Site Proximity to Sensitive Uses	Green	use as scrap yard
		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
Site Accessibility to Transport Networks	Green	access to the railway line
		No change / potential improvement. Site is not within
Visual / Landscape Impact	Green	residential view line
Physical Davidson and Constraints	A color	Potential contamination due to current on site use,
Physical Development Constraints	Amber	minimal on-site structures.
Site Tenegraphy	Croon	Cita in flat
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
Current osc	Ciccii	ouriently in age for metal recyoning
Site Ownership	Amber	Two private waste operating owners
		The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints	Green	setting
		Potential contamination identified, but no abnormally high cumulative costs identified which would affect the
		viability of the site.
Development Cost Value for Money	Green	
Green Count	12	
Amber Count	2	
Red Count	0	

Site 121- Steel Stock and Scrapholders Site, Birkshall Lane (4.1 Ha) – The site is within an employment zone. The Municipal Waste Strategy includes a strategic objective for the maintenance of existing waste infrastructure. The site is currently in private waste management use and is located within the Bradford urban area. The site has good access to the 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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Waste Management DPD Site Assessment Criteria Methodology and Assessment Paper

APPENDIX I – FULL SITE LIST

Site Assessment Criteria Methodology and Assessment Paper

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

Table of Sites Considered for Waste Management Facilities

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

Site Assessment Criteria Methodology and Assessment Paper

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

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

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

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

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Ref	Name	General Area	Туре	Area (Ha)
79	Dalton Lane, Worth Village, Keighley	Keighley	Designated Employment Land	0.77
80	Aireworth Rd, Worth Village, Keighley	Keighley	Designated Employment Land	1.73
81	Mitchell Street, Eastwood, Keighley	Keighley	Designated Employment Land	0.86
82	East Avenue, Lawkholme, Keighley	Keighley	Designated Employment Land	0.6
83	Holme Mill Lane, Fell Lane, Keighley	Keighley	Designated Employment Land	0.79
84	Beechcliffe, Keighley	Keighley	Designated Employment Land	9.54
85	Bradford Rd, Crossflats, Keighley	Keighley	Designated Employment Land	1.49
86	Woodcock Delph	Exhausted Minera Keighley 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	Туре	Area (Ha)			
95	Golden Butts HWS, Ilkley	Keighley	Amenity Site	0.6			
96	Keighley H.W.S,Royd Ings Avenue	Keighley	Amenity Site	1.64			
97	Midland Road, Manningham	Bradford North	Amenity Site	0.19			
98	Sugden End H.W.S,Halifax Road Keighley	Keighley	Amenity Site	0.6			
99	Wilson Road HWS,Dealburn Road, Low Moor	Bradford South	Amenity Site	0.4			
100	Shearbridge Depot,Shearbridge Road, Bradford	Bradford West	Bradford				
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	Туре	Area (Ha)
111	Springfeild, South of Friars Industrial Estate, North of Arthur Street	Bradford North	White Land	1.78
112	Yates Flat near Bolton Hall Rd	Shipley	White Land	0.86
113	West of Gasholders, Canal Road, Bradford	Bradford North	White Land	2.31
114	Fearnsides St,Rear of Housing	Bradford West	White Land	0.84
115	Rear of Woodhall Retail centre superstore	Bradford North	White Land	1.11
116	Laisterdyke,Between Laisterdyke and Dick Lane	Bradford North	White Land	5.65
117	Vacant site Corner of Stoney Lane and Wilsden Road	Bradford West	White Land	0.38
118	Vacant Land West of Kingsway, Bingley	Shipley	White Land	0.85
119	Marriner Road,Riverside Open Space, Keighley	Keighley	White Land	1.17
120	Thornbury Road,Behind Mosque and adjacent to college	Bradford North	White Land	0.56
121	Steel Stock and Scrap stockholders site,Birkshall lane	Bradford North	White Land	4.1
122	North West of Simpson Green Farm, Mitchell land	Bradford North	White Land	0.66
123	Esholt WWTW ,Adjacent to Canal and Ainsbury Avenue	Bradford North	Call for Sites	1.42
124	Esholt WWTW,Adjacent to Boggart House Esholt	Bradford North	Call for Sites	0.36
125	Branshaw, Holmehouse Lane, Oakworth	Keighley	Quarry	4.09
126	Hainworth Shaw Quarry, Harden Moor	Keighley	Quarry	6.43

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Ref	Name	General Area	Туре	Area (Ha)	
127	Nab Hill Delph	Keighley Quarry			
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	Туре	Area (Ha)	
		Bradford			
143	Thomas Crompton Facility, Neville Road, Bowling	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		White Land	1.7	
140	Land R/O Bark Lane, Bark Lane	Keighley	Write 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	ey 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	ey White Land		
153	Land R/O Thackley Old Road, Shipley	Shipley	White Land	4.11	
		Bradford			
154	Land North of Leeds Road, 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	
	·	Bradford			
157	Dyehouse Road Site, 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

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APPENDIX II - SITE SCORES

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

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

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to Primary Road Network	Developed Sites	Initial Assessment	Green Count	Amber Count	Red Count
	Princeroyd Way, Ingleby Rd,))		40		0
1	Listerhills	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
2	Brownroyd St, Listerhills	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
3	Corner of Greyhound Drive, Legrams Lane	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
4	Shearbridge mill, great Horton Rd, Dirkhill	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
5	Thornton Rd, Thornton	Pass	Pass	Pass	Pass	Pass	Pass	Pass	11	0	3
6	Bell Dean Rd, Allerton	Pass	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
7	Bowling Old Lane, Bowling	Pass	Pass	Fail	Pass	Pass	Fail	Fail	0	0	0
8	Spring Mill Street / Upper Castle Street, Bowling	Pass	Pass	Fail	Pass	Pass	Fail	Fail	0	0	0
9	Ripley Street / Bolling Rd, Bowling	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
10	Prospect Street / Rouse Fold, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
11	Ripley Rd, Bowling	Pass	Pass	Pass	Pass	Pass	Pass	Pass	14	0	0
12	Ripley Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
13	Ripley Rd, Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
14	Shearbridge Mill, Great Horton Rd, Dirkhill	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
15	Thackley Old Rd, Leeds Rd, Thackley	Fail	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0

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

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to 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, Crossflats	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
22	Castlefields Lane, Crossflats	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
23	Coolgardie, Keighley Rd, Bingley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	6	1
24	Former Bingley Auction Mart, Keighley Rd, Bingley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	6	6	2
25	John Escritt Rd, Bingley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
26	Land west of Dowley Gap Lane, Dowley Gap, Bingley	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
27	Buck Lane, Otley Rd, Baildon	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	5	1
28	Otley Rd, Hollins Hill, Baildon	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0

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

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

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

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to 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

^{*} 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
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			Γ	
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

^{*} 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
86	Woodcock Delph	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Chellow Grange Quarry, Haworth										
87	Rd, Bradford	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
88	Lower Bottomley Lane Quarry	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	The Shay/Soil Hill, Queensbury,										
89	Bradford	Pass	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
90	Fagley Quarry, Fagley	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Bingley Car Park, Ferncliffe Road										
91	Bingley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Bowling Back Lane, Bowling Back										
92	Lane Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	12	2	0
93	Dowley Gap H.W.S,Wagon Lane	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Ford Hill H.W.S,Hill End Lane										
94	Queensbury	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
95	Golden Butts HWS, Ilkley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Keighley H.W.S,Royd Ings										
96	Avenue	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
97	Midland Road, Manningham	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Sugden End H.W.S,Halifax Road										
98	Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Wilson Road HWS,Dealburn										
99	Road, Low Moor	Fail	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
400	Shearbridge Depot, Shearbridge									_	•
100	Road, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	5	0
104	Cleansing Dept Depot, Harris	Гей	Door	Door	Door	Dess	Desa	Fall	0	0	
101	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

^{*} 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
405	Car Park St Lukes Hospital, North	E. 1	D	D	D	D	E.0	e. n	0		0
105	Newall Street Car park	Fail	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
106	Open space to North of Wilson Road South of Elizabeth Avenue	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	7	0
100	Reevy Beacon, Beacon Road rear	Pa55	Fa55	Fa55	F455	Fa55	Fa55	F455		1	U
107	of The Beeches	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
107	South of Commercial	r ass	r ass	r ass	r ass	Газз	Fass	F a 5 5	<u> </u>	0	3
108	Estate,Bellerby Brow	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
100	Calder Banks, Corner of Baldwin	1 433	1 455	1 433	i dii	1 455	1 433	i dii		0	0
109	Lane and Highgate Road	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	South of Refuse Site, Long Lane,					7 0.00	7 550				
110	Bradford	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
111	Springfeild, South of Friars Industrial Estate, North of Arthur Street	Door	Desc	Door	Fail	Desc	Dage	m-0	0	0	0
111		Pass	Pass	Pass		Pass	Pass	Fail	0	0	0
112	Yates Flat near Bolton Hall Rd	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
113	West of Gasholders, Canal Road, Bradford	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
114	Fearnsides St,Rear of Housing	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
114	Rear of Woodhall Retail centre	i ali	1 033	1 033	1 033	1 833	1 833	i ali	<u> </u>	0	- 0
115	superstore	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
	Laisterdyke,Between Laisterdyke	. 0.00	. 5.55				, 0.00	. 0.00			-
116	and Dick Lane	Pass	Pass	Pass	Pass	Pass	Fail	Fail	0	0	0
	Vacant site Corner of Stoney Lane										
117	and Wilsden Road	Fail	Pass	Pass	Pass	Fail	Pass	Fail	0	0	0
	Vacant Land West of Kingsway,										
118	Bingley	Fail	Pass	Fail	Pass	Pass	Pass	Fail	0	0	0
	Marriner Road, Riverside Open										
119	Space, Keighley	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
120	Thornbury Road,Behind Mosque and adjacent to college	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0

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

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

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

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					Replacement Unitary	Proximity to					
5 (Site	Shape	Environmental Designation	Development Plan	Primary Road	Developed	Initial	Green	Amber	Red
Ref	Name	Size	of Site	and Heritage	Designation	Network	Sites	Assessment	Count	Count	Count
139	Apperley Lane, Bradford	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
140	Fagley Quarry, Fagley				Dou	ble Counted	with Site 90			T	
141	AWM Waste Site, Canal Rd, Shipley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	AWM Waste Site,Barnard Rd,										
142	Bowling	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Thomas Crompton Facility, Neville										
143	Rd, Bowling	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	3	3
144	Yorwaste Site, Spartan Rd, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	AWM Waste Site,Fred's Place,		7 0.00			7 0.00	7 0.00				
145	Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
146	Land R/O Bark Lane, Addingham	Pass	Pass	Pass	Pass	Pass	Pass	Pass	6	5	3
	Land at Corner of Cringle Lane										
147	and Bank Lane	Pass	Pass	Pass	Pass	Pass	Pass	Pass	5	6	3
	Land North of Airville Crescent										
148	and Middleway, Silsden	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	3	2
149	Land North of West Lane Keighley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Land South of Jacobs Lane,										
150	Haworth	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
	Former Mill Site, Brow Rd,										
151	Haworth	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	4	2
450	Staveley Mill, Old Road,			(4.0		4
152	Denholme	Pass	Pass	Pass	Pass	Pass	Pass	Pass	10	3	1
450	Land R/O Thackley Old Rd,	Desc	Desc	Desa	Desa	Desc	Desc	Door	7	2	
153	Shipley	Pass	Pass	Pass	Pass	Pass	Pass	Pass	7	3	4
154	Land North of Leeds Rd, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
155	Wood End Crescent, Shipley	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0
156	Land North of Paley Rd, Bradford	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8	5	1
157	Dyehouse Road Site, Bradford	Fail	Pass	Pass	Pass	Pass	Pass	Fail	0	0	0

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

Ref	Name	Site Size	Shape of Site	Environmental Designation and Heritage	Replacement Unitary Development Plan Designation	Proximity to 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
	Tramways (South), Cleckheaton										ı
159	Road	Pass	Pass	Pass	Fail	Pass	Fail	Fail	0	0	0
160	Site North of A629, Steeton	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Bolton Woods Quarry, Bolton Hall										
161	Road	Pass	Pass	Pass	Fail	Pass	Pass	Fail	0	0	0
	Esholt WWTW,The Avenue,										
162	Esholt	Pass	Pass	Pass	Pass	Pass	Pass	Pass	9	4	1

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

City of Bradford MDC	Waste Management DPD Site Assessment Criteria Methodology and Assessment Pape
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
(1100141100)	Princeroyd Way,			1110	1110	2110	Too	210 110	210 110	2.0 110	1110
1	Ingleby Rd, Listerhills	2.01	86%	86%	86%	86%	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
	Corner of Greyhound						Too				
3	Drive, Legrams Lane	0.94	0%	Too Small	Too Small	Too Small	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%
	Spring Mill Street / Upper Castle Street,						Тоо				
8	Bowling	2.11	0%	0%	0%	0%	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
							Too				
13	Ripley Rd, Bowling	0.61	0%	Too Small	Too Small	Too Small	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
	Thackley Old Rd,	0.0	0,0	100 Official	1 00 Oman	100 0.116	Too	100 Cirian	100 Gillan	100 Cilian	100 Gillan
15	Leeds Rd, Thackley	0.41	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Land Between Railway Line and Leeds- Liverpool Canal, Dockfield Rd, Dock		201				Too				
16	Lane, Shipley	0.98	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
17	Land adjacent to Airedale Route, Crossflatts	1.05	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
17	Manywells industrial	1.03	0 70	0 78	0 78	100 Siliali	Jillali	100 Siliali	100 Siliali	100 Siliali	0 78
	estate, Manywells						Too				
18	Brow, Cullingworth	0.94	0%	Too Small	Too Small	Too Small	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%
	Main street, lingbob,		, ,				Too				
20	Silsden	0.62	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
21	Castlefields Rd, Crossflats	0.85	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
22	Castlefields Lane, Crossflats	0.72	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
23	Coolgardie, Keighley Rd, Bingley	3.8	50%	50%	50%	50%	50%	50%	50%	50%	50%
Ref	Name	Area (Ha)	% of Suitable 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
(Hectares)	Former Bingley Auction			TTIA	TTIA	2114	2.511a	2.5 Ha	2.5 Ha	2.5 Ha	I I Ia
	Mart, Keighley Rd,						Too				
24	Bingley	1.76	43%	43%	43%	Too Small	Small	Too Small	Too Small	Too Small	43%
	John Escritt Rd,						Too				
25	Bingley	0.5	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Land west of Dowley										
	Gap Lane, Dowley						Too				
26	Gap, Bingley	2	0%	0%	0%	0%	Small	Too Small	Too Small	Too Small	0%
0.7	Buck Lane, Otley Rd,	0.04	570 /	57 07	57 0/	F70/	57 0/	57 0/	F70/	57 0/	570/
27	Baildon	6.31	57%	57%	57%	57%	57%	57%	57%	57%	57%
20	Otley Rd, Hollins Hill,	1.84	0%	0%	00/	Too Cmall	Too	Too Small	Too Small	Too Small	00/
28	Baildon				0%	Too Small	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
30	Hollingwood Lane,	0.47	0 76	100 Siliali	100 Siliali	100 Siliali	Too	100 Siliali	100 Siliali	100 Siliali	100 Siliali
31	Paradise Green	2.31	86%	86%	86%	86%	Small	Too Small	Too Small	Too Small	86%
0.	Brackenbeck Rd,	2.01	0070	3373	3370	2070	Too	100 Official	100 Official	1 00 Oman	3373
32	Paradise Green	1.57	79%	79%	79%	Too Small	Small	Too Small	Too Small	Too Small	79%
	Havelock Street, Great						Too				
33	Horton	0.74	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
34	Chase Way, Bowling	5.23	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Staithgate Lane North,										
35	Odsal	6.6	93%	93%	93%	93%	93%	93%	93%	93%	93%
	Mandale Rd,						Too				
36	Buttershaw	1.21	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	Black Dyke Mills,										
	Brighouse Rd,						Too				
37	Queensbury	2.39	64%	64%	64%	64%	Small	Too Small	Too Small	Too Small	64%
			% of		Clean	Dirty	Energy				
			Suitable	Mechanical	Material	Material	from				Pyrolysis
		Area	Criteria	Biological	Reclamation	Reclamation	Waste	Windrow	In-Vessel	Anaerobic	and
Ref	Name	(Ha)	Passed	Treatment	Facility	Facility	Facility	Composting	Composting	Digestion	Gasification

Required											
Size				4 11-	4.11-	0.11-	0.5.11-	0.5.11-	0.5.11-	0.511-	4.115
(Hectares)	Cross Lane, Westgate			1 Ha	1 Ha	2 Ha	2.5 Ha	2.5 Ha	2.5 Ha	2.5 Ha	1 Ha
38	Hill	4.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
- 00	Westgate Hill Street,	7.01	070	070	070	070	Too	0 70	0 70	070	070
39	Westgate Hill	1.5	86%	86%	86%	Too Small	Small	Too Small	Too Small	Too Small	86%
	Cordingley Street,						Too				
40	Holmewood	0.49	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Shetcliffe Lane, Tong						Too				
41	Street	0.96	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Kaycell Street/										
42	Burnham Ave, Bierley	2.83	71%	71%	71%	71%	71%	71%	71%	71%	71%
40	Former West Bowling	05.00	00/	00/	00/	00/	00/	00/	00/	00/	00/
43	GC Wharfedale Rd,	35.23	0%	0%	0%	0%	0% Too	0%	0%	0%	0%
44	Euroway	0.62	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
44	Woodlands Farm,	0.02	0 /0	100 Siliali	100 Siliali	100 Siliali	Jiliali	100 Siliali	100 Siliali	100 Siliali	100 Siliali
45	Euroway	9.48	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Roydsdale Way,	01.10	070	070	370	370	Too	070	370	070	370
46	Euroway	1.01	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	Commondale Way,						Too				
47	Euroway	0.46	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Staithgate lane south,										
48	Low Moor	2.87	100%	100%	100%	100%	100%	100%	100%	100%	100%
40	Tramways,Cleckheaton	5 00	201	00/	201	201	00/	201	201	201	00/
49	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
50	MOOI	0.72	0%	100 Siliali	100 Siliali	100 Siliali	Too	100 Siliali	100 Siliali	100 Siliali	100 Siliali
51	Dealburn Rd, Low Moor	1.69	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	AH Marks, Wyke lane,	1.00	0,0	370	373	. oo oman	O T T T T	. Joe Strian	. Jo Silian	. O O TITUE	3,0
52	Wyke	5.42	50%	50%	50%	50%	50%	50%	50%	50%	50%
			% of		Clean	Dirty	Energy				
			Suitable	Mechanical	Material	Material	from				Pyrolysis
		Area	Criteria	Biological	Reclamation	Reclamation	Waste	Windrow	In-Vessel	Anaerobic	and
Ref	Name	(Ha)	Passed	Treatment	Facility	Facility	Facility	Composting	Composting	Digestion	Gasification

Required											
Size											
(Hectares)				1 Ha	1 Ha	2 Ha	2.5 Ha	2.5 Ha	2.5 Ha	2.5 Ha	1 Ha
50	Station Mills, Stockton	0.00	00/	Tan Craell	Tan Crasil	Tan Cmall	Too	Too Cmall	Too Cmall	Too Concl	Too Cmall
53	Rd, Wyke	0.63	0%	Too Small	Too Small	Too Small	Small Too	Too Small	Too Small	Too Small	Too Small
54	Dealburn Rd, Low Moor	0.69	0%	Too Small	Too Small	Too Small	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%
30	Neville Rd / Lower	4.00	0 70	070	0 70	070	Too	0 78	0 78	078	070
57	Lane	1.17	93%	93%	93%	Too Small	Small	Too Small	Too Small	Too Small	93%
							Too				
58	Neville Rd, Bowling	0.7	0%	Too Small	Too Small	Too Small	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%
39	Hammerton Street,	2.11	0 76	0 76	0 76	0 78	Too	100 Siliali	100 Siliali	100 Siliali	0 78
60	Bowling	0.78	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Buck Street West						Too				
61	Bowling	0.89	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Steadman St, Leeds	0.40	20/	- 0 "			Too		T 0 "	T 0 "	
62	Rd	0.43	0%	Too Small	Too Small	Too Small	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%
							Too				
66	Canal Rd, Bolton Hall	0.57	0%	Too Small	Too Small	Too Small	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%
			% of	Mechanical	Clean	Dirty	Energy				Pyrolysis
	N.	Area	Suitable	Biological	Material	Material	from	Windrow	In-Vessel	Anaerobic	and
Ref	Name	(Ha)	Criteria	Treatment	Reclamation	Reclamation	Waste	Composting	Composting	Digestion	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
,	off Steeton grove,						Too				
69	Steeton with Eastburn	1.19	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	Station Rd, Steeton						Too				
70	with Eastburn	0.56	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
71	Belton Rd, Silsden	4.99	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Keighley Rd (north),						Too				
72	Silsden	1.22	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	Keighley Rd (north),										
73	Silsden 2					Merged w	vith Site 72)			
	Keighley Rd (south),					Weigea	Too				
74	Silsden	1.04	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
				9,0			Too			100 01.10	
75	Sykes Lane, Silsden	2.38	57%	57%	57%	57%	Small	Too Small	Too Small	Too Small	57%
							Too				
76	Backstone Way, Ilkley	1.25	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
							Too				
77	Ashlands Rd,llkley	1.03	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
	Aire Valley Rd, Worth										
78	Village, Keighley	2.8	86%	86%	86%	86%	86%	86%	86%	86%	86%
	Dalton Lane, Worth						Too				
79	Village, Keighley	0.77	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
00	Aireworth Rd, Worth	4.70	00/	00/	00/	T O !!	Too	T O !!	T O !!	T O !!	00/
80	Village, Keighley	1.73	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
01	Mitchell Street,	0.06	0%	Too Cmall	Too Cmall	Too Small	Too	Too Small	Too Small	Too Small	Too Small
81	Eastwood, Keighley East Avenue,	0.86	U%	Too Small	Too Small	100 Small	Small Too	Too Small	Too Small	Too Small	Too Small
82	Lawkholme, Keighley	0.6	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
02	Holme Mill Lane, Fell	0.0	0 /0	100 Siliail	100 Siliali	100 Sinail	Too	100 Siliali	100 Siliali	100 Siliali	100 Siliali
83	Lane, Keighley	0.79	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Lane, Reiginey	Area	% of	Mechanical	Clean	Dirty	Energy	Windrow	In-Vessel	Anaerobic	Pyrolysis
Ref	Name	(Ha)	Suitable	Biological	Material	Material	from	Composting	Composting	Digestion	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 Lower Bottomley Lane	0.62	0%	Too Small	Too Small	Too Small	Too Small Too	Too Small	Too Small	Too Small	Too Small
88	Quarry	0.4	0%	Too Small	Too Small	Too Small	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
(Hectares)				TTIA	TTIA	ZIId	2.511a	2.5 Ha	2.5 Ha	2.5 Ha	TTIA
	Midland Road,						Too				
97	Manningham	0.19	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Sugden End H.W.S,Halifax Road						Too				
98	Keighley	0.6	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
30	Wilson Road	0.0	070	100 Citian	100 Citian	100 Oman	Oman	100 Cilian	100 Omaii	100 Cirian	100 Official
	HWS,Dealburn Road,						Too				
99	Low Moor	0.4	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Shearbridge										
400	Depot,Shearbridge	4.07	0.40/	0.40/	0.407	T 0	Too	T 0	T 0	T 0	0.407
100	Road, Bradford Cleansing Dept	1.97	64%	64%	64%	Too Small	Small Too	Too Small	Too Small	Too Small	64%
101	Depot,Harris Street	0.78	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Stockbridge	00	0,0			. 55 511.611	3.1.6. 1	7.00 0		100 01116	
	Depot,Royd Ings Ave,						Too				
102	Stockbridge	2.45	0%	0%	0%	0%	Small	Too Small	Too Small	Too Small	0%
400	Stewart Close, Victoria	0.05	00/	T 0 "		.	Too	- 0 "			T 0 "
103	Rd	0.65	0%	Too Small	Too Small	Too Small	Small Too	Too Small	Too Small	Too Small	Too Small
104	Merrydale Rd, Euroway	1.96	86%	86%	86%	Too Small	Small	Too Small	Too Small	Too Small	86%
104	Car Park St Lukes	1.00	0070	0070	0070	100 Official	Oman	100 Cilian	100 Cilian	100 Ciriaii	3070
	Hospital, North Newall						Too				
105	Street Car park	0.87	0%	Too Small	Too Small	Too Small	Small	Too Small	Too Small	Too Small	Too Small
	Open space to North of										
100	Wilson Road South of	2.04	F00/	500/	F00/	F00/	500/	F00/	F00/	F00/	500/
106	Elizabeth Avenue Reevy Beacon, Beacon	3.21	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Road rear of The						Too				
107	Beeches	1.49	36%	36%	36%	Too Small	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	Fearnsides St,Rear of Housing	0.84	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
115	Rear of Woodhall Retail centre superstore	1.11	71%	71%	71%	Too Small	Too Small	Too Small	Too Small	Too Small	71%
116	Laisterdyke,Between Laisterdyke and Dick Lane	5.65	0%	0%	0%	0%	0%	0%	0%	0%	0%
117	Vacant site Corner of Stoney Lane and Wilsden Road	0.38	0%	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small	Too Small
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	0	0/- 1	NA. J	01	Double Count			1. 1/-		D
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 AVR Site, Dockfield Rd,	14.52	0%	0%	0%	0%	0% Too	0%	0%	0%	0%
133	Shipley Hallas Rough, Flappit	1.14	0%	0%	0%	Too Small	Small	Too Small	Too Small	Too Small	0%
134	Quarry, Halifax Rd Midgeham Cliff End,	5.55	0%	0%	0%	0%	0%	0%	0%	0%	0%
135	Ryecroft Rd, Harden	2.62	0%	0%	0%	0%	0% Too	0%	0%	0%	0%
136	Ten Yards Lane Quarry	2.05	0%	0%	0%	0%	Small	Too Small	Too Small	Too Small	0%
137	Chellow Grange Quarry, Haworth Road, Bradford					Double Count	ed with Si	te 87			
138	The Shay/Soil Hill, Queensbury, Bradford					Double Count	ed with Si	te 89			
139	Apperley Lane, Bradford	1.52	0%	0%	0%	Too Small	Too Small	Too Small	Too Small	Too Small	0%
140	Fagley Quarry, Fagley					Double Count		te 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		(ria)	, assea	TTOGGTTOTIC	. domey	. domey	r don't	oompoomig	oompoomig	Digodion	Gasingation
(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
	AWM Waste Site,Fred's Place,						Тоо				
145	Bradford	0.21	0%	Too Small	Too Small	Too Small	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%
	Land at Corner of Cringle Lane and Bank	0.44	000/	000/	000/	000/	2001	000/	000/	000/	000/
147	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%



Γ		1	<u></u>
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?		
Land Status	Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
37' 1/T 1 T	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Filysical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development:		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	1	
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
		1	
Site Ownership			
Cultural/ Heritage Constraints			
D 1 (C) W1 C			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
		1	
Red Count		<u> </u>	1



Site Name:	Princeroyd Way, Ingleby Road, Listerhills	1	
Site Reference:	1		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.01
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment	Guidance:	Assessment	Comment
Site Status in RUDP	Guidance.	Green	Land designated as employment site
Site Status III RODI		Green	PDL, Not in Green Belt, on the edge of Bradford
Alignment to Strategic Objectives		Green	centre
			a
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge	Green	Cleared PDL in industrial area
	of urban area? Note the name of the urban area		
Location	and general location	Green	Within Bradford urban area
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Adjacent to food production premises and overlooked by medium density residential. School close by but not adjacent
Site Floximity to Sensitive Uses	Is site access in place? Would improvement be	Allibei	not adjacent
	required to connect the site to the PRN? Is the		
Cita A aggaribility to Transport	site nearby a railway line? Is the site nearby a		Site access is in place. Adjacent to PRN. Nearby
Site Accessibility to Transport Networks	waterway? Could access to railway or waterway be delivered?	Green	waterway but considered unsuitable for transportation of waste.
		33333	
	What is the extent of visual amenity? Is the site		
Visual / Landscape Impact	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.
Visuar / Danascape Impact	Are there any structures on the site? Is utilities	Green	moustrat area.
	provision noted on the site? Are there noted		
	visible potential contamination issues? Are there any power cables crossing the site? Is there any		
	noted subsidence? Is there any surface level		
Physical Development Constraints	water noted?	Green	Site is largely cleared. Some tress on site.
	Is the site flat? Is the flat sloping? Is the slope		
Site Topography	gentle? Is the topography likely to be a significant constraint to development?	Green	Flat site
Site Topography	significant constraint to development.	Green	That site
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a	33333	2
Current Use	waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	C	Vacant cleared site
Current Use	in use as? Are the buildings on site vacant?	Green	vacant cleared site
Site Ownership		Green	Single Private
			The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
D. I. G. W. G.			N. I. H. I.
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
· ·	Constitution of Monorman Control		The state of the s
Green Count		13	
Amber Count		1	
Red Count	<u> </u>	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 Environmental Designation and	P/F	Pass	
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 No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment allocation, outside settlement development pattern
Location	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location	Red	Rural site, outside of urban area. Not proximate to urban areas outside of Bradford
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Commercial builders yard and agricultural land adjacent
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level		
Physical Development Constraints	water noted?	Red	Pylons on site. Utilities required.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a		
Site Topography	significant constraint to development?	Green	Slightly sloping
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
Comment Har	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it	Carra	Greenfield site, outside settlement development
Current Use	in use as? Are the buildings on site vacant?	Green	pattern
Site Ownership		Green	Not known, assumed single The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	An overriding number of abnormally high cumulative development costs have been identified which will most like result in the site being financially unviable to development for a waste management facility including pylons on site, and sloping
Green Count	Green Count		11
Amber Count	Amber Count		0
Red Count	Red Count		3

Site Name:	Dialou Dood Doroling		
	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	2.33
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	F/F	Pass	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Southern section of land is a designated Employment Site; the Northern section is undesignated but was
Site Status in RUDP		Green	formerly within employment use before clearance.
Alignment to Strategic Objectives		Green	PDL, edge of centre of Bradford
			-
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL, being used as skip hire storage yard
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Green	Within Bradford urban area
Doution	general reculion	Green	Within Bladford droun drou
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Within industrial area
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access is in place, good access to PRN, HGV
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	uses in the wider area
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None, within industrial area
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?	~	
Physical Development Constraints	Is there any surface level water noted?	Green	Site cleared. No other physical constraints noted
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat
- Site Coping Captary		337011	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
Extent Planning Consents		Gran	facility involving the treatment of non-hazardous
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	residual waste material through gasification
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Temporary use as skip storage
Site Ownership		Green	Single private The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
Development Cost Value for	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Money	abnormal costs?	Green	have been identified for this site
Green Count		14	
Amber Count		0	
Red Count		0	
Ita Count	L	U	

	Land Adjacent to Manywells Quarry / Manywells		
Site Name:	Industrial Estate, Cullingworth		
Site Reference:	19		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.27
Shape of Site	P/F	Pass	
Environmental Designation and		1400	
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
Site Status in ReDi		Green	No site specific use within strategic objectives. Use
		_	for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Large area of site used as storage area for
			quarry/stonemason. Green over but designated as
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	employment use.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		Not within settlement development pattern. Close to
Location	general location	Red	Cullingworth but not major settlement.
	What are the adjacent land uses? How dense is the		g
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	None. Rural. Adjacent to local industrial area
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site		Would require new access infrastructure to get to rear of existing employment uses, however restricted
Site Accessibility to Transport	nearby a railway line? Is the site nearby a waterway?		turn on exit. May need investment. Proximate to
Networks	Could access to railway or waterway be delivered?	Amber	PRN
	What is the extent of visual amenity? Is the site highly		A 12
Visual / Landscape Impact	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
Visual / Danascape Impact	Are there any structures on the site? Is utilities	Green	no impuet noted
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted		Utilities required but in proximity to existing
Physical Development Constraints	subsidence? Is there any surface level water noted?	Green	connections.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint		Site is in part steep and is part covered in scrub and
Site Topography	to development?	Amber	heath.
			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
Extant Planning Consents		Green	space); residential development (60 dwellings maximum); 3.1
LATAIR FRAIRING CONSCIRS	Is the site currently in use? Is the site in use as a waste	Green	налишин), J.1
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Vacant and disused scrub
Site Ownership		Green	Thought to be single
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
			Some potentially abnormally high cumulative
			development cost have been identified which may
	Does the site face significant multiple constraints or		affect the viability of developing the site for a waste management facility including access infrastructure
Development Cost Value for Money	abnormal costs?	Amber	and clearance required
Crean Count		10	
Green Count		10	
Amber Count		3	
Red Count		1	

	T		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	1/1	2 400	
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			
Detailed Site Assessment			Land designated as an Employment Site, identified as
			prime site within 20/20 vision (Airedale corridor)
Site Status in RUDP		Green	only suitable for B1, B2.
			Identified as a site for Bingley Technology Business Park a high quality business area in the Airedale
Alignment to Strategic Objectives		Red	Masterplan.
			PDL, vacant, derelict farm buildings and disused
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	agricultural land
	urban area? Note the name of the urban area and		
Location	general location	Green	Located within Bingley, close to waste arisings
	What are the adjacent land uses? How dense is the		In close proximity (over Keighley Road) from
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	Bingley Grammar School, but possible to mitigate
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access in place, access to PRN is via Keighley
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	Road slightly convoluted
	What is the extent of visual amenity? Is the site highly		Prominent site on major road, road slightly elevated
Winnel / London of Young	visible? What is the topography of the area? What is	A mala a m	so visibility into the site however structures already
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Amber	exist on the site, and impact could be mitigated
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Clearance required, derelict buildings on site
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	although only affects small part of the site. Potential contamination due to previous use as landfill site
Thysical Bevelopment Constraints	•	1111001	commission due to previous use as midim site
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat Site
1017	•		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
Extant Planning Consents		Amber	and barn
	Is the site currently in use? Is the site in use as a waste		DDV .
Current Use	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
Caron Osc	The die buildings on site vacant:	310011	uomaoneu
Site Overnoushin		Croon	Assumed Single
Site Ownership		Green	Assumed Single Site close to Grade II listed building but not
Cultural/ Heritage Constraints		Green	immediately adjacent
			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
			management facility including access to PRN,
	Does the site face significant multiple constraints or		mitigation of impacts upon Grammar School and
Development Cost Value for Money	abnormal costs?	Amber	clearance of structures.
Green Count Amber Count		7 6	
Red Count		1	

a. v			<u> </u>
Site Name:	Former Bingley Auction Mart, Keighley Road, Bingley		
Site Reference:	24		
P /F 70 : :	0.1		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.76
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
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			
			Land designated as an Employment Site, located
Site Status in RUDP		Green	within 2020 Vision Airedale Corridor area only core B1, B2 uses
			Identified as a site for Bingley Technology Business
Alignment to Strategic Objectives		Red	Park a high quality business area
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL, not cleared
	urban area? Note the name of the urban area and		
Location	general location	Green	Located within Bingley, close to waste arisings
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.
	Is site access in place? Would improvement be required	7	2-1-8-2
	to connect the site to the PRN? Is the site nearby a		g.,
Site Accessibility to Transport Networks	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
	What is the extent of visual amenity? Is the site highly		Prominent site on major road, road slightly elevated
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	so visibility into the site however structures already exist on the site, and impact could be mitigated
visuai/ Lanuscape Impact	Are there any structures on the site? Is utilities	Amoei	exist on the site, and impact could be initigated
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Amber	Clearance required
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site Permission granted for installation of card operated
			auto diesel vending unit. Assumed only affects part
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Amber	of the site
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	PDL, structures on site but appear underutilised
Site Ownership		Green	Assumed single
			The site is adjacent or adjoining a conservation area is likely to have a detrimental impact upon it or its
			setting, with mitigation being either financially
Cultural/ Heritage Constraints		Red	unviable or ineffective. Some potentially abnormally high cumulative
			development cost have been identified which may
			affect the viability of developing the site for a waste management facility including access improvements
	Does the site face significant multiple constraints or		to PRN, clearance of structures and potential
Development Cost Value for Money	abnormal costs?	Amber	mitigation to avoid impacts on Grammar School.
Green Count		6	
Amber Count		6	
Red Count		2	

Site Name:	Buck Lane, Otley Road, Baildon		
	Buck Lane, Otley Road, Bandon 27		
Site Reference:	21		
P. /F.10.	0.1		
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	
Deorganion	1/2	1 400	
Proximity to Primary Road Network	P/F	Pass	
	P/F		
Developed Sites	F/F	Pass	
Detailed Site Assessment			Designated as an employment site and within an
Site Status in RUDP		Green	employment zone
			Part of site designated as Baildon Digital Park and
A11		D 1	other designated for residential within Airedale
Alignment to Strategic Objectives		Red	Masterplan Greened over designated employment site at edge of
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Baildon settlement area
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Amber	Edge of Baildon
Location	What are the adjacent land uses? How dense is the	Allibei	Edge of Dandon
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Farmhouse, industrial uses adjacent
	Is site access in place? Would improvement be required		
	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access is not in place. Investment required to deliver access to A road (adjacent). River Aire runs
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	to eastern periphery of site.
J			Adjacent to large factory. Mature landscaping,
	which do not do not do not do		established field. No evidence of use as open space.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Overlooked by main road, site runs down to river so not visible in the wider area. Landscape quality could
Visual / Landscape Impact	the local landscape quality?	Amber	be protected through mitigation.
	Are there any structures on the site? Is utilities		•
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Utilities required but in proximity to existing
Physical Development Constraints	Is there any surface level water noted?	Green	connections.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		Minor slope down to river. No significant investment
Site Topography	development?	Green	required
			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
Extant Planning Consents		Amber	retail and 60 residential apartments together with car parking and landscaping
2	Is the site currently in use? Is the site in use as a waste		7 0 0
	facility? If so, what type? If not, what is it in use as?		an and
Current Use Site Ownership	Are the buildings on site vacant?	Green Green	Site not in use. Assumed single
Site Ownership		GICCII	The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
l			
Cultural/ Heritage Constraints		Green	setting
Cultural/ Heritage Constraints		Green	Some potentially abnormally high cumulative
Cultural/ Heritage Constraints		Green	
,	Does the site face significant multiple constraints or		Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including access improvement
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
,			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

Site Name:	Ingleby Road, Girlington		
Site Reference:	ingleby Road, Girinigton 29		
Site Meleteneer			
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	
B . 11 101			
Detailed Site Assessment			Land designated as an Employment Site. Policy E2
			applies. Core employment uses only. Previous use as
Site Status in RUDP		Green	waste disposal site. No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Site is greened over following previous use as waste
			disposal site. Site is within the Bradford settlement
Land Status	Is the site PDL? Is it cleared? Is it in use?	Amber	development pattern.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	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 Frommity to Bensitive Oses	Is site access in place? Would improvement be required	Green	overlooked by offices to the south.
	to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	Access improvements required through adjacent commercial use
		10000	
	What is the extent of visual amenity? Is the site highly		Largely hidden from view within wider commercial
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Green	landscape. However, noted mature landscaping on the site. Limited landscape value noted.
visuai/ Lanuscape Impact	Are there any structures on the site? Is utilities	GICCII	the site. Enfined failuscape value noted.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Site would require clearance of heavy scrub. Site
Physical Development Constraints	Is there any surface level water noted?	Amber	would require utilities provision.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Amber	Sleep slopes in part to ravine with watercourse. Mitigation required.
Sic Topography	development:	THIOCI	mugation required.
Extant Planning Consents		Green	No relevant planning history
Extant Fianning Conseins	Is the site currently in use? Is the site in use as a waste	Green	No relevant planning history
Commant Has	facility? If so, what type? If not, what is it in use as?	Cman	Payanted to Commercial Site and in S.
Current Use	Are the buildings on site vacant?	Green	Reverted to Greenfield. Site not in formal use.
Sita Ownarchin		Green	Unknown Assumed single
Site Ownership		Green	Unknown. Assumed single. The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	Some potentially abnormally high cumulative
			development cost have been identified which may
	Does the site face significant multiple constraints or		affect the viability of developing the site for a waste management facility including steep sides of
Development Cost Value for Money	abnormal costs?	Amber	clearance of scrub and access improvements
Green Count		9	
		5	
Amber Count			
Red Count		0	

Site Name:	Hollingwood Lane, Paradise Green		
Site Reference:	Hollingwood Lane, Paradise Green 31		
Site Reference.	31		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.3
Shape of Site	P/F	Pass	2.3
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	1/1	1 433	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			The land is designated as an Employment Site and is
			located in an Employment Zone. Site appears to be a
Site Status in RUDP		Green	site for specific occupier (recreation land associated with adjacent major employer)
Site Status in ROD1		Green	No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Croon	for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Greened over designated employment use. Used as
	V 4 1 1 10 10 V 10 V 10 V 10 V 10 V 10 V		recreation space for adjacent major occupier. In use.
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	Within settlement development pattern.
	urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area
	What are the adjacent land uses? How dense is the		Surrounded by industrial and madium density
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Surrounded by industrial and medium density residential
·	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		Close to PRN but current access is through adjacent
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	occupier / land, investment required.
	What is the extent of visual amenity? Is the site highly		N 1 1 2 2 2 1 1 1 2 2
Visual / Landscape Impact	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.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Green	Small building on site (changing rooms).
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat site
Sic Topography	астегоринент.	Green	The site
Extant Planning Consents		Green	Site has no relevant planning history
Extant I faining Consents		GICCII	Site is in use as recreation land, but is not allocated
	Is the site currently in use? Is the site in use as a waste		as formal open space. May be classed as a playing
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Amber	pitch by Sport England. Loss of playing field may be restricted.
Site Ownership		Green	Single private owner
•			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
			9
	Does the site force similar metallication		No obnormally high account of the state of t
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	1.57
Environmental Designation and	P/F	rass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Primary Road	2.5		
Network	P/F	Pass	
Developed Sites	P/F	Pass	
D : 7 10% A			
Detailed Site Assessment			Designated as an employment site and within
Site Status in RUDP		Green	an employment zone
		0.000	No site specific use within strategic objectives.
			Use for waste management facility would not
Alignment to Strategic Objectives		Green	conflict with strategic objectives
			a interest
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	Cleared PDL, not in use
	urban area? Note the name of the urban area and		
Location	general location	Green	Within Bradford urban area
			NT ST
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 Frommer to Sensitive Oses	Is site access in place? Would improvement be required	Green	Overlooked by Teseo
C'A 1111 TE	to connect the site to the PRN? Is the site nearby a		C' 1 1 1 DDN 1 1 1
Site Accessibility to Transport Networks	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
THEWOIRS	access to failway of waterway be delivered:	Green	investment likely to be required
	What is the extent of visual amenity? Is the site highly		
V:1 / I	visible? What is the topography of the area? What is	C	No increase and a middle in descriptions
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	No impact noted, within industrial area
	provision noted on the site? Are there noted visible		No major constraints noted, some tree
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		clearance may be required. Utilities likely to
Physical Development Constraints	Is there any surface level water noted?	Green	be needed but connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		Split over two levels, mitigation required if
Site Topography	development?	Amber	delivered as whole site.
			Construction of industrial unit for MOT testing, car repairs, replacement tyres and
Extant Planning Consents		Amber	exhausts
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Cleared PDL, not in use
	and the same same same same same same same sam		,
Site Ownership		Amber	Not known, could be mixed
*			The site is not adjacent or adjoining any
			cultural / heritage asset and thus will have no
Cultural/ Heritage Constraints		Green	impact on it or its setting
Development Cost Value for	Does the site face significant multiple constraints or	G	No abnormally high cumulative development
Money	abnormal costs?	Green	costs have been identified for this site
Green Count		11	
Amber Count		3	
Red Count		0	
	1	<u> </u>	<u> </u>

Cita Nama	Cariatana Laura Nauda Odard		
Site Name:	Staithgate Lane North, Odsal		
Site Reference:	35		
D (D.10)	0.11		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	6.6
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to 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
			No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
Angiment to Strategic Objectives		Green	
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greened over employment designation vacant, within the settlement development pattern
Land Status	Is the site within the urban area? Is the site edge of	Green	the settlement development pattern
	urban area? Note the name of the urban area and		west a Boat I
Location	general location	Green	Within the Bradford urban area
	What are the adjacent land uses? How dense is the		Adjacent to Bradford Wildlife Area. Need to
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	investigate the impact upon this environmental asset.
·	Is site access in place? Would improvement be required		
	to connect the site to the PRN? Is the site nearby a		Would making access investment but is any impted to
Site Accessibility to Transport Networks	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
,			
	What is the extent of visual amenity? Is the site highly		
***	visible? What is the topography of the area? What is		Adjacent to warehouse / industrial area - no
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	mitigation required
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Pylons through edge of site. Utilities required but
Physical Development Constraints	Is there any surface level water noted?	Green	connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Gently sloping but not a restriction on development
Extant Planning Consents		Green	No relevant planning history.
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Vacant greenfield
Site Ownership		Amber	2-3 Private Owners
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
<u> </u>			
	December to for significant 1911		
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, Brighouse Road, Queensbury		
Site Reference:	Black Dyke Mills, Brighouse Road, Queensoury		
Site Reference.	31		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.9
Shape of Site	P/F	Pass	2.7
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	1/1	1 455	
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
			No site specific use within strategic objectives. Use for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greened over employment allocation, within
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	settlement development pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	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
She Proximity to Sensitive Uses	Is site access in place? Would improvement be required	Green	medium density residential
	to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	No site access in place. Would be required through existing industrial area. Site is adjacent to PRN.
ble recessionity to Transport Networks	access to fairway of waterway be derivered.	rimoer	existing medistrial area. Site is defacent to 1144.
	What is the extent of visual amenity? Is the site highly		
***	visible? What is the topography of the area? What is		No landscape impact noted. Not a prominent site.
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	Adjacent to industrial mill.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Utilities require connection but existing in adjacent
Physical Development Constraints	Is there any surface level water noted?	Green	sites. Cleared site.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Amber	Sloping site, could be prohibitive cost to mitigate.
T. D. C.			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
Site Ownership		Amber	Could be multiple ownerships The small part of the site is adjacent to a
			conservation area and is likely to have an impact
Cultural/ Heritage Constraints		Amber	upon it or its setting, but can possibly be mitigated at cost to avoid impact
Cuitulal/ Ficinage Constraints		Amoer	Some potentially abnormally high cumulative
			development cost have been identified which may
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	affect the viability of developing the site for a waste management facility including slope mitigation.
•	aunormai costs:		management racinty menuting stope mutgation.
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	1/2	1 400	
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			
			The land is designated as an Employment Site and is located in Westgate Hill Street Employment Zone. Only core employment
Site Status in RUDP		Green	(B1, B2, B8) suitable for the site.
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.
	Is the site within the urban area? Is the site edge of		I . F
Location	urban area? Note the name of the urban area and general location	Green	Within Bradford urban area (east)
City Description to Consider Man	What are the adjacent land uses? How dense is the	Amber	School in close proximity but no adjacent. Offices, bakery and farm adjacent.
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Ambei	Offices, bakery and farm adjacent.
Site Accessibility to Transport Networks	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
Networks	access to failway of waterway be defivered?	Green	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.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
Extant Planning Consents		Green	Site has no relevant planning history
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
Cita Oramanahin		A 1	2.2 Primate Orange
Site Ownership Cultural/ Heritage Constraints		Amber	2-3 Private Owners 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	
rea Count	1		<u> </u>

Site Name:	Kaycell Street / Burnham Avenue, Bierley		
Site Reference:	42		
10.10			
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	D/E	Desc	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 433	
Detailed Site Assessment			
Site Status in RUDP		Green	Designated as employment site
Site Startas in ROD1		Green	No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared and vacant PDL. Grassed over.
Land Status	Is the site within the urban area? Is the site edge of	Green	Cleared and vacant I DE. Grassed Over.
Location	urban area? Note the name of the urban area and general location	Croon	Within Bradford urban area
Location	general location	Green	Within Bradiord urban area
			Adjacent to residential (medium density), factory,
	What are the adjacent land uses? How dense is the		mortuary has been developed on part of site. Would
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	require mitigation
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		No site access in place but could be delivered
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	relatively easily, proximate to PRN
	What do not first to the transfer		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		May require screening from residential in local area,
Visual / Landscape Impact	the local landscape quality?	Amber	and from mortuary use on the site.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Partially developed out but remainder of site is
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	cleared. Needs utilities but these are connected to adjacent sites.
•	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site Construction of 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
Extant Planning Consents		Amber	and plant room
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Vacant and unused
Site Ownership		Amber	Not known
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
Green Count		10	
Amber Count		4	
Red Count		0	
Aca Count	l .	U	

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			
Proximity to Primary Road	P/F	Pass	
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Site is designated as an Employment Site and
Site Status in RUDP		Green	employment zone. Being marketed for employment development.
Site Status in ICEST		Green	No site specific use within strategic objectives.
Alignment to Strategic Objectives		Green	Use for waste management facility would not conflict with strategic objectives
Angiment to branche objectives		Green	Greened over employment allocation, not in
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	use. Site is within the settlement development pattern
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	pattern
Location	urban area? Note the name of the urban area and general location	Green	Within Bradford urban area (southern edge)
Location	general location	Green	Willin Bradford aroun area (Southern eage)
			Adjacent to Bradford Wildlife Area. Need to
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	investigate the impact upon this environmental asset.
Site i toximity to Sensitive Oses	Is site access in place? Would improvement be required	Ainoei	dsset.
are A 11 The A The	to connect the site to the PRN? Is the site nearby a		A Process of the Control of the Cont
Site Accessibility to Transport Networks	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.
Treeworks	access to lanway of waterway be derivered.	Green	The content of The the good.
	What is the extent of visual amenity? Is the site highly		
V:1 / I I I	visible? What is the topography of the area? What is	Constant	N
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Green	None noted. Industrial uses.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Would require utilities but these are connected
Physical Development Constraints	Is there any surface level water noted?	Green	to adjacent site.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
a	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Gently sloping, no restriction to development
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Not in use, greenfield site
G'. O 11			g: 1 P:
Site Ownership		Green	Single Private The site is not adjacent or adjoining any
			cultural / heritage asset and thus will have no
Cultural/ Heritage Constraints		Green	impact on it or its setting
Development Cost Value for	Does the site face significant multiple constraints or		Site is a former landfill. Significant viability
Money	abnormal costs?	Red	issues.
Green Count		12	
Amber Count		1	
Red Count		1	
Neu Count	<u> </u>	1	<u> </u>

	T		I
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
			No site specific use within strategic objectives. Use
Alianoment to Strate in Objections		n. d	for waste management facility would conflict with
Alignment to Strategic Objectives		Red	strategic objectives is to expand chemical plant
Y 100	I do to PROLOT to 1 10 I to 1 a		Greened over employment allocation, outside of the
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	settlement development pattern
	urban area? Note the name of the urban area and		
Location	general location	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
She Floximity to Sensitive Uses	Is site access in place? Would improvement be required	Green	Aujacent chemical works. Agriculture
	to connect the site to the PRN? Is the site nearby a		
City Assessibility to Theorem at Naturalis	railway line? Is the site nearby a waterway? Could	D. d	Access would be through chemical works or would
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	require completely new access road
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		Unlikely to be significant as is adjacent to existing
Visual / Landscape Impact	the local landscape quality?	Green	chemical works
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Di i ID I I I I I I I I I I I I I I I I	cables crossing the site? Is there any noted subsidence?		Utilities required, pylons to the northern edge of the
Physical Development Constraints	Is there any surface level water noted?	Amber	site. No structures.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat site
11.8.1			
Extant Planning Consents		Amber	Storage of a maximum of 80 tonnes of an extremely flammable substance for use in an industrial process
Latant Framming Consents	Is the site currently in use? Is the site in use as a waste	Amoei	mammable substance for use in all fildustrial process
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
			Not known, although thought to be expansion land
Site Ownership		Amber	for adjacent facility Site is close to grade ii listed buildings but will have
Cultural/ Heritage Constraints		Green	no impact on it or its setting
			An overriding number of abnormally high
			cumulative development costs have been identified which will most like result in the site being
			financially unviable to development for a waste
	Does the site face significant multiple constraints or	Б.	management facility including pylons on site and
Development Cost Value for Money	abnormal costs?	Red	access issues
Green Count		7	
Amber Count		3	
Red Count		4	

G: N	N. 31 P. 1/X		
	Neville Road / Lower Lane		
Site Reference:	57		
		-	
	Guidance:	Assessment	Comment
	P/F	Pass	1.17
Shape of Site	P/F	Pass	
<u> </u>	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
		2 2000	
Proximity to Primary Road Network	P/F	Pass	
· · ·	P/F	Pass	
Developed Sites	1/1	1 435	
Detailed Site Assessment			
Detailed Site Assessment			Land designated as employment site and located
			within Bowling Employment Zone, part of larger
Site Status in RUDP		Green	development site in the zone No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL site.
	Is the site within the urban area? Is the site edge of		Citation with in and an arrangement in built and arrangement
	urban area? Note the name of the urban area and general location	Green	Site is within urban area, within built up area of Bowling.
Doenion	gonorui ioeunon	O COCII	
			Adjacent to low density housing, but within existing industrial estate. Primary school to the south
	What are the adjacent land uses? How dense is the		(Lowerfields Primary School), may require
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	mitigation.
	Is site access in place? Would improvement be required		Site is well connected, site access in place and clear and negotiable route onto PRN. Within existing
	to connect the site to the PRN? Is the site nearby a		employment estate including HGV vehicle
	railway line? Is the site nearby a waterway? Could		movements onto PRN. Access to PRN off Neville
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	Road.
	WW d		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Site is within existing employment area. Some open space (playing fields) to the south but area is flat so
	the local landscape quality?	Green	no views impacted.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Green	PDL cleared site
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		Flat site with exception of small number of rubble
Site Topography	development?	Green	mounds. Use of vacant redundant tipped site for processing of
			excavation waste from highway trenching to form
Extent Diamina Consents		Cross	cold formed hydraulic cement bound trenchfill base
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	material for public utilities
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	PDL cleared site
Site Ownership		Green	Assumed to be in single private ownership
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
	Does the site food similificant smalling		No obnormally biok appropriate development
	Does the site face significant multiple constraints or	Green	No abnormally high cumulative development costs have been identified for this site
	abnormal costs?		
	abnormal costs?		
Green Count	abnormai costs?	13	
Green Count Amber Count	abnormai costs?		

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	Le the site DDL 9 Le it along 49 Le it in year	Croon	On the edge of / outside of the settlement development pattern, Greened over employment allocation
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	аносаноп
Location	urban area? Note the name of the urban area and general location	Green	Site is on the edge of suburban Bradford, proximate to waste arisings. Apperley Bridge.
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	Site is adjacent church but can be mitigated. Medium density housing and employment also adjacent but not considered sensitive use
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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 The site is adjacent to a number of listed buildings
Cultural/ Heritage Constraints		Red	and is likely to have a detrimental impact upon it or its setting, with mitigation being either financially unviable or ineffective
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	Some potentially abnormally high cumulative development cost have been identified which may affect the viability of developing the site for a waste management facility including access and mitigation for adjacent uses
Green Count		9	
Amber Count		4	
Red Count		1	

Site Name:	Woodhall Road, Thornbury		
Site Reference:	68		
Site Reference.	00		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.85
Shape of Site	P/F	Pass	7.00
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan			
Designation	P/F	Pass	
B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D.E.	_	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Data Had City Assessment			
Detailed Site Assessment		Constant	Decision to describe the second secon
Site Status in RUDP		Green	Designated at employment site No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
1.00	A day DDIAY to 1 10A to 1 a		Greened over employment site, At edge but within
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	the settlement development pattern.
	urban area? Note the name of the urban area and		Site is on the edge of suburban Bradford, proximate
Location	general location	Green	to waste arisings Close to low density residential uses. Adjacent to
			care home but existing mature landscape buffers the
			site (considered already mitigated against development on the site). Adjacent Morrisons HQ.
	What are the adjacent land uses? How dense is the		Employment use adjacent (Warburtons bakery). No
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	need for mitigation identified
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		Site access is in place to the PRN but improvements
	railway line? Is the site nearby a waterway? Could		needed to facilitate HGV movement (access is via a
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	country lane and steep topography). Development would overlook residential
			development to the north-west. Potentially prominent
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		location in this context. Would be material change to current view, albeit from the rear of residential
Visual / Landscape Impact	the local landscape quality?	Amber	properties. Potential to buffer using landscaping.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		Site would require transport and utilities
	potential contamination issues? Are there any power		infrastructure provision. Communications mast on
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	the edge of the site (adjacent care home) but not likely to affect development.
1 hysical Development Constraints	•	Timoci	intery to affect development.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		Steep gradient, considered developable but likely
Site Topography	development?	Amber	high cost.
Extant Planning Consents	To the site assemble in section 2 to 1	Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Site is not currently in use. Greenfield.
Site Ownership		Green	Assumed single ownership.
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			An overriding number of abnormally high cumulative development costs have been identified
			which will most like result in the site being
			financially unviable to development for a waste management facility including mitigation to shelter
	Does the site face significant multiple constraints or		adjacent uses from waste management facilities,
Development Cost Value for Money Green Count	abnormal costs?	Red 9	access improvements and to address topography
Amber Count		4	
Red Count		1	

Site Name:	Sylvas I and Siladan		
Site Reference:	Sykes Lane, Silsden 75		
Site Reference:	13		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.38
			2.38
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to 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
			No site specific use within strategic objectives. Use for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL, appears to be in temporary use
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Amber	On edge of Silsden area, although slightly detached from the town
	g		
	What are the adjacent land uses? How dense is the		Employment uses nearby, agricultural, no sensitive
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	uses noted
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access improvements required, No obvious
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	access points. Close to Keighley Road A6034
	What is the second of sixed and its 9 Is the sixed bight		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Site well screened by existing industrial uses, no
Visual / Landscape Impact	the local landscape quality?	Green	major overlooking, not a prominent site
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	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.
Friysicai Development Constraints		Ambei	required but connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat site
			Construction of 120 dwellings & conversion of barn
Extant Planning Consents		Red	to residential dwelling and the renovation of dwelling with access roads & provision of landscaping
<u> </u>	Is the site currently in use? Is the site in use as a waste		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Temporary uses on the site (underutilised)
Canoni Ose	The die outdings on one rucain:	Sicon	remporary uses on the site (underutinised)
Site Ownership		Amber	Not known
		1111001	The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its setting, with mitigation being either financially
Cultural/ Heritage Constraints		Red	unviable or ineffective.
	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
•			
Green Count		8	
Amber Count		4	
Red Count		2	

a. v			
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 Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Cita Ctatana in DUDD		Constant	Site is designated as an Employment Site,
Site Status in RUDP		Green	Employment Zone and rail freight accessible site No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Y 10:	I day DDY 01 to 1 your to		DDY 1 1
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL, cleared
	urban area? Note the name of the urban area and		
Location	general location	Green	Edge of Keighley Potential impact upon South Pennine Moors SPA /
			SAC identified. However, recent planning
	What are the adjacent land uses? How dense is the		application demonstrated waste management facility will not have a detrimental impact upon the
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	environmental asset.
•			Site adjacent to Aire Valley Road (A650) and new
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		access is in place but would need improvement for HGV movement either through existing estate
	railway line? Is the site nearby a waterway? Could	~	adjacent or from dual carriageway. Site has potential
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	for rail freight.
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		On prominent site, but not good quality landscape at
Visual / Landscape Impact	the local landscape quality?	Green	the current time. Adjacent gas cylinders.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Potential contamination linked to previous use,
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	utilities required but connected to adjacent sites. Gas pipes run through site.
<u> </u>	Is the site flat? Is the flat sloping? Is the slope gentle?		Transfer and the second
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
			Mixed use development including employment, car showroom, offices and associated parking and
Extant Planning Consents	Y 4 5 4 5 6 5 5	Green	external works. Unlikely to cover entire site.
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Vacant and cleared PDL
Site Ownership		Green	Single Private Site is visible from Grade II* East Riddlesden Hall.
Cultural/ Heritage Constraints		Amber	Potential for impact upon this heritage asset.
<u> </u>			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including possible
Development Cost Value for Money	abnormal costs?	Green	contamination and moving gas pipes.
Green Count		12	
Amber Count		2	
Red Count		0	

Site Name:	Beechcliffe, Keighley		
Site Reference:	84		
Site Relevance.			
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	
D. C. C. D. D. INC. 1	D.C.		
Proximity to Primary Road Network Developed Sites	P/F P/F	Pass Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Detailed Site Assessment			Site is designated as an Employment Site and
Site Status in RUDP		Green	employment zone
Alignment to Strategic Objectives		Green	Site is identified in the Airedale masterplan as being suitable for commercial use
			Greened over former landfill site, edge of Keighley
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	settlement development pattern
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Green	Edge of Keighley urban area
			Site includes are of Washlands and RIGS.
			Surrounded by major road and rail lines and existing
	What are the adjacent land uses? How dense is the		industrial units. No sensitive uses noted. Adjacent to
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required	Amber	railway line.
	to connect the site to the PRN? Is the site nearby a		Site access under A629, possible for HGV
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	movement, proximate to the PRN through adjacent employment area, no investment required
Site Accessionity to Transport Networks	access to failway of waterway be delivered?	Green	employment area, no investment required
	What is the extent of visual amenity? Is the site highly		Site has established landscaping in place (natural
	visible? What is the topography of the area? What is		growth / scrubland) so potential impact, site already
Visual / Landscape Impact	the local landscape quality?	Green	benefits from landscape buffer to A629 Small water courses on site, and liable to flood,
	Are there any structures on the site? Is utilities		potential contamination due to previous use as
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		landfill site, need to clear existing scrub coverage on the site. Utilities required although connected to
	cables crossing the site? Is there any noted subsidence?		adjacent sites. Site requires a buffer zone to
Physical Development Constraints	Is there any surface level water noted?	Amber	Beechcliffe Ings SEGI.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Largely Flat.
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste		Constitution of the state of th
Current Use	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
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			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
	Does the site face significant multiple constraints or		management facility including possible contamination, land stability issues, Washland
Development Cost Value for Money	abnormal costs?	Red	mitigation and RIGS mitigation
Green Count		11	
Amber Count		2	
Red Count		1	
neu Count		1	<u> </u>

	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			
Domined Bite Lissessment			Site is within employment zone but is not specifically
Site Status in RUDP		Green	allocated. Site is existing HWS.
			Municipal Waste Strategy includes strategic objective for the maintanace of existing waste
Alignment to Strategic Objectives		Green	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.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		Within Bowling industrial area, within urban area of
Location	general location	Green	Bradford
	What are the adjacent land uses? How dense is the		Adjacent uses are predominantly industrial but with
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	Gypsy/Travellers park also adjacent
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		Site access is in place, accessible to the PRN via
	railway line? Is the site nearby a waterway? Could		Planetrees Road, within industrial area where HGV
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	movements already take place to the PRN.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Existing waste facility so no change anticipated.
Visual / Landscape Impact	the local landscape quality?	Green	Within wider industrial area.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Existing structures on site would need clearing.
Physical Development Constraints	Is there any surface level water noted?	Amber	Potential contamination on the site.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat.
and a spagnifical			Pre-application and scoping requests made by
			the two remaining waste PFI bidders.
			Proposals for enhanced and expanded waste
Extant Planning Concents		Green	management facilities acceptable in principal but with mitigation.
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	out with hinganon.
	facility? If so, what type? If not, what is it in use as?		G. TIMUG
Current Use	Are the buildings on site vacant?	Green	Site is HWS
g:, o 1:			C 1 LINVO
Site Ownership		Green	Council owned HWS The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative development costs, however is not considered
			that there is a viability issue as the support by
	Does the site face significant multiple constraints or		Public and Private Investment has
Development Cost Value for Money	abnormal costs?	Green	demonstrated it is financially viable
Green Count		12	
Amber Count		2	
Red Count		0	

Site Name:	Shearbridge Depot, Shearbridge Road, Bradford		
Site Reference:	Shearbridge Depot, Shearbridge Road, Bradiotd		
Site Reference.	100		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.97
Shape of Site	P/F	Pass	1.77
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	1/1	1 433	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			Site is within Employment Zone but is not
Site Status in RUDP		Green	specifically allocated within the RUDP
			No site specific use within strategic objectives. Use
Alignment to Strategic Objectives		Green	for waste management facility would not conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	PDL in use as Council fleet depot
	Is the site within the urban area? Is the site edge of		•
Location	urban area? Note the name of the urban area and general location	Green	Within highly urbanised area of Bradford
	8		
			Access is in place to the site. Route to PRN through
	What are the adjacent land uses? How dense is the		residential area but currently functioning with
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Amber	movement of a number of large vehicles.
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		Access is in place to the site. Route to PRN through
	railway line? Is the site nearby a waterway? Could		residential area but currently functioning with
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	movement of a number of large vehicles.
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None. Functioning as depot site.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	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.
	Is the site flat? Is the flat sloping? Is the slope gentle?		<u>, , , , , , , , , , , , , , , , , , , </u>
	Is the stopography likely to be a significant constraint to		
Site Topography	development?	Green	Flat Extension of car park to provide additional car
			parking spaces 'Demolition of existing office and
Extant Planning Consents	Y 4 2 4 4 6 4 4 1 1	Amber	replacement with new temporary two storey building
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		Part of cleaning department depot, not in waste
Current Use	Are the buildings on site vacant?	Amber	management use
Site Ownership		Green	Assumed Council owned
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative development cost have been identified which may
			affect the viability of developing the site for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	management facility including on site structures and possible re-provision.
Development Cost value for Woney	aunormal costs:		possible re-provision.
Green Count		9	
Amber Count		5	
Red Count		0	

Site Name:	Merrydale Rd, Euroway		
Site Reference:	Weifyddie Rd, Euroway		
Site Reference:	104		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.96
			1.90
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Land is designated as an Employment Site and is located in Euroway Employment Zone. Carried
Site Status in RUDP		Green	forward from previous UDP.
			Designated as Industrial Corridor in the South Bradford Characterisation Map. This means the site
Alignment to Strategic Objectives		Green	is not sensitive to change.
			Greened over employment allocation within
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	established settlement development pattern
	Is the site within the urban area? Is the site edge of		•
Location	urban area? Note the name of the urban area and general location	Green	Site is at the edge of Bradford urban area
Location	general location	Green	Site is at the edge of Bradiora aroun area
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Within existing employment area
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site requires access off Roydsdale Way, but then is
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	well connected to PRN.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	None noted. Within existing employment area
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Land would require clearance (Some trees on site).
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	Watercourse on site from map. Utilities required but connected to adjacent sites.
Thysical Development Constraints	•	runoci	connected to adjacent sites.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		Uneven surface but largely flat, no constraint to
Site Topography	development?	Green	development
Extant Planning Consents		Green	Application for Warehouse/Employment Unit
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
			Partially Owned by the Council and Other Private
Site Ownership		Amber	Owners
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
			-
	Does the site face significant multiple constraints or		No abnormally high cumulative development costs
Development Cost Value for Money	abnormal costs?	Green	have been identified for this site
•			
Green Count		12	
Amber Count		2	
Red Count		0	

	Wilson Road, Open space to North of Wilson Road,		
Site Name:	South of Elizabeth Ave		
Site Reference:	106		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	3.21
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	D/E	2	
Designation	P/F	Pass	
B it is a B i B i B i B i B i B i B i B i B i B	D/E		
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Ambar	Undesignated
SHE STATUS III KUDY		Amber	Undesignated No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives Former landfill and brickworks. Has reverted to
			Greenfield. Within the settlement development
Land Status	Is the site PDL? Is it cleared? Is it in use?	Amber	pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area, Wyke
	What are the adjacent land uses? How dense is the		Adjacent to residential and open space. Industrial
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	uses nearby. Medium density housing.
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		Site access is in place, but access is onto residential
	railway line? Is the site nearby a waterway? Could		road (Wilson Road). Investment may be required.
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	Route to PRN through residential area.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Site appears to have become local open space, would require mitigation as is overlooked by residential
Visual / Landscape Impact	the local landscape quality?	Amber	uses.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		No structures on site, may be contamination, pylons
	cables crossing the site? Is there any noted subsidence?		to the north of the site but not on the site, utilities
Physical Development Constraints	Is there any surface level water noted?	Amber	required but connected to adjacent sites
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat.
Site Topography	development:	Green	riat.
F. B. C.			6:-111
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, not in use
Site Ownership		Amber	Not known The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting Some potentially abnormally high cumulative
			development cost have been identified which may
			affect the viability of developing the site for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	management facility including such as access improvements
•	and that costs.		mp.o.ciiono
Green Count		8	
Amber Count		6	
Red Count		0	

Site Name:	Reevy Beacon, Beacon Road rear of The Beeches		
Site Reference:	107		
Site Merenee.	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 No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greenfield site within existing settlement
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Amber	development pattern
	urban area? Note the name of the urban area and		
Location	general location	Green	Within Bradford urban area, Wibsey
			Medium density residential, some higher density
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	sheltered housing overlooking site. Mitigation required.
·	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		Site access required. Movement through residential
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	area. Significant investment necessary.
			Site very prominent position overlooking the south of
	What is the extent of visual amenity? Is the site highly		Bradford urban area. Visibility from the north to the
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	site likely to be high. Mitigation necessary. However site is within built up area.
•	Are there any structures on the site? Is utilities		•
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		Scrub on site requiring clearing. Telecommunication
	cables crossing the site? Is there any noted subsidence?		mast on site. Utilities required but in place in
Physical Development Constraints	Is there any surface level water noted?	Amber	adjacent buildings. Tree clearance required.
	Is the site flat? Is the flat sloping? Is the slope gentle?		N/ / 5 N/50 / / 11 195
Site Topography	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
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Greenfield site, not in use.
			,,
Site Ownership		Amber	Not known, could be mixed
·			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
			An overriding number of abnormally high
			cumulative development costs have been identified which will most like result in the site being
			financially unviable to development for a waste
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	management facility including access improvements and slope mitigation
•	KOTOTIAL COSTO		and stope minguion
Green Count		5	
Amber Count		6	
Red Count		3	

	Rear of Woodhall Retail Centre Superstore and	I	
Site Name:	Next to Health Centre		
Site Reference:	115		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.61
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	D/C		
	P/F	Pass	
Proximity to Primary Road Network	D/E	Descri	
Developed Sites	P/F P/F	Pass Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP		Amban	Sita is undesignated
Site Status in RUDP		Amber	Site is undesignated No site specific use within strategic objectives.
			Use for waste management facility would not
Alignment to Strategic Objectives		Green	conflict with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Cleared PDL
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Within Woodhall area of Bradford, urban area
			Health Centre immediately adjacent. Potential
			to be mitigated against. Also adjacent to
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	medium density housing and retail but not considered sensitive.
Site Froximity to Sensitive Uses	Is site access in place? Would improvement be required	Ambei	considered sensitive.
G'A THE A	to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Green	Site access in place. Proximate and connected to PRN.
Tiotworks	access to failway of waterway be delivered:	Green	Adjacent to high profile local community
	What is the extent of visual amenity? Is the site highly		infrastructure potential to mitigate against. Site
V:1 / I d I	visible? What is the topography of the area? What is	A1	is buffered from residential through mature
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities	Amber	tree planting.
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?	Green	Site is cleared. None noted.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
G' T	Is the topography likely to be a significant constraint to	C	FI.
Site Topography	development?	Green	Flat Construction of 63 dwellings with garages.
			'Construction of two storey primary care
			centre with associated car parking and
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Red	landscaping
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Cleared PDL
Site Ownership		Green	Assumed single ownership
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no
Cultural/ Heritage Constraints		Green	impact on it or its setting
Development Cost Value for	Does the site face significant multiple constraints or		No abnormally high cumulative development
Money	abnormal costs?	Green	costs have been identified for this site
Green Count		10	
Amber Count		3	
Red Count		1	

_	T		
Site Name:	Steel Stock and Scrap stockholders site, Birkshall Lane		
Site Reference:	121		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.1
			7.1
Shape of Site	P/F	Pass	
Environmental Designation and Heritage Replacement Unitary Development Plan	P/F	Pass	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
,			
Developed Sites	P/F	Pass	_
Detailed Site Assessment			Y and is within and annular many many has been in one
Site Status in RUDP		Green	Land is within and employment zone but site is not specifically allocated as an employment site
Site Status III TCB1		Green	Municipal Waste strategy includes the maintenance
Alignment to Strategic Objectives		Green	of existing waste infrastructure
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Site is in use as scrap yard. PDL in use
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location	Green	Within Bowling industrial area, within urban area.
Location	general location	Green	Within Bowling industrial area, within urban area.
	William de la companya de la company		N I With the state of the
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 Floatinity to Sensitive Oses	Is site access in place? Would improvement be required	Green	Site access is in place, accessible to the PRN via
	to connect the site to the PRN? Is the site nearby a		Planetrees Road, within industrial area where HGV
	railway line? Is the site nearby a waterway? Could		movements already take place to the PRN. Direct
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	access to the railway line.
	What is the extent of visual amenity? Is the site highly		No shance / notantial immersymment. Site is not within
Visual / Landscape Impact	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.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Potential contamination due to current on site use,
Physical Development Constraints	Is there any surface level water noted?	Amber	minimal on-site structures.
	Is the site flet? Is the flet clemine? Is the cleme as also		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
Extant Planning Consents		Green	Site has no relevant planning history
Zmant I mining Consons	Is the site currently in use? Is the site in use as a waste	Sicoli	Sac has no relevant planning motory
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Currently in use for metal recycling
Site Ownership		Amber	Two Private Waste Operating Owners
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	neritage asset and thus will have no impact on it or its setting
<u> </u>			Potential contamination identified, but no
			abnormally high cumulative costs identified
	Does the site face significant multiple constraints or		which would affect the viability of the site.
Development Cost Value for Money	abnormal costs?	Green	
Green Count		12	
		2	
Amber Count			
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	P/F	Pass	
Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
•			
Detailed Site Assessment			
Cita Ctatua in DUDD		Cman	Land is within and employment zone but site is not
Site Status in RUDP		Green	specifically allocated as an employment site Municipal Waste strategy includes the maintenance
Alignment to Strategic Objectives		Green	of existing waste infrastructure
			PDL. In use as a Thomas Crompton plant hire and
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	waste management / aggregates plant.
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		Within the Bradford Urban area (to the south east of
Location	general location	Green	Bradford city centre).
	g		Adjacent uses comprise low quality industrial uses of
			relatively high density. Medium density residential
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	uses (and green space) surrounds these industrial uses.
Site Floximity to Sensitive Uses	Is site access in place? Would improvement be required	Green	uses.
	to connect the site to the PRN? Is the site nearby a		Site access is in place with limited need for
	railway line? Is the site nearby a waterway? Could		improvement to connect to PRN. No proximity to
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	railway line or waterway with no access to either.
	What is the extent of visual amenity? Is the site highly		December 1 - marries Citation and a deciritate forms
Visual / Landscape Impact	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.
Visual/ Landscape Impact	the local landscape quanty:	Timoci	Significant concerns about part of sites stability due
			to deposit of material and former mine workings.
	Are there any structures on the site? Is utilities		The site has contamination issues. Existing buildings
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		on site (alongside plant parking and storage of aggregates). Electricity and water must service the
	cables crossing the site? Is there any noted subsidence?		buildings on the site. No power cables cross the site.
Physical Development Constraints	Is there any surface level water noted?	Red	Limited likely flood risk.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Red	Significant changes in level
Site Topography	development:	Red	Previous application for waste management facilities
			across whole site refused on stability and visual impact
			issues. 'Erection of portal framed building for waste recycling centre and adjacent earth works. 'Change of use
			of car park ancillary to B1 use to vehicle manoeuvring
Extant Planning Consents		Amber	area ancillary to Sui Generis use (waste transfer station)
			Approximately half of the site is used for waste management/treatment, including storage of construction
			and demolition waste and production of secondary
			aggregates - small part of this area has a building
			currently used as a waste transfer facility for a range of waste types. The remaining part of the site
	Is the site currently in use? Is the site in use as a waste		(approximately half of the site) has no permitted waste
G . II	facility? If so, what type? If not, what is it in use as?		use and any activities associated are currently
Current Use	Are the buildings on site vacant?	Amber	unauthorised.
Site Ownership		Green	Assumed to be in single private ownership
			The site is not adjacent or adjoining any cultural / heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			An overriding number of abnormally high cumulative
			development costs have been identified which will most like result in the site being financially unviable to
	Does the site face significant multiple constraints or		development for a waste management facility including
Development Cost Value for Money	abnormal costs?	Red	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		
Site Treservines.	110		
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
Land Status	Is the site within the urban area? Is the site edge of	AHIOCI	development pattern
Location	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? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a	Amber	Overlooked by residential properties, medium to low density. Overlooking is significant. Site access is not formally in place but possible, route
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Red	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	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Greenfield, not in use
Site Ownership		Amber	Not known
			The site is adjacent or adjoining a conservation area is likely to have a detrimental impact upon it or its setting, with mitigation being either financially
Cultural/ Heritage Constraints Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	unviable or ineffective. An overriding number of abnormally high cumulative development costs have been identified which will most like result in the site being financially unviable to development for a waste management facility including access improvements and mitigation to shield overlooking properties
Green Count		6	
Amber Count		5	
Red Count		3	

	T		
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 Replacement Unitary Development Plan	P/F	Pass	
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
			Greenfield, outside of settlement development
Land Status	Is the site PDL? Is it cleared? Is it in use?	Red	pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Red	Rural site
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 Frommity to Bensieve Oses	Is site access in place? Would improvement be required	Green	Surrounded by agriculture.
	to connect the site to the PRN? Is the site nearby a		Site access is in place but would require
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?	Amber	improvement, A6034 is closest PRN accessible via Cringle Lane
•	, ,		
	What is the extent of visual amenity? Is the site highly		Good quality landscape, site would require
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	mitigation and would be prominent given nature of the surrounds.
Visual / Lanuscape Impact	Are there any structures on the site? Is utilities	Timoci	of the surrounds.
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Utilities required and in remote location. Stone
Physical Development Constraints	Is there any surface level water noted?	Amber	walls on the site will need clearing.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Amber	Steep topography in places.
Troport y			1 1100 11 / 1 1100
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste		, , , , ,
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Greenfield, agriculture
			7 -10
Site Ownership		Amber	Not known
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
			An overriding number of abnormally high
			cumulative development costs have been identified which will most like result in the site
	Describe the first in the second second		being financially unviable to development for a
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Red	waste management facility including screening from viewpoints and access improvements
•			
Green Count		5	
Amber Count		6	
Red Count		3	

Г	Land North of Aireville Crescent and Middleway,		T
Site Name:	Silsden		
Site Reference:	148		
	- 10		
Deer / Felil Cuiteria	Critican	A	Community
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.35
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan	D/E	Descri	
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
			No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
			Greenfield site, at edge of Silsden settlement
Land Status	Is the site PDL? Is it cleared? Is it in use?	Red	development pattern (outside of the pattern)
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Edge of Silsden urban area
Location	general location	Green	Edge of Busden area
	What are the adjacent land uses? How dense is the		Madisus density residential adjacent conjustance
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Medium density residential adjacent, agriculture adjacent, screening possible
She Frommey to benshive eses	Is site access in place? Would improvement be required	Green	adjacent, sereening possiere
	to connect the site to the PRN? Is the site nearby a		
	railway line? Is the site nearby a waterway? Could		Site access in place, route to PRN through
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	established residential area. Significant constraint.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?	Green	Largely hidden, would require very little mitigation.
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?	Green	Utilities required but connected to adjacent uses.
	•		2 required out connected to adjacent uses.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Gentle slope south to north
Sic Topography	development.	Green	Genete stope south to north
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste	Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Green	Greenfield, grazing on the site
Site Ownership		Amber	Not known
Sho Ownership		rinoci	The site is not adjacent or adjoining any cultural /
			heritage asset and thus will have no impact on it or its
Cultural/ Heritage Constraints		Green	setting
			Some potentially abnormally high cumulative
	Does the site face significant multiple constraints or		development cost have been identified which may affect the viability of developing the site for a waste
Development Cost Value for Money	abnormal costs?	Amber	management facility including access improvements
•			5
Green Count		9	
Amber Count		3	
Red Count		2	
Neu Count			

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 Replacement Unitary Development Plan	P/F	Pass	
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
Sic Status iii KOD1		Amoci	No site specific use within strategic objectives. Use
Alianamant to Stantania Objections		Constru	for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site DDI 2 is it already to it in use?	Graan	PDL, cleared, not in use, within settlement development pattern
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	development pattern
	urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area, Haworth
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Adjacent to industrial mill and agricultural land
	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		Poor access via arch in mill building, restricted, access onto B road, steep climb to nearest A road.
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	Site is adjacent to railway line and river.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		None and defended for the constitution in descript
Visual / Landscape Impact	the local landscape quality?	Green	None noted, bottom of valley, previous industrial uses so no additional impact
•	Are there any structures on the site? Is utilities		•
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		Site still has shell of building in place and potential
Physical Development Constraints	Is there any surface level water noted?	Amber	contamination in place
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Flat
topography			
Extant Planning Consents		Amber	Demolition of industrial sheds to provide for redevelopment of site
Zamat i mining consents	Is the site currently in use? Is the site in use as a waste	Timoci	reaction pinent of one
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Not in use DDI
Current Use	Are the buildings on she vacant?	Green	Not in use, PDL
Site Ownership		Green	Assumed single ownership
Sic Ownership		Giccii	The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its
Cultural/ Heritage Constraints		Red	setting, with mitigation being either financially unviable or ineffective.
			Some potentially abnormally high cumulative
			development cost have been identified which may affect the viability of developing the site for a waste
	Does the site face significant multiple constraints or		management facility including possible
Development Cost Value for Money	abnormal costs?	Amber	contamination
Green Count		8	
Amber Count		4	
Red Count		2	
Neu Count	<u> </u>	2	

Ci. X	a		
Site Name:	Staveley Mill, Old Road, Denholme		
Site Reference:	152		
Pere / Eril Criteria	Guidance:	A	C
Pass / Fail Criteria		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	
Developed Sites	1/1	1 433	
Detailed Site Assessment			
			A very small part of the site is green belt however vast
Site Status in RUDP		Green	majority is unallocated No site specific use within strategic objectives. Use for
			waste management facility would not conflict with
Alignment to Strategic Objectives		Green	strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	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
	of the treat and general reduction		Adjacent BWA and surrounding watercourses.
Site Proximity to Sensitive Uses		Red	Proximity to SCA and STA. Medium density residential development.
Site Floximity to Sensitive Uses	T is a second of the second of	Reu	development.
	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		
Site Accessibility to Transport Networks	or waterway be delivered? What is the extent of visual amenity? Is the site highly	Green	Site access is in place. Adjacent to PRN.
	visible? What is the topography of the area? What is the		
Visual / Landscape Impact	local landscape quality?	Green	No significant impact noted
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential		Former mill ponds on site – possibility of contamination
	contamination issues? Are there any power cables crossing		Inert landfilling in the 1980's of former mill ponds –
Physical Development Constraints	the site? Is there any noted subsidence? Is there any surface level water noted?	Amber	potential stability problems Some standing water.
1 hysical Development Constraints	lever water noted:	Ambei	Some standing water.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the		Site split over two levels. Large development site
Site Topography	topography likely to be a significant constraint to development?	Green	opportunity on single level however so not major constraint to delivery
		5.5.00	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
Extant Planning Consents		Amber	for recovery and sale of parts and vehicle repairs.
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Cleared, vacant PDL
Site Ownership		Green	Assumed single ownership
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Canada, Horiago Constanto		31001	Some potentially abnormally high cumulative
			development cost have been identified which may
	December the ferroise in its interest and the interest and its interest an		affect the viability of developing the site for a waste management facility including possible
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?	Amber	contamination, stability and mitigation
Green Count		10	, and magazin
Amber Count		3	
Red Count		1	

City Manual	Lead B/O The delease Old Berning 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 Replacement Unitary Development Plan	P/F	Pass	
Designation Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
			Site is unallocated but is bounded to the south by a disused railway line which is also a site of local
Site Status in RUDP		Amber	nature conservation importance.
			No site specific use within strategic objectives. Use for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use?	Green	Greenfield, within Shipley development pattern
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Within urban area of Shipley
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	Medium density residential adjacent. Site access is in place, but is a track and would
	Is site access in place? Would improvement be required		require significant investment. Wider access to A
	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		road through residential area but unlikely to be accessible to HGV traffic. Adjacent railway line and
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Red	River Aire.
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		Largely hidden from view as site is at valley floor, but may require mitigation from River Bank
Visual / Landscape Impact	the local landscape quality?	Amber	(pedestrian environment on other side of the river).
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		Utilities required although in place in adjacent uses.
N · ID I · IC · · ·	cables crossing the site? Is there any noted subsidence?	D 1	Pylons run through the site (centrally) presenting
Physical Development Constraints	Is there any surface level water noted?	Red	significant barrier to development.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Green	Predominantly flat site
Extant Planning Consents		Green	Site has no relevant planning history
_	Is the site currently in use? Is the site in use as a waste		
Current Use	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
			The site is adjacent or adjoining a conservation area
			is likely to have a detrimental impact upon it or its setting, with mitigation being either financially
Cultural/ Heritage Constraints		Red	unviable or ineffective.
			An overriding number of abnormally high cumulative development costs have been identified
			which will most like result in the site being
	Does the site face significant multiple constraints or		financially unviable to development for a waste management facility including improvements to site
Development Cost Value for Money	abnormal costs?	Red	access, pylons on site
Green Count		7	
		3	
Amber Count			
Red Count		4	

Site Name:	Land at Bolton Hall Road, Bradford		
Site Reference:	158		
Site Reference.	130		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.54
Shape of Site	P/F	Pass	1.54
Environmental Designation and	r/r	rass	
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
Site Status III KUDF		Ambei	No site specific use within strategic objectives.
			Use for waste management facility would not
Alignment to Strategic Objectives		Green	conflict with strategic objectives
			Greenfield site, infill site within the Bradford
Land Status	Is the site PDL? Is it cleared? Is it in use?	Amber	urban area (Wrose)
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location	Green	Infill site within Bradford urban area (Wrose)
			Adjacent to medium density housing that
			directly overlook the site, would require
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Amber	mitigation but not a significant development constraint.
Site Frommity to Bensitive eses	Is site access in place? Would improvement be required	Timoci	constraint.
Cita Ail-ilitarta Turrususut	to connect the site to the PRN? Is the site nearby a		Nit in alass Insurance /
Site Accessibility to Transport Networks	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.
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Amber	Not significantly visible but likely to require screening from residential development nearby
visual/ Landscape impact	Are there any structures on the site? Is utilities	Amoei	serecting from residential development hearby
	provision noted on the site? Are there noted visible		Watercourse on site, significant tree coverage,
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		utilities required but connected to adjacent
Physical Development Constraints	Is there any surface level water noted?	Amber	uses.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?	Red	Very steep gradient. Mitigation considered expensive.
Site Topography	development?	Reu	•
Extant Planning Consents		Amber	Change of use from open land to private curtilage
Extant Flaming Consents	Is the site currently in use? Is the site in use as a waste	Ambei	Cururage
Comment Hand	facility? If so, what type? If not, what is it in use as?	C	Cita in mat in man
Current Use	Are the buildings on site vacant?	Green	Site is not in use
Site Ownership		Amber	Potential mixed
Site Ownership		Ainoei	The site is not adjacent or adjoining any
			cultural / heritage asset and thus will have no
Cultural/ Heritage Constraints		Green	impact on it or its setting
			An overriding number of abnormally high cumulative development costs have been
			identified which will most like result in the
			site being financially unviable to development
Development Cost Value for	Does the site face significant multiple constraints or	D-4	for a waste management facility including
Money	abnormal costs?	Red	mitigation of steep slopes
Green Count		5	
Amber Count		7	
Red Count		2	

a			
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	
Developed Sites	1/1	1 433	
Detailed Site Assessment			
			Site is unallocated but is bounded to the South by a
Site Status in RUDP		Amber	community priority zone and to the North and West by and employment zone
Site Status in ROD1		Timoci	No site specific use within strategic objectives. Use
			for waste management facility would not conflict
Alignment to Strategic Objectives		Green	with strategic objectives
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	PDL land, in use as travellers site
Location	urban area? Note the name of the urban area and general location	Green	Site is within east Bowling
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Green	Medium density housing and industrial uses adjacent
	Is site access in place? Would improvement be required		
	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		Site access is in place, would need improvement for
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Amber	HGV access, route to PRN is adequate
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?	Green	Largely hidden from view in predominantly poor quality industrial landscape
visuar/ Landscape Impact	Are there any structures on the site? Is utilities	Green	quanty industrial landscape
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		Use on site will need clearing / removing, telephone
Physical Development Constraints	Is there any surface level water noted?	Amber	lines.
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?	Green	Flat
Extant Planning Consents		Green	Site has no relevant planning history
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?	Red	PDL in temporary use (conflicting use)
Site Ownership		Amber	Not known
			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Canadas Herrage Constanto		Sicon	Some potentially abnormally high cumulative
			development cost have been identified which may
	Does the site face significant multiple constraints or		affect the viability of developing the site for a waste management facility including site clearance and
Development Cost Value for Money	abnormal costs?	Amber	access improvements
Green Count		8	
Amber Count		5	
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
			PDL - existing filter beds for waste water treatment
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of	Green	works. In use. Not cleared.
Location	urban area? Note the name of the urban area and general location	Amber	Site is located to the north of Bradford on the edge Bradford District and outside settlement confines.
	<i>g.</i>		
			Not overlooked. Low density adjacent uses related to the waste water treatment works. No proximity to
	What are the adjacent land uses? How dense is the		sensitive uses. New office uses to the north west of
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?	Green	the site but unlikely to be affected.
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		Site access in place with limited requirement for improvements to site access / access to the PRN. Site
	railway line? Is the site nearby a waterway? Could		runs adjacent to the railway line and waterway is
Site Accessibility to Transport Networks	access to railway or waterway be delivered?	Green	adjacent to the west
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		High quality surrounding landscape existing uses are poor. Flat site but with limited visibility as at the
Visual / Landscape Impact	the local landscape quality?	Green	bottom of Valley.
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		Existing filter bed structures on site. Utilities
N : 15 1	cables crossing the site? Is there any noted subsidence?		supplied. Contamination likely given existing
Physical Development Constraints	Is there any surface level water noted?	Amber	treatment works.
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		Flat site (gently sloping at sides). Topography unlikely to present a significant constraint to
Site Topography	development?	Green	development.
			There has been pre-application discussions and
			scoping request which have indicated that there were conflicting greenbelt, landscape and built
Extant Planning Consents		Amber	heritage/conservation and ecology policy issues.
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?	Green	Site currently in use as a waste water treatment plant.
			, , , , ,
Site Ownership		Green	Site is assumed to be in single public ownership
•			The site is not adjacent or adjoining any cultural /
Cultural/ Heritage Constraints		Green	heritage asset and thus will have no impact on it or its setting
Canada Heriage Constraints		Sicon	Some potentially abnormally high cumulative
			development cost have been identified which may
	Does the site face significant multiple constraints or		affect the viability of developing the site for a waste management facility including removal of existing
Development Cost Value for Money	abnormal costs?	Amber	structures
Green Count		9	
Amber Count		4	
Red Count		1	

C:4- N	DROWNDOVD CTREET LICTERINI I C	<u> </u>	1
Site Name: Site Reference:	BROWNROYD STREET, LISTERHILLS		
Site Reference:	2		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	Comment 0.4
Shape of Site	P/F	Pass	0.4
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	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			
T 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
_	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
V:1 / I 1 I	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
•	Is the site flat? Is the flat sloping? Is the slope gentle?		
G: T	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Extant Flaming Consents	Is the site currently in use? Is the site in use as a waste		
Current Hea	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Aca Count	<u> </u>	l	

	CHEADDDIDGE MILL CREATHORTON	ı	T
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	1/1	1 455	
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Leader site DDI 9 Letter learned 9 Letter man 9		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	William de la companya de la company		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the 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?		
·	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
- 1. J. J. Land De l'elophione Constituits	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Dianning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current Obc	And the buildings off site vacant:		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	1	1	1

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

G'. N	DELL DEAN BOAD ALLEDGON		1
Site Name:	BELL DEAN ROAD, ALLERTON		
Site Reference:	6		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 1.68
Shape of Site	P/F	Pass	1.08
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual/ Landscape Impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
- care topography	ac-copment.		
Extant Planning Consents			
Zamit I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Carrent Osc	The the buildings on site vacdite:		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	l .	<u> </u>	I .

	SPRING MILL STREET/UPPER CASTLE	1	
Site Name:	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	
Developed Sites	1/1	Tan	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
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		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count	<u>l</u>	i	

C:4- N	Dending Old Lang Dending	I	
Site Name:	Bowling Old Lane, Bowling		
Site Reference:	7		
P /F ildi:			~
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.28
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Fail	Listed building on site
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?		
Land Status	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
W 1/I 1 I	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Datail Flaming Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	Distance Charact / Dalling Dand Danding		
Site Name:	Ripley Street / Bolling Road, Bowling		
Site Reference:	9		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
	P/F	Pass	2.22
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Part of site within flood zone 3
Proximity to 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			
LT 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
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		
Networks	access to railway or waterway be delivered?		
Y 1/Y 1 Y	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	PROSPECT STREET/ROUSE FOLD,	Ī	
Site Name:	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	D.C.		
Heritage Replacement Unitary Development	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Davidonment Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
ACG COUIT		l	1

[T		
Site Name:	RIPLEY ROAD, BOWLING		
Site Reference:	12		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.41
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
ringiment to Brutegie Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
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?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one ropography	accopinent.		
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			
Cuntural/ 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		1
	· ·		
Site Reference:	13		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.61
Shape of Site	P/F	Pass	0.01
Environmental Designation and	r/r	Fass	
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			<u> </u>
Land Status	Letherite DDI 9 Is it shows 10 V in 1		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
***	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Site Ownership Cultural/ Heritage Constraints			
Cultural/ Heritage Collstrailits			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	SHEARBRIDGE MILL, GREAT HORTON		1
Site Name:	ROAD, DIRKHILL		
Site Reference:	14		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership	-		
Cultural/ Heritage Constraints			
Cunulai/ Heritage Constitutions			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	THACKLEY OLD ROAD, LEEDS ROAD,		
Site Name:	THACKLEY		
Site Reference:	15		
P /E il C i			
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Fail	0.41
Shape of Site Environmental Designation and	P/F	Pass	
Heritage	P/F	Fail	World heritage site buffer zone
Replacement Unitary Development Plan Designation	P/F	Pass	
Č	1/1	1 455	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land are 9 Harry land; the		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		

	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development:		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	LAND BETWEEN THE RAILWAY LINE		
	AND LEEDS-LIVERPOOL CANAL,		
Site Name:	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	arcu
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
·	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amonity? Is the site highly		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
	•		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	Land Adianasta da Aindala Danta Consoliata		
Site Name:	Land Adjacent to the Airedale Route, Crossflats		
Site Reference:	17		
Pass / Fail Criteria	Guidance:	A	Comment
Site Size	P/F	Assessment Pass	1.05
Shape of Site	P/F	Pass	1.03
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely in flood zone 3
Proximity to Primary Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	F/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
. manifest to buttegle Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Doution	general rocation		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
G'. The state of t	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Hea	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Homage Constraints			
Development Cost Value for			
Money	Does the site face significant multiple constraints or abnormal costs?		
•	10 10 10 10 10 10 10 10 10 10 10 10 10 1		
Green Count			
Amber Count			
Red Count			

	A ANNUALL C DIDUCTRIAL FOR THE	1	
Site Name:	MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH		
Site Reference:	18		
Site reference.	10		
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 Sites	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angillient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Zand Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
<u> </u>	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Sita Oyumanahin			
Site Ownership Cultural/ Heritage Constraints			
Cultural/ Heritage Constraints			
Davidonment Ct V-1			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	1	1	<u> </u>

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

Site Name:	MAIN STREET, LINGBOB, WILSDEN		1
Site Name:	· · · · · · · · · · · · · · · · · · ·		
SHE REIEIEICE.	20		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.62
Shape of Site	P/F	Pass	0.02
Environmental Designation and	r/r	Fass	
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	
Developed Sites	1/1	1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Botanon	general rocation		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to failway of waterway be derivered?		
W 1/I 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one ropography	истогоринент:		
Extant Planning Consents			
Datait Framing Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	CASTLEFIELDS LANE, CROSSFLATTS		1
	· ·		
Site Reference:	22		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.72
Shape of Site	P/F	Pass	0.72
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely within flood zone 3
Proximity to Primary Road			
Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the cite DDI 9 to it classed 9 to it in con-9		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
*	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Filysical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count			

Site Name:	JOHN ESCRITT ROAD, BINGLEY		1
	, , , , , , , , , , , , , , , , , , ,		
Site Reference:	25		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.5
Shape of Site	P/F	Pass	0.3
Environmental Designation and	r/r	Fass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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?		
F N			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

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

Cita Nama	Od D J. H-11: H:11		1
Site Name:	Otley Road, Hollins Hill		
Site Reference:	28		
Pass / Fail Criteria	Guidance:	Assassment	Commant
Site Size	P/F	Assessment Pass	Comment 1.84
Shape of Site	P/F	Pass	1.04
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Flood Zone 3 bisects the site
Proximity to Primary Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angiment to bridge Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Sita Overarchin			
Site Ownership Cultural/ Heritage Constraints			
Cultural/ Heritage Constraints			
Davidson C. (W.)			
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		1
	· · · · · · · · · · · · · · · · · · ·		
Site Reference:	30		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	0.47
Environmental Designation and	r/r	r ass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the stopography likely to be a significant constraint to development?		
F. D. C.			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Constant Tromage 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		
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tierworks	access to lairway of waterway be delivered.		
Y 1/1 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Curtural Tremage 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		
Deer / Eril Cuiteria	a : 1		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.21
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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			
Tingilinent to Buttegie Gejeen tes			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Titetii oilio	decess to fairway of waterway be defired.		
V:1 / I d I	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			

[T., .,		T
Site Name:	Mandale Road, Buttershaw		
Site Reference:	36		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.21
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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	V 4 - 5 - PRV 6 V 5 - 1 - 10 V 5 V 5 - 0		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	are 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?		
topography			
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			
Taring Constants			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

		<u> </u>	T
Site Name:	CROSS LANE, WESTGATE HILL		
Site Reference:	38		
D /Fig:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.91
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to 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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
retworks	access to failway of waterway be derivered:		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Gr. m. 1	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
2	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints	1		
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Amber Count			

a. v	GODDING DV GDDDDD VOLVENOOD	1	T
Site Name:	CORDINGLEY STREET, HOLMEWOOD		
Site Reference:	40		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.49
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
Damit Finning Constitution	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C:4- N	CHETCHIEFE LANE TONG CERET		1
Site Name:	SHETCLIFFE LANE, TONG STREET		
Site Reference:	41		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	Comment 0.96
Shape of Site	P/F	Pass	0.90
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What are the adiabate land was 9 Harry land is the		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
M · ID I · C · · ·	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Ica Count	<u> </u>	l	L

Site Name:	West Bowling Golf Course		
Site Reference:	west bowning don course 43		
She reference.	43		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	35.23
Shape of Site	P/F	Pass	33.23
Environmental Designation and	r/r	Fass	
Heritage	P/F	Pass	Listed Building on part of site
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road	1/1	1 433	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What do not first to the transfer		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Beveropment Constraints	•		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

[T		T
Site Name:	WHARFEDALE ROAD, EUROWAY		
Site Reference:	44		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.62
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D . '1 10'. A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Late to DDV of the 100 to the		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Frommely to Benshive Uses	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	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?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Sita Tama aranky	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Orrmonshin			
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 Name:	woodiands Farm, Euroway 45		
SHE KEIEIEHEE.	45		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	9.48
Shape of Site	P/F	Pass	7.10
Environmental Designation and	171	1 435	
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			
T 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
-	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
visuai/ Lanuscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Clas Name	DOVDCDALE WAY ELDOWAY		1
Site Name:	ROYDSDALE WAY, EUROWAY		
Site Reference:	46		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 1.01
Shape of Site	P/F	Pass	1.01
Environmental Designation and	P/F	Pass	
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		1	
Angillient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Luis Duius	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canarai/ Hernage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. N	COMMONDALE WAY FUROWAY		1
Site Name:	COMMONDALE WAY, EUROWAY		
Site Reference:	47		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	Comment 0.46
Shape of Site	P/F	Pass	0.40
Environmental Designation and	P/F	Pass	
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	
D (11 16') A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Le des vite DDI 9 Le it alexand 10 Le it i		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Aggestibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
visuai/ Euroscape Impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Tramways, Cleakheaton Road, Low Moor		
Site Reference:	49		
Site Reference.	17		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	7.37
Shape of Site	P/F	Pass	7.07
Environmental Designation and	1/1	1 435	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	D/C		
Developed Sites	P/F	Pass	65. 1 1 1 1
Developed Sites	P/F	Fail	Site has been developed on
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			1
Augmient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Hutus	Is the site within the urban area? Is the site edge of		
Lagation	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count	1		

Site Reference: 50 Pass / Fail Criteria Guidance: Assessment Comment	a	NEW WORKS BOLD LOW LOOP		T
Pass / Fail Criteria Guidance: Assessment Strict Size PDF PT	Site Name:	NEW WORKS ROAD, LOW MOOR		
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Money abnormal costs? Green Count	Cunutati Hernage Constituints			
	Green Count			
Red Count	Red Count			

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Site Name:	Dealburn Road, Low Moor		
Site Reference:	51		
D (F.10.)			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.69
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Bowmon	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?		
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Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
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Site Topography	development?		
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Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints	1		
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
		i e	
Amber Count			

Site Name: Site Name: Site Name: Site Size Description: Site Size Size Description: Site Size Size Size Size Size Size Size Size		STATION MILLS, STOCKTON ROAD,		
Site Size	Site Name:	1		
Site Size Shape of Site PF Ps Pss Pss Previronmental Designation and Heritage PF Pss Replacement Unitary Development Pian Designation PF Pss Pss Pss Pss Pss Pss Pss Pss Pss	Site Reference:	53		
Site Size Shape of Site PF Ps Pss Pss Previronmental Designation and Heritage PF Pss Replacement Unitary Development Pian Designation PF Pss Pss Pss Pss Pss Pss Pss Pss Pss				
Shape of Site	Pass / Fail Criteria	Guidance:	Assessment	Comment
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Heritage Park Replacement Unitary Development Pin Designation PFF Proximity to Primary Road Network PFF Proximity to Primary Road PFF Proximity to Street East Street Status in RUDP Alignment to Strategic Objectives Land Status B to the site of PLT, Is it cleared? Is it in use? Is the site vithin the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overbooked? Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overbooked? Is site access in place? World improvement he required to connect the site to the PRN? Is the site nearby a railway line? It is the site nearby a railway line? It is the site nearby a railway line? It is the site nearby a railway for waterway? Deddareces to railway or waterway? Produl access to railway or waterway? How delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there are systemers on the site? Is utilities to the production of the production	Shape of Site	P/F	Pass	
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Developed Sites	Replacement Unitary Development Plan Designation	P/F	Pass	
Developed Sites PFF Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of orban area? Pisc the site of urban area? Is the site edge of orban area? Pisc the site of urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overhooked? It is als 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 railway line? Is the site nearby a varieway? Could access to railway or waterway? Be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there are yearctures on the site? Are there any power caches crossing the site? Is the site arbay? Are there any power caches crossing the site? Is the site arbay? Is the site provision noted on the site? Are there any power caches crossing the site? Is the site of subject of the site of the site? Are there any power caches crossing the site? Is then any noted subsidence? Is the site ongaphy likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs?		DÆ	Daga	
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Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? When the urban area and general location Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement he required to connect the site to the PRA? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a variety of the site overlooked? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there are you was completed in the local landscape quality? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or above country. Does the site face significant multiple constraints or above country.	Detailed Site Assessment			
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Accessibility to Transport Networks Site Accessibility to Transport Networks What is site eaccess in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cabes crossing the site? Is the flat sloping? Is the site nearly one contamination is uses? As the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Site Topography Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
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Location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Accessibility to Transport Networks What is the extent of visual amenity? Is the site nearby a railway line? Is the site earby by a waterway? Could access to palevers by the divered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape usuality? Are there any structures on the site? Are there and power cables crossing the site? Is the from a power cables crossing the site? Is there any noted subsidence? Is the site flat! So there any power cables crossing the site? Is there any noted subsidence? Is the site flat! So the flat sloping? Is the slope gentle? Is there any surface level water noted? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Current Use Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count	Land Status	Is the site PDL? Is it cleared? Is it in use?		
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Site Accessibility to Transport Networks to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a railway line? Is the site nearby a railway line? Is the site helpfly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Proximity to Sensitive Uses			
Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Site Topography Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? List he site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Topography	Is the topography likely to be a significant constraint to		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	^ · · ·			
Current Use facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Extant Planning Consents			
Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current Use	facility? If so, what type? If not, what is it in use as?		
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current USC	Are the buildings on site vacant?		
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Ownership			
Money abnormal costs? Green Count Amber Count	Cultural/ Heritage Constraints			
Green Count Amber Count	Development Cost Value for Money			
Amber Count	,			
	Red Count			

a: N	DE LI DUDU DOLD LOWINGOD	T	T
Site Name:	DEALBURN ROAD, LOW MOOR		
Site Reference:	54		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Fail	0.6
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
Extant Framing Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Itea Count	l	l	

C'. N	GRADIAN ROAD, LOW MOOD		T
Site Name:	SPARTAN ROAD, LOW MOOR		
Site Reference:	55		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	0.99
Shape of Site	P/F	Pass	0.99
Environmental Designation and	r/r	r ass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
Zama i mining Consonts	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. N	D 1 W 11 W 111		
Site Name:	Royds Hall Lane, Woodside		
Site Reference:	56		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	4.65
Environmental Designation and	P/F	Pass	
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			<u> </u>
T 10:			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site 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? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
Physical Development Constraints	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
	†		
Amber Count			

G: N	NEW LEBOAR ROWERS	T	T
Site Name:	NEVILLE ROAD, BOWLING		
Site Reference:	58		
Pass / Fail Criteria	Guidance:	A	Comment
Site Size	P/F	Assessment Fail	0.7
Shape of Site	P/F	Pass	0.7
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
Zamie i mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count		<u> </u>	1

Site Name:	BIRCH LANE, BOWLING		
Site Reference:	59		
SHE REIGICHEE.	39		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.11
Shape of Site	P/F	Pass	2.11
Environmental Designation and	r/r	Fass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Y 1/Y 1 Y	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Cir. The state of	Is the topography likely to be a significant constraint to		
Site Topography	development?		
E () N C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Sita Overarchin			
Site Ownership Cultural/ Haritaga Constraints			
Cultural/ Heritage Constraints			
D 1 (C 1771 6			
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		
Site Reference.	00		
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	
		1 4.05	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Cir. The state of	Is the topography likely to be a significant constraint to		
Site Topography	development?		
F N			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
6'- 0 1'			
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. N	DUCK CEDEFT WEST DOWN DIG		1
Site Name:	BUCK STREET WEST, BOWLING		
Site Reference:	61		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size		Assessment	
Shape of Site	P/F	Fail	0.89
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Entent Plann' C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cunulai/ Heritage Constraints			
Davidonment Cost V-1 f			
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 Name:	62		
SHE KEIEIEHEE.	62		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.43
Shape of Site	P/F	Pass	0.43
Environmental Designation and	r/r	r ass	
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	
		1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Booking	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?		
retworks	access to failway of waterway be derivered:		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
a	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
E DI			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. N	DICK LANE LAIGTEDDVICE		
Site Name:	DICK LANE, LAISTERDYKE		
Site Reference:	63		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	Comment 0.55
Shape of Site	P/F	Pass	0.33
Environmental Designation and	P/F	Pass	
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 Asset			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	To the cite DDI 9 to it -1 10 to it i		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
.	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUNDING	access to fairway of waterway be derivered:		
Vigual / Landsonna Immeet	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
1 0 1 2	•		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current USC	Are the buildings on site vacalit?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

a: N	CARLANE WIODARDINA	T	T
Site Name:	GAIN LANE, THORNBURY		
Site Reference:	64		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	7.06
Shape of Site	P/F	Pass	7.00
Environmental Designation and	r/r	r ass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
Datas Figure 1 turning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
ACI COUIT	<u> </u>	l	<u> </u>

Clas Name	CANAL BOAD DOLTON		<u> </u>
Site Name:	CANAL ROAD, BOLTON		
Site Reference:	66		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	0.57
Shape of Site	P/F	Pass	0.37
Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Reference: Pass / Fail Criteria Guidance: Assessment Comment	G', M	DADDY LANE DOWLDIG		
Fire A Fail Criteria Giddance: PF Pi Pi Oss Shape of Site Environmental Designation and Horitage PF Provinity to Primary Road Network PF Developed Sites See Status in RUDP Alignment to Strategic Objectives Land Status A rite size PD(1) is indeed 1 in use? But see status in RUDP Alignment to Strategic Objectives Land Status A rite size PD(1) is indeed 1 in use? But see status in RUDP Alignment to Strategic Objectives Land Status A rite size PD(1) is indeed 1 in use? But see see simple sequence of the other unreal and general Boortion Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? It the site overbooked? Site Accessibility to Transport Networks What is the extent of visual amenty? Is the site in grid you wasterway? Could access to railway not warraway be delivered? What is the extent of visual amenty? Is the site in grid you wasterway? The devidenced? What is the extent of visual amenty? Is the site in grid you wasterway? Could access to railway not warraway be delivered? Site Topography First Development Constraints Is the site our proper part of the site of the same or some of the site of th	Site Name:	PARRY LANE, BOWLING		
Site Size Shape of Site PF Previounierual Designation and Horitage PF Pess Replacement Unitary Development Plan Designation PF Pess Pess Replacement Unitary Development Plan Designation PF Pess Pess Pess Pess Pess Pess Pess P	Site Reference:	6/		
Site Size Shape of Site PF Previounierual Designation and Horitage PF Pess Replacement Unitary Development Plan Designation PF Pess Pess Replacement Unitary Development Plan Designation PF Pess Pess Pess Pess Pess Pess Pess P	Pass / Fail Critaria	Cuidanaa	Accessment	Commont
Shape of Site Environmental Designation and Environmental Designation Pip Possinity to Primary Road Network Pip Poveloped Sites Poveloped Sites Pip Poveloped Sites Poveloped Sites Pip Poveloped Sites Poveloped Sites Poveloped Sites Pip Poveloped Sites Poveloped Sites Poveloped Sites Poveloped Sites Is the site Pip Pip Is it cleared? Is it in use? Is the site within the urban area? Is the site of equip Is the site of the Within the urban area and general location What are the adjacent lond uses? How dense is the adjacent location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Proximity to Transport Networks Visual / Landscape Impact What is the extent of visual amenity? Is the site nearby a railway line? It she site nearby average delibered? What is the extent of visual amenity? Is the site highly visible? What is the site prography of the area? What is the local landscape quality? Are there any surface lovel water anded? Is the site fair? It where noted visible geniles constraints Site Topography Is the site fair? It where the site fair in use? Is the site of the Pip Pip Site of the site of the Pip Site Site in use as a waste facility? If so, what type! If fort, what is it in use as? Povelopment Cost Value for Does the site face significant multiple constraints or Alborrard Use Amber Count Amber Count				
Environmental Designation and Heritage PF Pass Replacement Unitary Development PF Pass Proximity to Primary Road Petwork Proximity to Primary Road Petwork PF Pass Poss Detailed Site Assessment Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL7 is a cleared? is a in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What is the extent of visual improvement be required to comment the site monthy of access to milwary or waterway be delivered? What is the extent of visual mentity? Is the site shighly-visible? What is the repography of the near? What is the provided access to milwary or waterway be delivered? Site Topography Is the site flat? Is the flat Sheet any power called crossing the site? Is utilized provided access to milwary or waterway be delivered? Is the site flat? Is the flat Sheet any power called crossing the site? Is utilized provided access to milwary or waterway be delivered? Site Topography Is the site flat? Is the flat Sheet any power called crossing the site? Is utilized provided access to the site of				0.80
Heritage Proximity to Primary Road Proximity of Primary Road Post Proximity to Primary Road Post Post Post Post Post Post Post Post		r/r	r ass	
Pin Designation PF Proximity to Primary Road Network PF Proximity to Primary Road Network PF Proximity to Primary Road Network PF Proximity to Primary Road PF Proximity to Sensitive Uses Primary Road Proximity to Sensitive Uses Proximity to Sensitive Proximity	Heritage	P/F	Pass	
Developed Sites PF Pass	Replacement Unitary Development Plan Designation	P/F	Pass	
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent suce? Is the iste overlooked? Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Transport Networks What is the extent of visual amonity? Is the site nearby a railway fine? Is the site nearby a railway fine? Is the site nearby a valuerous? Could access to railway or waterway be delivered? What is the extent of visual amonity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is the any noted subsidence? Is then any surface level water noted? Is the site fair? Is the flast sloping? Is the slope gentle? Is the site fair? Is the flast sloping? Is the slope gentle? Is the site Companyly ikely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count	Proximity to Primary Road Network	P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? The the site edge of urban area? When the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site ownerlooked? Is site access in place? Would improvement be required to connect the site of the RN? Is the site nearby a railway line? Is the site nearby a varieway? Could access to outbayor wardsway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there are yower cables crossing the site? Is there are you there are young the site of the provision noted on the site? Are there are yower cables crossing the site? Is there are young the site of the provision noted on the site? Are there are young the site of the provision noted on the site? Is the site in use as waste facility? If a first is the land proping? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Developed Sites	P/F	Pass	
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? The the site edge of urban area? When the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site ownerlooked? Is site access in place? Would improvement be required to connect the site of the RN? Is the site nearby a railway line? Is the site nearby a varieway? Could access to outbayor wardsway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there are yower cables crossing the site? Is there are you there are young the site of the provision noted on the site? Are there are yower cables crossing the site? Is there are young the site of the provision noted on the site? Are there are young the site of the provision noted on the site? Is the site in use as waste facility? If a first is the land proping? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Transport Networks Site Accessibility to Transport Networks What is site eaccess in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway inc? Is the site nearby a railway inc? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is the flat sloping? Is the slop egantle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site flat? Is the flat sloping? If the slope gentle? Is the site flat? Is the flat sloping? If the slope gentle? Is the site flat? Is the slope gentle? Is the slope gentle? 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? Obest the site flat seginificant multiple constraints or abnormal costs? Green Count Amber Count	Detailed Site Assessment			
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Location Is the site within the urban area? Its the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site Accessibility to Transport set adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a materway? Could access to railway for a value of various place the site of the PRN? Is the site nearby a materway? Could access to railway or waterway? How delivered? What is the topography of the area? What is the term of visual amenity? Is the site highly visible? What is the topography of the area? What is the term any structure there are my surface level water noted? Are there any structure son the site? Is utilities provision noted on the site? As there any power cables crossing the site? Is there any power cables crossing the site? Is there any noted subsidence? Is the earny surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Bost the site face significant multiple constraints or abnormal costs?	Alignment to Strategic Objectives			
Location Is the site within the urban area? Its the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site Accessibility to Transport set adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a materway? Could access to railway for a value of various place the site of the PRN? Is the site nearby a materway? Could access to railway or waterway? How delivered? What is the topography of the area? What is the term of visual amenity? Is the site highly visible? What is the topography of the area? What is the term any structure there are my surface level water noted? Are there any structure son the site? Is utilities provision noted on the site? As there any power cables crossing the site? Is there any power cables crossing the site? Is there any noted subsidence? Is the earny surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Bost the site face significant multiple constraints or abnormal costs?				
Location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a waterway? Could access to railway line? Is the site nearby a waterway? Could access to railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the rara? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there any noted subsidence? Is there any noted subsidence? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count	Land Status			
Location general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a rariaway! for a railway line? Is the site nearby a vaterway? Could access to railway or waterway? Ould access to railway or waterway? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is their any power cables crossing the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is the eaphy power cables crossing the site? Is the rail probe to the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
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Site Proximity to Sensitive Uses 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 varieway? Could access to railway on the site of the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacam? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Site Proximity to Sensitive Uses 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 varieway? Could access to railway on the site of the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacam? Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
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Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Accessibility to Transport Networks	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Visual / Landscape Impact	visible? What is the topography of the area? What is		
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Physical Development Constraints	Are 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?		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Topography	Is the topography likely to be a significant constraint to		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Extant Planning Consents			
Current Use Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Zamin Francis Consonts			
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current Use			
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Ownership			
Money abnormal costs? Green Count Amber Count	Cultural/ Heritage Constraints		-	
Amber Count	Development Cost Value for Money			
Amber Count	Green Count			
Red Count	Red Count			

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

	CTATION DOAD CTEETON WITH		T
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	
Developed Sites	1/1	1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
<u> </u>			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Lacking	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
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?		
эло тородириј	истогоринент:		
Extant Planning Consents			
Zaman I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count	1		1

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

Site Name:	Keighley Road (North), Silsden		
Site Reference:	72		
Site Reference.	12		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.22 Merged with site 73
Shape of Site	P/F	Pass	1.22 Meiged with site 75
Environmental Designation and	1/1	1 433	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	access to lairway of waterway or definered.		
Tr. 1/7	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
C'. T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

a: N	WEIGHT DV DO AD (GOVERN) ON ODEN	T	1
Site Name:	KEIGHLEY ROAD (SOUTH), SILSDEN		
Site Reference:	74		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.04
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to 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? Is the site within the urban area? Is the site edge of		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
•	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual / Ballaseape Illipaet	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
The second secon			
Extant Planning Consents			
<u> </u>	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Aca Count	l	<u> </u>	

ar. Ar	DACKGRONE WAY HAVEDY		Ī
Site Name:	BACKSTONE WAY, ILKLEY		
Site Reference:	76		
Pass / Fail Criteria	0.11		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.25
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
D (11 16); A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the cite DDI 2 Is it cleared 2 To it in 1992		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
I4:	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Taring Constants			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Cita Nama	A-lilanda Daad Illaan		1
Site Name:	Ashlands Road, Ilkey		
Site Reference:	77		
Pass / Fail Criteria	2 :1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.03
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the site DDI 9 Is to show 19 V. V.		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
T	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Cita Tanagarahy	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
Datant Flamming Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	I.	1	ı

	DALTON LANE, WORTH VILLAGE,		
Site Name:	KEIGHLEY		
Site Reference:	79		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.77
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development	1/2	1 400	
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 435	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
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		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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?		
1017			
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count		L	1

Cita Nama	Airrord Day Waighton		1
Site Name:	Aireworth Road, Keighley		
Site Reference:	80		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Pass	Comment 1.73
Shape of Site	P/F	Pass	1.73
Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Fail	Listed Building in centre of site
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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?		
Extent Planning Concents			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	MIRCHELL GENEET EAGEWOOD	I	1
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 Replacement Unitary Development	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Davidonment Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
	<u> </u>	i	1

Site Name:	EAST AVENUE, LAWKHOLME, KEIGHLEY		
Site Name:	EAST AVENUE, LAWKHOLWE, KEIGHLET 82		
SHE REIGICICE.	82		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	0.10
Environmental Designation and	171	1 433	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
,	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
DI 1 ID 1 (C)	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	HOLME MILL LANE, FELL LANE,		
Site Name:	KEIGHLEY		
Site Reference:	83		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.79
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Fail	Largely within site local nature conservation importance
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 455	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
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?		
Cias Tana ang aka	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	<u> </u>		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Aca Count	l .		1

Site Name:	Bradford Road, Crossflats		1
	·		
Site Reference:	85		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.49
Shape of Site	P/F	Pass	1.49
Environmental Designation and	P/F	Pass	
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	
D . '1 10'. A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Le des vite DDI 9 Le it alexand 9 Le it i		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
*	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUWOIKS	access to failway of waterway be delivered:		
Viscal /I and associate	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Acpography			
Extant Planning Consents			
Zaman I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
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			

a: N	w 1 1511		Т
Site Name:	Woodcock Delph		
Site Reference:	86		
Deer / Feit Criterie	0.11		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.38
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
2.3.00	8		
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			
Extant 1 familing Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? 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			
Aca count	l	l .	l .

	Chellow Grange Quarry, Haworth Road,		
Site Name:	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? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	Are the buildings on site vacalit?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Coulit	1	l	1

G'. N	I D " 1 I O		1
Site Name:	Lower Bottomley Lane Quarry		
Site Reference:	88		
Dane / Fail Cuitania	G 11		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Fail	0.4
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	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	In the cite DDL 2 In it alcored 2 In it in was 2		
Lanu Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
- 1.01.1. 0.000	access to tain ay or water way so 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?		
visuai/ Landscape impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
ome ropography	de coopinent.		
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:	The Shay, Son Thii		
Site Reference.	67		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.4
Shape of Site	P/F	Pass	***
Environmental Designation and	172	2 400	
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?		
Land Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a		
Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	, ,		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
visuar/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	Fagley Quarry, Fagley		
Site Reference:	1 ugicy Quarry, rugicy		
Site Reference.	70		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.15
Shape of Site	P/F	Pass	
Environmental Designation and		2 435	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Locution	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	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?		
Land Duttus	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
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		
Site Reference.	73		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.47
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
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			
g			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Frommey to Bensieve Oses	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a		
Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints	· ·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	To the site symmethy in page 15 the site in pa		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canarai Heritage Constituints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	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	0.7
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			
Developed Sites	P/F P/F	Pass Pass	
D . 11 1 G			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the site DDI 9 Is it along 49 Is it in one 9		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	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:	Golden Butts 11418, Golden Butts Earle, Indiey		
Site Reference.			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.6
Shape of Site	P/F	Pass	
Environmental Designation and	172	T dos	
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			
I J C4-4			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	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 areqa 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		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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		1
Site Reference:	97		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.19
Shape of Site	P/F	Pass	0.19
Environmental Designation and	r/r	Fass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

C'. N	G 1 E HIWGHI'S D 1 IV'11		1
Site Name:	Sugden End H.W.S, Halifax Road, Keighley		
Site Reference:	98		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	0.6
Shape of Site	P/F	Pass	0.0
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	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			
Angillient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Luis Duius	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tiethoria	access to lairway of waterway be delivered.		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
visuai / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Constants			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. N	WILL D. LINNG D. H. D. LL. M.		1
Site Name:	Wilson Road HWS, Dealburn Road, Low Moor		
Site Reference:	99		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Fail	Comment 0.4
Shape of Site	P/F	Pass	0.4
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within flood zone 3
Proximity to Primary Road Network	D/C		
Developed Sites	P/F	Pass	
Developed Sites	P/F	Pass	-
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			1
Angiment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
*	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

			T
Site Name:	Cleansing Dept Depot, Harris Street		
Site Reference:	101		
D /Fig:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.78
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP Alignment to Strategic Objectives			
Alignment to Strategic Objectives			
Land Status	Lada da DDI 9 la italiana 49 la itin ang		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
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?		
retworks	access to ranway or waterway be derivered:		
W: 1/I 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
<u> </u>	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Orrmonshin			
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			
Count	l	I .	l

Site Name:	Stockbridge Depot, Royd Ings Ave, Stockbridge		
Site Reference:	102		
Site Reference.	102		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.45
Shape of Site	P/F	Pass	2.73
Environmental Designation and	1/1	1 455	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Site entirely within flood zone 3
Proximity to Primary Road Network	D.C.		
Developed Sites	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angimient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Land Duttus	Is the site within the urban area? Is the site edge of		
Logation	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints	,		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Itta Count	l .		

Site Name:	VICTORIA ROAD		T
Site Name:	VICTORIA ROAD		
one Reference.	103		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	Comment 0.65
Shape of Site	P/F	Pass	0.03
Environmental Designation and	r/r	r ass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
DI 1 ID 1 (C) 11	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	1	I	1
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 Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	8		
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?		
Viewel / Landssons Immest	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
City III	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		+
Extent Planning C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
			I
Amber Count			

			1
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 Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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			
g			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Document	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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		
visuai / Lanuscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Cir. The	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Entert Discoving C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cararas Horitage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Amori Count			

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

Site Name:	Cond. of Defens City I and I am Desifond		
	South of Refuse Site, Long Lane, Bradford		
Site Reference:	110		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 2.96
Shape of Site	P/F	Pass	2.90
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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		
Visuai / Landscape impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
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			

	Springfield, South of Friars Industrial estate,		-
Site Name:	north of Arthur Street		
Site Reference:	111		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.78
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	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?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Site Ownership Cultural/ Heritage Constraints			
Cantarai, Heritage Constitution			
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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	V-t El-t Aditt- Chi-len E	T	T
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 Replacement Unitary Development	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canarai Hernage Constraints			
Development Cost Value for			
Money Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Vacant Site Canal Road & West of Gasholder		
Site Name:	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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site 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? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership Cultural/ Haritage Constraints			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Reference: Pass Fail Criteria Guidance: Assessment Comment	T	T		T
Pass / Fail Criteria Guidance: Pr	Site Name:	West Fearnsides St, Rear of Housing		
Site Size PiF Pass Pass	Site Reference:	114		
Site Size PiF Pass Pass	D (D)			
Shape of Site				
Environmental Designation and Herritage Replacement Unitary Development PiP Pass Plan Designation PiP Pass Plan Designation PiP Pass Plan Designation PiP Pess Plan Designatio				0.84
Heritage Papeacement Unitary Development Plan Designation PET Pess Proximity to Primary Road Network PET Pess Pess Pess Pess Pess Pess Pess Pes		P/F	Pass	
Plan Designation P.F Proximity to Primary Road Network P.F Pass Developed Sites P.F Pass Developed Sites P.F Pass Detailed Site Assessment Site Status in RUDP She site within the urban area? Is the site edge of urban area? Note the rame of the urban area and general floation Site Proximity to Sensitive Uses Site Accessibility to Transport Site access in place? Would improvement be required to connect the site to the P.N.F is the site and party a railway line? Is the site access in place? Would improvement be required to connect the site to the P.N.F is the site on the pass of the site of the P.N.F is the P.	Heritage	P/F	Pass	
Developed Sites PF Pess	Plan Designation	P/F	Pass	
Site Status in RUDP Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site accessibility to Transport Networks What is the the extent of visual amenity? Is the site nearby a railway line? Is the site nearby of the near? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is the site fall? Is the fall skeping? Is the site poperaphy likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the iri nuse as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		P/F	Pass	
Alignment to Strategic Objectives Land Status Land Status Location Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooket? What is the extent of visual amenity? Is the site nearthy a railway line? Is the site nearthy a railway line? Is the site nearthy a railway line? Is the site nearthy as underway? Could access to allway or waterway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there are divisible provision noted on the site? Are there are divisible provision noted on the site? Are there are power calbes crossing the site? Is the railway line? Is the site of the reary power calbes crossing the site? Is the reary not water and the site of the reary power calbes crossing the site? Is the reary not water sound? Site Topography Is the site far? Is the flat shoping? Is the site gengate? Is the topography likely to be a significant constraint to development? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Are the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Developed Sites	P/F	Pass	
Alignment to Strategic Objectives Land Status Land Status Location Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location Site Proximity to Sensitive Uses Site Proximity to Sensitive Uses Site Accessibility to Transport Site Accessibility to Transport Networks What are the adjacent land uses? How dense is the adjacent use? Is the site overlooket? What is the extent of visual amenity? Is the site nearthy a railway line? Is the site nearthy a railway line? Is the site nearthy a railway line? Is the site nearthy as underway? Could access to allway or waterway the delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there are divisible provision noted on the site? Are there are divisible provision noted on the site? Are there are power calbes crossing the site? Is the railway line? Is the site of the reary power calbes crossing the site? Is the reary not water and the site of the reary power calbes crossing the site? Is the reary not water sound? Site Topography Is the site far? Is the flat shoping? Is the site gengate? Is the topography likely to be a significant constraint to development? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Are the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Detailed Site Assessment			
Alignment to Strategic Objectives Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Site Proximity to Sensitive Uses 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 railway line? Is the site nearby a railway ine? Is the site nearby a railway ine? Is the site nearby a waterway? Could access to railway or waterway? House of the area? What is the local landscape quality? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is the eary and east wishednee? Is there any noted to the site? Is the flat sloping? Is the slop gentle? Is the site flat? Is the flat sloping? Is the slop gentle? Site Topography Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Land Status Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of urban area? When the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the propagably of the area? What is the propagably of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination is uses? Are there any power cables crossing the site? Is there any structures are power cables crossing the site? Is the site of the site of the site of the site? Is the site of the site? Are there noted visible potential contamination is ususe? Are there are your power cables crossing the site? Is the site of the site of the site? Is the site of the site? Is the site of the site of the site? Is the site of the site of the site? It is the site of the site of the site? It is the site of the site				
Location Is the site within the urban area? Its the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Its the site overlooked? Is site Accessibility to Transport to connect the site to the PRRY! Is the site nearby a male to promet the site to the PRRY! Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway? Could access to railway or waterway? What is the tengan phy of the area? What is the local landscape quality? What is the tengan syructures on the site? Is utilities provision noted on the site? Are there any structure there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site pography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count	Angillient to Strategic Objectives			
Location Is the site within the urban area? Its the site edge of urban area? Note the name of the urban area and general location What are the adjacent land uses? How dense is the adjacent use? Its the site overlooked? Is site Accessibility to Transport to connect the site to the PRRY! Is the site nearby a male to promet the site to the PRRY! Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway? Could access to railway or waterway? What is the tengan phy of the area? What is the local landscape quality? What is the tengan syructures on the site? Is utilities provision noted on the site? Are there any structure there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the site pography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Money Green Count Amber Count	Land Status	Is the site DDL 2 Is it alward? Is it in use?		
Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?	Land Status			
Site Proximity to Sensitive Uses What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked? Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Development Cost Value for Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	T	urban area? Note the name of the urban area and		
Site Proximity to Sensitive Uses Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a varieway? Could access to railway inte? Is the site nearby a varieway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is the rise provision noted on the site? Are there any power cables crossing the site? Is there any power cables crossing the site? Is there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site falt? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacam? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count Amber Count	Location	general location		
Site Proximity to Sensitive Uses 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 varieway? Could access to railway inte? Is the site nearby a varieway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is the rise provision noted on the site? Are there any power cables crossing the site? Is there any power cables crossing the site? Is there any power cables crossing the site? Is there any poted subsidence? Is there any surface level water noted? Site Topography Extant Planning Consents Is the site falt? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacam? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count Amber Count				
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 waterway? Could access to railway or waterway be delivered? What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidenc? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Is the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Proximity to Sensitive Uses			
Site Accessibility to Transport Networks Railway line? Is the site nearby a waterway? Could access to railway or waterway? What is the topography of the area? What is the local landscape quality? What is the topography of the area? What is the local landscape quality? He local landscape quality? The local landscape quality? It is the reany surface level water noted? The landscape was the landscape and lan	<u>, , , , , , , , , , , , , , , , , , , </u>			
Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Current Use Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		railway line? Is the site nearby a waterway? Could		
Visual / Landscape Impact visible? What is the topography of the area? What is the local landscape quality? Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Current Use Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Vigual / Landsagna Immaat	visible? What is the topography of the area? What is		
provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted? Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Green Count Amber Count Amber Count	visuai / Landscape impact			
Is the topography likely to be a significant constraint to development? Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Extant Planning Consents Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count		Is the topography likely to be a significant constraint to		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Topography	development?		
Current Use Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Extant Planning Consents			
Current Use Are the buildings on site vacant? Site Ownership Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count				
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Current Use			
Cultural/ Heritage Constraints Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count	Site Ownership			
Development Cost Value for Money Does the site face significant multiple constraints or abnormal costs? Green Count Amber Count Count C				
Money abnormal costs? Green Count Amber Count	Canarai Heritage Constituints			
Amber Count				
	Green Count			
Red Count	Amber Count			
	Red Count			

	T	I	T
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 Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Fail	
D : 11 10': A			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	In the cite DDI 9 Is it cleaned 9 Is it in use 9		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

	V	I	1
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		Fail	
Network	P/F	1	
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?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	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?		
, , , , , , , , , , , , , , , , , , ,	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
N 1 D 1	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Count	1	l	

	Vacant Land Bingley, between Leeds Liverpool		
Site Name:	Canal and Kingsway		
Site Reference:	118		
Pass / Fail Criteria	College	A	Community
Site Size	Guidance:	Assessment	Comment
	P/F	Fail	0.85
Shape of Site Environmental Designation and	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
,, —, —, —, —	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Site Topography	development:		
Extant Planning Consents			
Zaman Finning Consents	Is the site currently in use? Is the site in use as a waste		
Current Hea	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cultural/ Heritage Collstrailles			
Development Cost W. 1 6			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count	achorman costs:		
Amber Count			
Red Count			

Site Name:	M		T
	Marriner Road, Riverside open space, Keighley		
Site Reference:			
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F	Pass	1.17
Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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			1
Angilinent to Suategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Luis Juius	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	access to fairway of waterway so defirered.		
Viscal / Londonna Issaet	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
20100110	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Thornbury Road, Behind Mosque and adjacent	I	1
Site Name:	to college		
Site Reference:	120		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.56
Shape of Site	P/F	Pass	
Environmental Designation and	D/C		
Heritage Replacement Unitary Development	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
2	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
•	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Davidonment Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
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	North West of Simpson Green Farm, Mitchell		
Site Name:	land		
Site Reference:	122		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.66
Shape of Site	P/F	Pass	
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? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
	Are the bundings on site vacalit?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Comit	<u>l</u>	<u> </u>	1

	Eshalt Carrage treatment results. A discount to		1
Site Name:	Esholt Sewage treatment works, Adjacent to Canal Esholt, across from Ainsbury Avenue		
Site Reference:	123		
She Reference:	120		
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	
)	F/F	Fass	
Proximity to Primary Road Network	P/F	Fail	
Developed Sites	P/F	Pass	
Developed Sites	1/1	1 455	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		

	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Development Constraints	•		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Aca Count	<u>l</u>	l	1

	I T 1 1 G	T	
Site Name:	Esholt Sewage treatment works, Adjacent to Boggart House Esholt		
Site Reference:	124		
Site Research	12.		
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		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current USC	The the buildings on site vacalit?		
Site Ownership			
Cultural/ Heritage Constraints			
Taring Constants			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

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Site Name:	Branshaw, Holmehouse Lane, Oakworth		
Site Reference:	125		
D /Fig:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	4.08
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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?		
Land Status	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Visual/Landanana Lunada	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extent Dlannin - Come			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

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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 Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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			
Anginium to Strategic Objectives			
Land Status	Is the cite DDL 2 to it cleared? Is it in 1992		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
I4:	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	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		
Networks	access to railway or waterway be delivered?		
V. 1/I 1 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one ropography	четоринент:		
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		· · · · · · · · · · · · · · · · · · ·	

Г	T	I	I
Site Name:	Nab Hill Delph		
Site Reference:	127		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.71
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	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?		
Civ. The second second	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extent Planning Conserts			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Count	l	l .	1

Site Name:	Nayler Hill Quarry, Black Moor Road, Haworth		1
Site Name: Site Reference:	Nayler Hill Quarry, Black Moor Road, Haworth 128		
SHE REIEIEICE.	128		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	5.32
Shape of Site	P/F	Pass	3.32
Environmental Designation and	r/r	Fass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
- 14111	access to lairway of waterway or definered.		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
C: T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Entert Diamin - C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. M			T
Site Name:	Dog & Gun, Long Causeway, Denholme		
Site Reference:	130		
Pass / Fail Criteria	0.1		
Site Size	Guidance:	Assessment	Comment
	P/F	Pass	1.16
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Existing Minerals Extraction Site
Proximity to 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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	general reculion		
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?		
retworks	access to failway of waterway be delivered:		
Y 1/Y 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
ropogrupny			
Extant Planning Consents			
Datas Finning Constitu	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
<u> </u>			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
•	†		†

a: N	D 1 T 1 1 1 1	Ī	
Site Name:	Bank Top, Lee Lane, Harden		
Site Reference:	131		
D /Fig:			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	1.11
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Existing Minerals Extraction Site
Proximity to 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?		
Zana Status	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
W 1/X 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Extent I familing Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? 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			

Cita Nama	Pools Pools Doubston		1
Site Name:	Buck Park, Denholme		
Site Reference:	132		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size		Pass	
Shape of Site	P/F		14.52
Environmental Designation and	P/F	Pass	
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	A de la PDVOV la la lava de		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
Physical Development Constraints	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Acu Count	<u> </u>		1

Site Name:	AVR Site, Dockfield Road, Shipley		
Site Name: Site Reference:			
She Reference:	133		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment 1.14
Shape of Site	P/F	Pass	1.14
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Majority of site within flood zone 3
Proximity to 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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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?		
Visual / Euroscope Impuet	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
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?		
эне тородгариу	development:		
Extant Planning Consents			
Extant 1 faining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Constant Heritage Constants			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	T		I
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 Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tierworks	decess to failway of waterway be derivered.		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
l ev. m	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canarai Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Timber count			

Site Name:	Midgeham Cliff End, Ryecroft Road, Harden		
Site Name:	Midgenam Citi End, Ryectort Road, Harden		
Site Reference:	133		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.62
Shape of Site	P/F	Pass	2.02
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	Partially within SINC
Replacement Unitary Development			
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Primary Road Network	D. C.		
	P/F	Fail	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Angillient to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Luis Duius	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What do not first to the transfer		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
This sear Development Constraints	·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. M	T V I I O		1
Site Name:	Ten Yards Lane Quarry		
Site Reference:	136		
D /EilGir			
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.05
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
T 10.			
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
THEWOIRS	access to failway of waterway be delivered:		
Warral / Landarana Jarrasa	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
-1 -0 -1 J			
Extant Planning Consents			
Current Use	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G'. N			
Site Name:	Apperley Lane		
Site Reference:	139		
Pass / Fail Criteria	Guidance:	Accessment	Comment
Site Size	P/F	Assessment Pass	Comment 1.52
Shape of Site	P/F	Pass	1.32
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development			
Plan Designation	P/F	Fail	Entirely within Minerals Extraction Site
Proximity to Primary Road Network	D/E	Pass	
Developed Sites	P/F P/F	Pass	
Developed Sites	F/F	Pass	
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Ingiliteit to brutegic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
	visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
	Is the topography likely to be a significant constraint to		
Site Topography	development?		
E			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		+
C	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Sita Overnovskin			
Site Ownership Cultural/ Heritage Constraints			
Cunulai/ Fichage Constraints			
Davidonment Cost V-1 f			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count		l	

	AWM Waste Site, Canal Road, Canal Road,	I	
Site Name:	Shipley		
Site Reference:	141		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.88
Shape of Site	P/F	Pass	
Environmental Designation and			
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Pass	
Proximity to 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? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible		
	potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Thysical Bevelopment Constraints	·		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents	Is the cite operantly in yea? Is the cite in year as a second		
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Gir O II			
Site Ownership			
Cultural/ Heritage Constraints			
B 1			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
•	WORDSTREET COSES:		
Green Count			
Amber Count			
Red Count			

Site Name:	AWM Waste Site, Barnard Road, Bowling	I	1
	8		
Site Reference:	142		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.58
Shape of Site	P/F	Pass	0.56
Environmental Designation and	r/r	r ass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Davidson and Constraints	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Га	T		T
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 Replacement Unitary Development	P/F	Pass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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		
Visual/ Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Site Topography	истегоринент:		
Extant Planning Consents			
-	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	AWM Waste Site. Fred's Place Bradford		1
Site Name: Site Reference:	Awin waste Site, Fred's Place Bradiord		
one Reference.	145		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.21
Shape of Site	P/F	Pass	0.21
Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
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			
Amamient to brunegic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Euro Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
*** 1/* 1	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Dream Francis Constitution	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Cultural/ Hornage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

	Land North of West Lane Keighley, West Lane,	I	
Site Name:	Keighley		
Site Reference:	149		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.92
Shape of Site	P/F	Pass	
Environmental Designation and	D/C		
Heritage Replacement Unitary Development	P/F	Pass	
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? Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
Physical Development Constraints	cables crossing the site? Is there any noted subsidence?		
Filysical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
rea Count	1	1	1

G'. N	1 10 4 61 1 1 11 4		1
Site Name:	Land South of Jacobs Lane, Haworth		
Site Reference:	150		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	Comment 0.92
Shape of Site	P/F	Pass	0.92
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Pass	
Proximity to 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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tietworks	access to failway of waterway be derivered:		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
	•		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
•			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			
Neu Count			

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

	I w 15 16 w 15 16	ı	1
Site Name:	Wood End Crescent, Wood End Crescent, Shipley		
Site Reference:	155		
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	
<u> </u>	1/1	1 455	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the		
Site Froximity to Sensitive Oses	adjacent use? Is the site overlooked? Is site access in place? Would improvement be required		
Cita Aililitar ta Tananant	to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport Networks	railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
visuai/ Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
-F -O -F -J			
Extant Planning Consents			
<u> </u>	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for	Does the site face significant multiple constraints or		
Money	abnormal costs?		
Green Count			
Amber Count			
Red Count			
Acu Count	l .		1

Site Name:	Dyehouse Road Site, Bradford		
Site Name:	Dyenouse Road Site, Bradford 157		
SHE KEIEIEHEE.	157		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Fail	0.92
Shape of Site	P/F	Pass	0.92
Environmental Designation and	r/r	Fass	
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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	urban area? Note the name of the urban area and general location		
	<i>g.</i>		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
Tietworks	access to failway of waterway be delivered:		
	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
C'. T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
E Di C			
Extant Planning Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Cita Nama	Trampyaya (South) Classichaster Dood		
Site Name:	Tramways (South), Cleackheaton Road		
Site Reference:	159		
Page / Fail Cuitania	a : 1		
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	2.34
Shape of Site Environmental Designation and	P/F	Pass	
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			
<u></u>			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
	What are the adjacent land uses? How dense is the		
Site Proximity to Sensitive Uses	adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
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			
Damit I mining Consents	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as?		
Current Use	Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Canada Hornage Constitutions			+
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

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

G'. M	D. I. W. 1 O. D. I. H. II. I.	Ī	
Site Name:	Bolton Woods Quarry, Bolton Hall Road		
Site Reference:	161		
Dans / Eail Critaria	G 11		
Pass / Fail Criteria Site Size	Guidance:	Assessment	Comment
	P/F	Pass	22.45
Shape of Site Environmental Designation and	P/F	Pass	
Heritage Replacement Unitary Development	P/F	Pass	
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to 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?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
W 1/I 1 I	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is		
Visual / Landscape Impact	the local landscape quality? Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
Datail Haining Constitu	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
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:	Walahian Danid (Namba) Ciladan		
Site Name: Site Reference:	Keighley Road (North), Silsden		M14-72 CITE 72 DELTED
Site Reference:	73		Merged with 72. SITE 73 DELTED
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment
Shape of Site	P/F	Pass	
Environmental Designation and	1/1	1 433	
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	I day DDY OV Sala 107 Sala		
Land Status	Is the site PDL? Is it cleared? Is it in use? Is the site within the urban area? Is the site edge of		
	urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could access to railway or waterway be delivered?		
TOUWOIKS	access to failway of waterway be derivered:		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual/ Landscape Impact	Are there any structures on the site? Is utilities		
Physical Development Constraints	provision noted on the site? Are there noted visible potential contamination issues? Are there any power cables crossing the site? Is there any noted subsidence? Is there any surface level water noted?		
Site Topography	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to development?		
one repography	асториен.		
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?		
	g		
Site Ownership			
Cultural/ Heritage Constraints			<u> </u>
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

G: N	Waadaaal Dalah		
Site Name:	Woodcock Delph		G OC GIFFE 120 DEL FED
Site Reference:	129		Same as site 86. SITE 129 DELTED
Pass / Fail Criteria	College	A	Comment
Site Size	Guidance:	Assessment	Comment
Shape of Site	P/F P/F	Pass Pass	
Environmental Designation and	P/F	Pass	
Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to 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?		
	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
	general sections		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required to connect the site to the PRN? Is the site nearby a		
Site Accessibility to Transport	railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
	What is the extent of visual amenity? Is the site highly		
Visual / Landscape Impact	visible? What is the topography of the area? What is the local landscape quality?		
	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
Extant Planning Consents			
3000000	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Current OSC	The die buildings on site vaedit!		
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			
ACC COUNT			1

	Chellow Grange Quarry, Haworth		T
Cita Nama	Road, Bradford		
Site Name: Site Reference:	Road, Bradfold		Same site as site 87. SITE 137 DELETED
Site Reference:	137		Same site as site 67. SITE 137 DELETED
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Pass	
Replacement Unitary Development Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to 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		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport Networks	to connect the site to the 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?		
C' T	Is the site flat? Is the flat sloping? Is the slope gentle? Is the topography likely to be a significant constraint to		
Site Topography	development?		
Extant Planning Consents			
~	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

Site Name:	The Shay, Soil Hill		
Site Reference:	The Shay, Son Hill		Same as site 89. SITE 138 DELETED.
Site Reference.	130		Same as site 69. SITE 136 DELETED.
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	Comment
Shape of Site	P/F	Pass	
Environmental Designation and	F/F	Fass	
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			
1			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
	Is the site within the urban area? Is the site edge of urban area? Note the name of the urban area and		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
Site Accessibility to Transport Networks	Is site access in place? Would improvement be required to connect the site to the 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
Site Reference.	140		Same as site 70. SITE 170 DELETED
Pass / Fail Criteria	Guidance:	Assessment	Comment
Site Size	P/F	Pass	
Shape of Site	P/F	Pass	
Environmental Designation and Heritage	P/F	Descri	
Replacement Unitary Development	F/F	Pass	
Plan Designation	P/F	Fail	Within Minerals Extraction Site
Proximity to Primary Road Network	P/F	Pass	
Developed Sites	P/F	Pass	
D - 11 1 01 - 1			
Detailed Site Assessment			
Site Status in RUDP			
Alignment to Strategic Objectives			
Land Status	Is the site PDL? Is it cleared? Is it in use?		
Zana Status	Is the site within the urban area? Is the site edge of		
Location	urban area? Note the name of the urban area and general location		
Location	general location		
Site Proximity to Sensitive Uses	What are the adjacent land uses? How dense is the adjacent use? Is the site overlooked?		
	Is site access in place? Would improvement be required		
Site Accessibility to Transport	to connect the site to the PRN? Is the site nearby a railway line? Is the site nearby a waterway? Could		
Networks	access to railway or waterway be delivered?		
Visual / Landscape Impact	What is the extent of visual amenity? Is the site highly visible? What is the topography of the area? What is the local landscape quality?		
Visual / Landscape impact	Are there any structures on the site? Is utilities		
	provision noted on the site? Are there noted visible potential contamination issues? Are there any power		
	cables crossing the site? Is there any noted subsidence?		
Physical Development Constraints	Is there any surface level water noted?		
	Is the site flat? Is the flat sloping? Is the slope gentle?		
Site Topography	Is the topography likely to be a significant constraint to development?		
1 0 1 7	•		
Extant Planning Consents			
	Is the site currently in use? Is the site in use as a waste		
Current Use	facility? If so, what type? If not, what is it in use as? Are the buildings on site vacant?		
Site Ownership			
Cultural/ Heritage Constraints			
Development Cost Value for Money	Does the site face significant multiple constraints or abnormal costs?		
Green Count			
Amber Count			
Red Count			

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