

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
<b>SHLAA 3 - BRADFORD NORTH EAST</b>																																	
NE/002	Leeds Old Road	0.59	Housing site	Housing Land Register	Previously Developed Land	Actual	30				30															30		Suitable Now		Yes		Deliverable	
NE/003	Rushton Ave, Barkerend	0.77	Housing site	Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now	No strategic or local constraints.	Unavailable	Site has residential and commercial permission.	Not Achievable	Site will be deleted
NE/004	Roundwood Avenue, Ravenscliffe	10.67	Housing site	Housing Land Register	Previously Developed Land	Actual	436	106	30	30	30	40	40	40	40	40	40									330		Suitable Now	Small part to NE lies within the g belt but categorised as suitable now on assumption that this small part would be utilised as either open space or structural landscaping. Site allocated for housing in RUDP and has a valid pp.	Yes		Deliverable	Development under construction. 106 complete at la
NE/005	Summerfields Road/Rockwell Lane, Eccleshill	1.93	Housing site	Housing Land Register	Previously Developed Land	Actual	77		20	20	30	7														77		Suitable Now		Yes		Deliverable	
NE/006A	Highfield Road, Idle	0.24	Housing site	Housing Land Register	Greenfield	Actual	4				4															4		Suitable Now	No constraints.	Yes	Part of site has permission for 7 units, but a later application approved is for only 4. 4 units are shown in trajectory	Deliverable	subject to access agreement
NE/006B	Westfield Lane, Idle	1.24	Housing site	Housing Land Register	Greenfield	Low	38.5							30	8.5											38.5		Suitable Now	No constraints.	Uncertain	Owner intentions not known	Developable	
NE/008	Ravenscliffe Avenue, Ravenscliffe	0.45		Housing Land Register	Greenfield	Medium	18.5							18.5												18.5		Suitable Now	No constraints.	Uncertain		Developable	
NE/009	Romanby Shaw, Ravenscliffe	1.55	Housing site	Housing Land Register	Previously Developed Land	Low	49					30	19													49		Suitable Now	No suitability constraints.	Yes		Deliverable	
NE/011	Tunwell Street, Eccleshill	0.47		Housing Land Register	Previously Developed Land	Medium	19					18.5	0.5													19		Suitable Now	No suitability constraints. Previous permission for 56 apartments now lapsed.	Yes	New application expected shortly	Deliverable	
NE/012	628 Leeds Road, Thackley	0.94		Housing Land Register	Previously Developed Land	Actual	32	32																		0		Suitable Now	No suitability constraints.	Yes		Deliverable	
NE/013	Westfield Lane	3.14	Housing site	Housing Land Register	Mixture	Actual	82				20	27		30	5											82		Suitable Now	No suitability constraints.	Yes	Pending application for 47 homes on around half the overall site at base date. Site to be subdivided	Deliverable	
NE/014	Fagley Croft, Fagley	0.38		Housing Land Register	Previously Developed Land	Actual	28				20	8														28		Suitable Now	2 small areas of TPO at either end of the site. Site has valid pp for flats.	Yes		Deliverable	
NE/015	Harrogate Road, Greengates	0.53		Housing Land Register	Mixture	Actual	24			12		12														24		Suitable Now	No suitability constraints.	Yes	Planning approval	Deliverable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NE/016	Leeds Road, Thackley	0.28		Urban Capacity	Previously Developed Land	Medium	13																			0	Suitable Now	No suitability constraints.	No	Site has permission for facilities relating to the retention of the site for caravan business	Not Achievable	Site in use for alternative use at present	
NE/018	Beech Grove, Bradford Moor	2.91	Housing site	Housing Land Register	Greenfield	Actual	92	70	20	2																22	Suitable Now	Most of site covered by a live pp which is currently being implemented.	Yes		Deliverable		
NE/020	Intake Road, Undercliffe	0.35	Housing site	Housing Land Register	Mixture	Low	12							12												12	Suitable Now	No suitability constraints other than a small number of individual TPO's which could be incorporated into any scheme.	Uncertain	Owners intentions unknown as planning approval has lapsed	Developable		
NE/021	Bolton Road, Undercliffe	0.19		Housing Land Register	Previously Developed Land	Medium	9																			0	Suitable Now	No suitability constraints.	No	Site has detailed permission for foodstore	Not Achievable	No units in the trajectory	
NE/022	Doctor Hill, Idle	0.42	Housing site	Housing Land Register	Greenfield	Medium	17					17														17	Suitable Now		Yes		Deliverable		
NE/023	121 Highfield Road, Idle	1.18		Housing Land Register	Previously Developed Land	Approx	36																			0	Suitable Now	No suitability constraints.	Uncertain	Site is on the market as a development opportunity	Not Achievable		
NE/024	Crimshaw Lane, Bolton Woods	0.23		Housing Land Register	Greenfield	Actual	12			12																12	Suitable Now	No suitability constraints, site has recent permission for 12 dwellings.	Yes		Deliverable		
NE/025	Simpsons Green	13.45	Safeguarded Land	Safeguarded Land	Greenfield	Approx	267				40	40	40	40	40	40	27									267	Suitable Now	Safeguarded land.	Yes	Site is safeguarded land but could potentially come forward sooner	Deliverable		
NE/026	Ellar carr Road, Thackley	0.94		Housing Land Register	Previously Developed Land	Actual	51			20	20	11														51	Suitable Now	Site with planning permission	Yes	work underway	Deliverable		
NE/028	Heap Lane	0.23		Housing Land Register	Previously Developed Land	Actual	11	11																		0	Suitable Now	No suitability constraints.	Yes	Site complete	Deliverable		
NE/030	Wapping Road	0.51	Housing site	Housing Land Register	Previously Developed Land	Medium - High	34							26.5	7.5											34	Suitable Now	No suitability constraints.	Uncertain		Developable		
NE/031	Prospect Road	0.49	Housing site	Housing Land Register	Greenfield	Medium - High	32.5							26	6.5											32.5	Suitable Now	No suitability constraints.	Uncertain	permission expired	Developable		
NE/034	Exmouth Place	4.25	Playing Fields	Urban Capacity	Greenfield	Low	111.5							35	35	35	6.5									111.5	Potentially Suitable - Local Policy Constraints	Has RUDP playing fields designation.	Uncertain	Education have not used the land for more than 10 years and there appears to be limited public access	Developable	Sustainable site	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NE/035	Barkerend Mill, Barkerend Road	1.10	Mixed Use Area	Housing Land Register	Previously Developed Land	Medium - High	74							30	25	15	4									74		Suitable Now	No suitability constraints.	Uncertain	Previous applications suggest a higher yield than first SHLAA would be more realistic. Owner intentions presently unknown	Developable	Site also suitable for other uses
NE/036	Harrogate Road/Union Mills	2.16	Mixed Use Area	Urban Capacity	Previously Developed Land	Low	57																			0		Suitable Now	No suitability constraints.	Unavailable	Complicated site with mill pond which is part of a swathe of land. Buildings may not all be available for conversion and may be valuable for local employment	Not Achievable	Site in use
NE/037	Harrogate Road, Eccleshill	3.20	Mixed Use Area	Call for Sites	Greenfield																							Suitable Now	No suitability constraints.		Large site part of wider mixed use area. Site is available in the short term and owner engaging in discussions to bring the site forward		
NE/038	Moorside Road, Eccleshill	21.30	Mixed Use Area	Urban Capacity	Greenfield	Approx	600					40	40	40	40	40	40	40	40	40	40	40	40	40	40	560	40	Suitable Now	Part of site designated as urban greenspace in RUDP. Access and remediation of quarry to be resolved	Yes	Owner considers much of the site to be available in the short term.	Deliverable	Large significant site needing major investment.
NE/039	Fagley Road	4.44	Mixed Use Area	Call for Sites	Greenfield	Low	116.5							30	30	30	20	6.5								116.5		Suitable Now	Parts of the site have RUDP open space designations but this is not expected to prevent the development of the site.	Yes	Site part owned by Bradford Council and part by Nelwands community association and there is a restrictive covenant to limit residential development. Consequently low density development is most appropriate reduced by 50% to allow for retention of community	developable	Site good for community led scheme or social
NE/040	Thornbury Road	0.57		Urban Capacity	Previously Developed Land	n/a																				0		Suitable Now	No suitability constraints.	Unavailable	Landowner currently considering development options for the site which may not include housing	Not Achievable	Laisterdyke led improvement scheme
NE/041	Greenfield Lane, Idle	0.52		Urban Capacity	Previously Developed Land	Low	16.5																			0		Suitable Now	No suitability constraints.	No	Site not considered to be currently available	Not Achievable	subject to access constraint

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NE/042	Sandholme Drive/Greystone Cres, Thorpe Edge	0.44		Call for Sites	Previously Developed Land	Actual	16					16														16		Suitable Now	No suitability constraints.	Yes	Site surrounded by other residential. Permission granted after the base date	Deliverable	
NE/043	Garsdale Avenue, Thorpe Edge	0.26		Urban Capacity	Greenfield	Medium	11.5						11.5													11.5		Suitable Now	No suitability constraints.	Uncertain	Small site which could accommodate a high density scheme. Owner intentions unknown.	Developable	
NE/044	Northwood Cres, Thorpe Edge	1.31	Urban Greenspace/ Recreation open space	Urban Capacity	Greenfield	Medium	53.5						30	23.5												53.5		Potentially Suitable - Local Policy Constraints	RUDP designates part of the site as recreation open space and all of the site as urban greenspace.	Uncertain	Site identified through survey as underused land. The area has many other well used and maintained areas for informal and informal recreation and this site could be devoped. The major urban greenspace is disjointed and only is linked by a tenuous road lin	Developable	
NE/045	Old Park Road, Thorpe Edge	0.35		Call for Sites	Greenfield	Medium	16					16														16		Suitable Now	No suitability constraints.	Yes	Owner is producing proposals to bring the site forward	Deliverable	
NE/046	Arthur Street, Bradford Road, Idle	2.15		Urban Capacity	Mixture	Actual	28					28														28		Suitable Now	No suitability constraints.	Yes	Site has planning permission on part of the site for 28 units. The site boundary will be revised down at the next update	Deliverable	
NE/047	Ravenscliffe Avenue	0.61		Urban Capacity	Previously Developed Land	Low	19						19													19		Potentially Suitable - Local Policy Constraints	Site status changed in SHLAA 2 due to eastern part of the site's inclusion within the Bradford Open Space Assessment.	Uncertain	Cleared and viable site, but owner intentions unknown	Developable	
NE/051a	Walkhill Farm, Apperley Lane	4.94	Green Belt	Call for Sites	Mixture	Low	129.5								30	30	30	25.5	14							129.5		Potentially Suitable - Local Policy Constraints	Small part of eastern section of site is within a Bradford Wildlife Area. Site lies within the green belt.	Yes	Site owner considers the site to be available and should be given early consideration given new railway station proposals	Developable	
NE/051b	Esholt Water Treatment Works	55.10	Green Belt	Call for Sites	Mixture	Low	1446.5																			0		Potentially Suitable - Local Policy Constraints	Operational filter beds. Very small strip within flood zones 3a and b but vast majority lies outside the flood zones. Whole of site is within green belt. Part of eastern section of site is a Bradford Wildlife Area.	Uncertain	Site put forward by agent on behalf of landowner but no information provided as to when the site will be available	Not Achievable	Not achievable as present information limited

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NE/052	Idle Hill Reservoir, Cotswold Avenue, Wrose	1.90	Urban Greenspace	Call for Sites	Previously Developed Land	Low	60																			0		Potentially Suitable - Local Policy Constraints	Urban greenspace.	Yes	Access to the site is via a long private road only. There does not appear to be another access route other than on foot. No information given on when the site will be available	Not Achievable	Without true nature of owners intentions and access
NE/053	Station Road, Esholt Water Treatment Works, Esholt village	6.20	Green Belt	Call for Sites	Previously Developed Land	Low	163																			0		Unsuitable	Within the green belt and not contiguous with the built up area.				
NE/054	Harrogate Road, Apperley Bridge	1.68		Call for Sites	Previously Developed Land	Actual	80				30	30	20													80		Suitable Now	No suitability constraints.	Yes		Deliverable	
NE/055	Harrogate Road/ Carr Bottom Road, Greengates	5.55	Urban Greenspace/Employment site	Call for Sites	Greenfield	Medium	189.5					40	40	40	40	25.5	4									189.5		Potentially Suitable - Local Policy Constraints	N half allocated for employment development southern half designated as safeguarded land. (BN/E1.14 & BN/UR5.4) Adjoins green belt and Bradford Wildlife area.	Yes	Developers understood to have an interest in the land	Developable	Access constraint but resolveable
NE/056	Cote Farm Leeds Road, Thackley	9.40	Urban Greenspace	Call for Sites	Greenfield	Low	247						40	40	40	40	40	26	20	1						247		Potentially Suitable - Local Policy Constraints	Agricultural land for rough grazing. Urban greenspace in RUDP.	Yes	Site has developer interest and was extended after assessment. Yield has been adjusted	Developable	
NE/057	Kings Drive, Wrose	0.82	Recreation Open Space	Call for Sites	Greenfield	Medium	33.5							30	3.5											33.5		Potentially Suitable - Local Policy Constraints	Recreation open space.	Yes	Site zoned as recreation open space, but is not maintained and in private ownership, this could be and error on the UDP which could be a material consideration to bring the site forward sooner, although permission has been refused before so this will need	Developable	
NE/058	Woodhall Road, Thornbury	11.80	Employment site	Call for Sites	Greenfield	Low	310												40	40	40	40	40	40	33	273	37	Potentially Suitable - Local Policy Constraints	Allocated in RUDP as an employment site BN/E1.17	Yes		Developable	Access constraint
NE/059	Bolton Road/myers Lane, Bolton Woods	1.45	Playing Fields	Call for Sites	Greenfield	Medium	59.5						30	27	2.5											59.5		Potentially Suitable - Local Policy Constraints	RUDP - playing fields designation.	Yes	Playing fields attached to school, considered surplus by church diocese.	Developable	
NE/060	Cavendish Road, Idle	0.50	Urban Greenspace/Playing fields	Call for Sites	Greenfield	Low	16						16													16		Potentially Suitable - Local Policy Constraints	Designated urban greenspace with small strip also designated as playing fields. Overgrown allotments. Land to east side of Idle Cricket Club. Narrow site.	Yes		Developable	
NE/061	Brookfields, Redcar Road, Eccleshill	1.49		Housing Land Register	Mixture	Actual	49		20	20	9															49		Suitable Now	Several TPO's	Yes	PP FOR 49	Deliverable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment		
NE/062	Lynmore Court, Idle	0.29	Urban Greenspace	Call for Sites	Greenfield	Low	10.5							10.5												10.5		Potentially Suitable - Local Policy Constraints	Flat greenfield site. Most of it designated in RUDP as urban greenspace.	Yes		Developable			
NE/063	Brackendale Mills, Thackley	0.45	Green Belt	Call for Sites	Mixture	Low	14																			0		Unsuitable						Site access may limit number of units possible	
NE/064	Victoria Road, Eccleshill	0.50		Housing Land Register	Previously Developed Land	Medium	21																			0		Suitable Now	No suitability constraints.	No		Not Achievable			
NE/065	Mitchell Lane, Thackley	5.86	Green Belt	Call for Sites	Greenfield	Low	154																			0		Potentially Suitable - Local Policy Constraints	Within the green belt but with potential to form an extension to the urban area.	Yes	Site fairly constrained, its development would be reliant on the completion of the adjacent site leaving a means of access	not Achievable	Access constraint not considered resolveable		
NE/066	Apperley Road, Apperley Bridge	1.15	Green Belt	Call for Sites	Greenfield	Low	36												30	6						36		Potentially Suitable - Local Policy Constraints	Within green belt. Suitability status changed since SHLAA 1 as the site no longer falls within flood zone 3b.	Yes	Site submitted by landowner	Developable			
NE/067	Gill Lane, Yeadon	0.57	Green Belt	Call for Sites	Greenfield	Low	17.5																			0		Potentially Suitable - Local Policy Constraints	Green belt and flood zone 3a. Suitability category changed since SHLAA1 when the southern half of site fell within flood zone 3b which is no longer the case.	Yes	Site submitted for consideration by landowner. Development would be limited given topography	Not Achievable	Unfeasible given wood and slopes		
NE/068	Apperley lane, Apperley Bridge	21.21	Green Belt	Call for Sites	Greenfield	Low	556.5																			0		Unsuitable	Within green belt and poorly related to the existing urban area.						
NE/069	Apperley Road	18.90	Green Belt	Call for Sites	Greenfield	Low	496																			0		Unsuitable	Green belt. Eastern half of site lies within flood zone 3b. Part of site identified as a Bradford Wildlife Site. Site also adjoins a SEGI.						
NE/070	Gain Lane, Thornbury	1.73		Call for Sites	Previously Developed Land	Medium	71																			0		Suitable Now	No suitability constraints.	Uncertain		Not Achievable	Currently used commercially		
NE/071	Park Road, Thackley	2.04	Green Belt	Call for Sites	Greenfield	Low	53.5																			0		Potentially Suitable - Local Policy Constraints	Green belt.	Uncertain		Not Achievable	Limited information		
NE/072	Lower Fagley Lane, Fagley	7.94	Green Belt	Other	Greenfield	Low	208.5												40	40	40	40	29.5	19		208.5		Potentially Suitable - Local Policy Constraints	Within green belt but adjoining built up area.	Yes	Access constraint will delay development	Developable	Access constraint.		
NE/073	Kings Road, Bolton Woods	0.45		Call for Sites	Greenfield	Actual	3				3															3		Suitable Now	3 small TPO's within the site - could be incorporated within development?	Yes	Site available.	Deliverable			
NE/074	Park Road, Thackley	2.79	Green Belt	Other	Greenfield	Low	73.5																			0		Potentially Suitable - Local Policy Constraints	Allotments. Green belt.	Uncertain	Site identified from previous and my not be available	Not Achievable	Access and railway. Limited information.		

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NE/075	Ainsbury Avenue, Thackley	0.38	Green Belt	Other	Greenfield	Low	13																			0		Potentially Suitable - Local Policy Constraints	Green belt but adjoins built up area. Not sure why it was put as unsuitable last time.	Uncertain	Site taken from archive and may not be available	Not Achievable	3rd Party land required for access
NE/076	Woodlea Close, Yeadon	1.18	Green Belt	Call for Sites	Greenfield	Low	37.5									30	7.5									37.5		Potentially Suitable - Local Policy Constraints	Green belt but adjoins the built up area.	Yes	Owner considering the potential sale of this site	Developable	Access from neighbouring estate - Leeds
NE/077	Stonehall Road, Eccleshill	0.51		Other	Previously Developed Land	Medium	21																			0		Suitable Now	No suitability constraints.	No	Site in use at present for non residential	Not Achievable	
NE/078	Jasper Street, Idle	0.10		Housing Land Register	Previously Developed Land	Medium	5																			0		Suitable Now	No suitability constraints.	No		Not Achievable	
NE/079	Idlethorp Way	2.22	Housing site	Housing Land Register	Previously Developed Land	Actual	71	71																		0		Suitable Now	RUDP allocated site with pp. A number of TPO's within the site. Development under way.	Yes	complete	Deliverable	complete
NE/080	Ashton Walk, Idle	0.46	Housing site	Housing Land Register	Greenfield	Actual	31	31																		0		Suitable Now	Formerly RUDP phase 1 allocated housing site - BN/H1.24 Has permission for 31 units with 19 already completed - 06/07199 TPO covers whole of site.	Yes	complet	Deliverable	
NE/081	Rawson Avenue, Thornbury	1.15	Housing site	Housing Land Register	Greenfield	Medium	47						30	17												47		Suitable Now	No suitability constraints.	Uncertain		Developable	
NE/082	Heap Street, Barkerend	0.73		Housing Land Register	Previously Developed Land	Medium High	49.5					30	17	2.5												49.5		Suitable Now	No suitability constraints.	Yes		Deliverable	
NE/083	New Street, Idle	3.10		Housing Land Register	Previously Developed Land	Actual	143	143																		0		Suitable Now	Small strip along eastern boundary lies within TPO. Small strip along SE boundary lies within green corridor as identified in Bradford Open Space Assessment.	Yes		Deliverable	completed
NE/085	Highfield Road, Idle	0.86		Housing Land Register	Previously Developed Land	Actual	57	57																		0		Suitable Now	TPO's Planning permission granted for retirement flats.	Yes		Deliverable	under construction
NE/086	Cavendish Road, Idle	0.14		Housing Land Register	Previously Developed Land	Medium	6.5						6.5													6.5		Suitable Now	No suitability constraints.	Uncertain		Developable	
NE/087	Leeds Road, Bradford Moor	0.13	Employment site	Housing Land Register	Previously Developed Land	Actual	13	13																		13		Suitable Now	Eastern part of site within allocated employment site BNE1.6.  Renewal of planning permission 07/05451/FUL: Construction of a mixed use development comprising retails, offices and apartments	Yes		Deliverable	Retail part under construction only

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NE/088	Willow Crescent, Wrose	0.21		Housing Land Register	Greenfield	Low	1							1												1	Suitable Now	No suitability constraints. PP for retirement housing.	Uncertain		Developable		
NE/090	55 Joseph Street, Barkerend	0.20		Housing Land Register	Previously Developed Land	Medium	9							9												9	Suitable Now	No suitability constraints.	Uncertain		Developable		
NE/091	118 Bradford Road, Idle	0.12		Housing Land Register	Previously Developed Land	None	5																			0	Suitable Now	Demolition of restaurant and redevelopment of the site to consist of one two storey town house, 7 three storey town houses and three one bed flats with associated parking	Unavailable	Further approvals relate to the current use to suggest the site is no longer available	Not Achievable		
NE/092	Old Park Road, Idle	0.08		Housing Land Register	Previously Developed Land	Actual	14	14																		0	Suitable Now	No suitability constraints. 09/00330/FUL - Conversion of former nursing home into 12 one bedroom flats and 2 two bedroom flats.	Yes		Deliverable		
NE/093	526 Leeds Road, Thackley	0.20		Housing Land Register	Previously Developed Land	Actual	10	10																		10	Suitable Now	No suitability constraints. 07/10433/FUL - Demolition of existing industrial building and construction of ten houses and garages with new access road - permission currently being renewed subject to s106	Yes		Deliverable		
NE/094	Leeds Road, Thackley	0.39		Housing Land Register	Mixture	Low	14							14												14	Suitable Now	Small TPO within the site.	Uncertain		Developable		
NE/096	Westfield Lane, Idle	0.19		Housing Land Register	Previously Developed Land	Medium	8.5							8.5												8.5	Suitable Now	No suitability constraints.	Uncertain		Developable		
NE/097	Off Redcar Road, Greengates	0.30		Housing Land Register	Greenfield	Actual	4	4																		0	Suitable Now	No suitability constraints. 09/04492/FUL - Creation of 4 semi-detached houses (2 pairs)	Yes		Deliverable		
NE/098	Idle United Reformed Church, Westfield Lane, Idle	0.16		Housing Land Register	Previously Developed Land	Actual	8		8																	8	Suitable Now	Site with planning permission for conversion of building to 8 homes	Yes		Deliverable	PP RECENT	
NE/099	126 Bradford Road, Idle	0.32		Housing Land Register	Previously Developed Land	Actual	13			13																13	Suitable Now	Small part of northern fringe of site lies within former RUDP housing allocation - BN/H1.3 Northedge Meadow. Site covered by large area based TPO. Site has PP for 13 units - 08/00991/OUT	Yes		Deliverable	Renewal pending	
NE/100	Sherbourne Drive, Town Lane, Idle	0.07		Housing Land Register	Previously Developed Land	Actual	9		9																	9	Suitable Now	No suitability constraints.	Yes		Deliverable	Renewal PP	
NE/102	Croft Street, Idle	0.27		Housing Land Register	Previously Developed Land	Actual	16		16																	16	Suitable Now	No suitability constraints.	Yes		Deliverable		
NE/103	Greystone Crescent, Thorpe Edge	0.22		Housing Land Register	Previously Developed Land	Actual	4	4																		0	Suitable Now	No suitability constraints.	Yes		Deliverable		
NE/106	Oakdale Drive, Ecdeshill	0.68		Housing Land Register	Previously Developed Land	Actual	25	25																		0	Suitable Now	No suitability constraints.	Yes		Deliverable		
NE/107	Stony Lane, Eccleshill	0.02		Housing Land Register	Previously Developed Land	Actual	2		2																	2	Suitable Now	No suitability constraints.	Yes		Deliverable		



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NE/108	Wapping Road, Barkerend	0.06		Housing Land Register	Previously Developed Land	Approx	5							5												5		Suitable Now	No suitability constraints.	Uncertain	Garage is empty	developable	
NE/109	Hinchliffe Street	0.17		Housing Land Register	Greenfield	Actual	10			10																10		Suitable Now	No suitability constraints.	Yes		Deliverable	
NE/110	Oakdale Road, Wrose	0.44		Urban Capacity	Greenfield	Low	14							14												14		Suitable Now	No suitability constraints.	Uncertain		Developable	
NE/111	Folkestone Street, Bradford Moor	0.07		Housing Land Register	Previously Developed Land	Actual	8			8																8		Suitable Now	No suitability constraints.	Yes	Land for sale	Deliverable	
NE/112	Kyme Mills, Leeds Road	0.87		Other	Previously Developed Land	medium	35.5	0						30	5.5											35.5		Suitable Now		Uncertain		Developable	
NE/113	Steadman Street, Whitehead Street, Barkerend	0.40		Other	Previously Developed Land	Medium - High	27.5							24.5	3											27.5		Potentially Suitable - Local Policy Constraints	Existing RUDP employment allocation	Uncertain	Unknown owner	Developable	
NE/115	Randolph Street, Leeds Old Road, Thornbury	0.70		Other	Previously Developed Land	medium	29																			0		Suitable Now	No suitability constraints.	No	Site would also be suitable for other uses	Not Achievable	
NE/116	Brookfield Road/New Otley Road, Barkerend	0.35		Other	Previously Developed Land	est	19				19															19		Suitable Now	No suitability constraints.	yes	Site is part of forward programme for new Council Houses	Deliverable	
NE/117	St Clares Avenue, Fagley Road, Fagley	0.94		Housing Land Register	Previously Developed Land	Actual	22			20	2															22		Suitable Now	No suitability constraints.	Yes	PP FOR 22	Deliverable	
NE/119	Off Ashton Walk, Sandhill Fold, Idle	1.94		Call for Sites	Greenfield	Low	61							30	26	5										61		Potentially Suitable - Local Policy Constraints	Urban greenspace.	Yes		Developable	Access should be resolveable
NE/120	Rockwith Parade, Ravenscliffe	0.33		Urban Capacity	Greenfield	Low	11.5							11.5												11.5		Suitable Now	No suitability constraints.	Uncertain	Landowner intentions unknown	Developable	Village green proposal by community
NE/121	Thornbury Road, Barkerend	1.24		Urban Capacity	Previously Developed Land	n/a																				0		Suitable Now	No suitability constraints.	No		Not Achievable	
NE/122	Eccleshill Sports Club, Kingway, Wrose	1.22		Other	Greenfield	Actual	56			20	30	6														56		Suitable Now		Yes		Deliverable	Update at next survey
NE/123	Rimswell Holt, Ravenscliffe	0.22		Other	Previously Developed Land	Low	7.5							7.5												7.5		Suitable Now	V slight overlap of a TPO into the NW corner of the site.	Uncertain	Owners intentions for the site currently unknown	Developable	
NE/124	Gladstone Street, Bradford Moor	0.33		Other	Greenfield	Medium	14.5												14.5							14.5		Suitable Now	No suitability constraints.	Uncertain	Owner intentions currently unknown	Developable	Subject to access
NE/125	Idle Road, Bradford	0.25		Urban Capacity	Greenfield	medium	11.5							11.5												11.5		Suitable Now	No suitability constraints.	Uncertain		Developable	
NEW SITES TO THIS SHLAA																																	
NE/126	485A - 487A Leeds Road	0.02		Housing Land Register	Previously Developed Land	Actual	6	6																		0		Suitable Now	Site with detailed planning permission for conversion of building	Yes	PP FOR 6	Deliverable	
NE/127	184 Moorside Road Eccleshill	0.21		Housing Land Register	Previously Developed Land	Actual	6	0		6																6		Suitable Now		Yes	PP FOR 6	Deliverable	
NE/128	Kenstone Crescent - Idle	1.63		Call for Sites	Greenfield	Low	51.5	0						30	21.5											51.5		Potentially Suitable - Local Policy Constraints		Yes		Developable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NE/129	Hendford Drive - Bowling	0.71		Housing Land Register	Previously Developed Land	Actual	27	0			27														27		Suitable Now		Yes		Deliverable		
NE/130	Moorside Place - Bradford Moor	0.09		Housing Land Register	Previously Developed Land	Actual	6	0			6														6		Suitable Now		Yes		Deliverable		
NE/131	Site adjacent 77 Wrose Road Shipley	0.23		Other	Previously Developed Land	Medium	11	0																	0		Suitable Now	2 groups of protected trees to the eastern side of the site	Unavailable	The site is on the market	unachievable		
NE/132	Wrose Brow Road, Windhill	2.03	Urban greenspace	Call for Sites	Mixture	Low	53.5								30	23	0.5								53.5		Potentially Suitable - Local Policy Constraints	Scrubby grassland bordering playing field and wider greenspace. Several derelict garages and outbuildings. Unmaintained area enlarged following site visit compared to original submitted call for sites proposal.	Yes		Developable	Subject to access being created	
NE/133	Browfoot, Wrose Brow Road, Windhill	2.87	urban greenspace	Urban Capacity	Greenfield	Low	75						30	30	15										75		Potentially Suitable - Local Policy Constraints	Part of a much wider area of urban greenspace designated in RUDP. Small part at the eastern side of the site is also identified as outdoor sports facilities within the Bradford Open Space Assessment. Maintained amenity grassland bordering houses - unused.	Uncertain	Owner intentions not fully known at present	Developable		
NE/134	196-198 Barkerend Road,			Housing Land Register	Previously Developed Land	Actual	7				7														7		Suitable Now		Yes		Deliverable		
NE/135	8-10 Ryton Dale, Ravenscliffe			Housing Land Register	Greenfield	Actual	5			5															5		Suitable Now		Yes		Deliverable		
NE/136	306 Leeds Road			Housing Land Register	Previously Developed Land	Actual	5			5															5		Suitable Now		Yes		Deliverable		
NE/137	627-629 Leeds Road			Housing Land Register	Previously Developed Land	Actual	5		5																5		Suitable Now		Yes		Deliverable		
NE/138	344-350 Idle Road	0.16		Housing Land Register	Previously Developed Land	Actual	5			5															5		Suitable Now		Yes		Deliverable		
NE/139	602 Sticker Lane	0.13		Housing Land Register	Previously Developed Land	Actual	5				5														5		Suitable Now		Yes		Deliverable		
NE/142	Thorp Garth, Idle	0.51		Call for Sites	Previously Developed Land	Medium	21				21														21		Suitable Now		Yes		Deliverable		
NE/143	Fairhaven Green/Woodfield Close	0.37		Call for Sites	Previously Developed Land	Medium	17				17														17		Suitable Now		Yes		Deliverable		
		<b>284.35</b>					<b>8317.5</b>	<b>574</b>	<b>118</b>	<b>196</b>	<b>290</b>	<b>497.5</b>	<b>222.5</b>	<b>850.5</b>	<b>474.5</b>	<b>378</b>	<b>255</b>	<b>144</b>	<b>216</b>	<b>160</b>	<b>121</b>	<b>120</b>	<b>109.5</b>	<b>99</b>	<b>73</b>	<b>4324.5</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
ADDITIONAL SITES FROM GROWTH STUDY																																	
NE/140	Land east of Harrogate Road, Greengates	1.00	Green Belt	Call for Sites	Greenfield	Medium	41								30	11									41		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
NE/141	Land north of Thackley	9.4	Green Belt	Growth study	Greenfield	Low	247																					Potentially Suitable - Local Policy Constraints		uncertain		Not Achievable	
							<b>8605.5</b>	<b>574</b>	<b>118</b>	<b>196</b>	<b>290</b>	<b>497.5</b>	<b>222.5</b>	<b>850.5</b>	<b>474.5</b>	<b>408</b>	<b>266</b>	<b>144</b>	<b>216</b>	<b>160</b>	<b>121</b>	<b>120</b>	<b>109.5</b>	<b>99</b>	<b>73</b>	<b>4365.5</b>	<b>77</b>						

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/001	Snowden Street/Trafalgar Street	0.49		Housing Land Register	Previously Developed Land	Actual	362			30	30	40	40	40	40	40	40	40	22							362		Suitable Now	No suitability constraints	Yes	Site has full recent permission and is on the market by Hayfield Robinson. Permission renewed in February 2013	Deliverable	
NW/002	Drummond Trading Estate, Lumb Lane	3.03		Housing Land Register	Previously Developed Land	Medium High	170.5							35	35	35	33	20	12.5							170.5		Suitable Now	No suitability constraints.	Uncertain	Site has had discussions with the Council re a revised scheme for the site but there are no current permissions	Developable	No recent progress
NW/003	Bowland Street	0.58		Urban Capacity	Previously Developed Land	Medium	23.5							23.5												23.5		Suitable Now	No suitability constraints.	Uncertain	Site may also be suitable for other uses but the area is becoming more residential. Owners intentions are not known	Developable	
NW/004	Midland Road	1.00		Housing Land Register	Previously Developed Land	Low	31.5							28.5	3											31.5		Suitable Now	Peripheral areas of site lie within green corridor as defined in the Bradford Open Space Assessment.	Uncertain	Permission has expired. Owners current intentions are unknown	Developable	
NW/005	Trenton Drive, Green Lane	1.52		Urban Capacity	Previously Developed Land	Actual	64					30	30	4												64		Suitable Now	V Small part of nw corner of site lies within an area designated within the Bradford Open Space Assessment as provision for children and young people.	Yes	The landowner intends to redevelop the site in the near future and has announced its plans to demolish the existing buildings	deliverable	
NW/007	Spring Bank Place	0.57		Urban Capacity	Previously Developed Land	Low	17.5							17.5												17.5		Suitable Now	No suitability constraints.	Uncertain	Buildings in current use. Owners intentions presently unknown	Developable	
NW/010	Mansfield Road	0.21		Housing Land Register	Previously Developed Land	Actual	20			8		12														20		Suitable Now	No suitability constraints.	Yes	Permission for 8 with expectation of around 12 in the the building	Deliverable	
NW/011	St Marys Road, Manningham	0.36		Urban Capacity	Previously Developed Land	Medium	27.5																			0		Suitable Now	No suitability constraints.	Unavailable		Not Achievable	
NW/012	St Marys Road	0.44		Housing Land Register	Previously Developed Land	Actual	16		8	8																16		Suitable Now	Two single TPO's but would not be a constraint on development.	Yes	Site has planning permission and work has started	Deliverable	
NW/013	Priestman Street	1.19		Urban Capacity	Previously Developed Land	Medium	49							30	19											49		Suitable Now	No suitability constraints.	Uncertain	Land and buildings are derelict. Owners intentions are unknown	Developable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/015	Acacia Drive, Sandy Lane	3.72		Call for Sites	Greenfield	Low	98							30	30	27	11									98		Potentially Suitable - Local Policy Constraints	Green belt.	Yes	Site owned by developer and capable of coming forward in the short term	Developable	
NW/016	Mount Pleasant Farm, Sandy Lane	11.17	Green Belt	Call for Sites	Greenfield	Low	293																					Potentially Suitable - Local Policy Constraints	Green belt. Land to the west adjoins existing urban edge, the northern edge adjoins NW/015 which has access from neighbouring estate and NW/022 which adjoins Wilsden Road			not Achievable	
NW/017	Wilsden Road, Sandy Lane, Bradford	13.75	Green Belt	Call for Sites	Greenfield	Low	361.0																			0		Unsuitable	Green belt land which does not adjoin the built up area. Existing farmland with farm buildings.				
NW/018	High Ash Farm, Allerton Road, Allerton	2.58	Green Belt	Other	Greenfield	Low	67.5							30	29	8.5										67.5		Potentially Suitable - Local Policy Constraints	Green belt site but when viewed against existing development and backdrop, represents only a minor incursion. Site identified as potential release prior to last UDP deposit.  Level to slightly sloping fields on edge of built up area.	Uncertain		Developable	
NW/019	West Avenue, Sandy Lane	0.37		Call for Sites	Greenfield	Low	13					13														13		Suitable Now	No suitability constraints.	Yes	Site available in short term and owner looking to bring the site forward soon	Deliverable	Resolveable access issues
NW/020	Haworth Road, Sandy Lane	4.55	Green Belt	Call for Sites	Greenfield	Low	119.5												30	30	30	21	8.5			119.5		Potentially Suitable - Local Policy Constraints	Within green belt and within consultation zone for a Major Hazard Site - Chellow Treatment Works. PADHI test reveals the HSE would not advise against granting planning permission on the site	Yes	Site available but no current suitable access exists	Developable	Access to be resolved first
NW/021	Wilsden Road, Sandy Lane, Bradford	3.24	Green Belt	Call for Sites	Greenfield	Low	85.0																			0		Unsuitable	Prominent green belt site separated from original call for sites submission. See also NW/022. Sloping fields separated by dry stone and some trees.				More enclosed site than NW/021
NW/022	Wilsden Road, Sandy Lane	2.22	Green Belt	Call for Sites	Greenfield	Low	58.5									30	25	3.5								58.5		Potentially Suitable - Local Policy Constraints	Lies within green belt adjoining built up area. More contained piece of land from larger submission with potential access from Wilsden Road via derelict farm buildings.	Yes	With possible access constraint	Developable	
NW/023	Wilsden Road/West Avenue, Sandy Lane	0.71	Green Belt	Call for Sites	Greenfield	Low	22						22													22		Potentially Suitable - Local Policy Constraints	Level to sloping field on edge of development. The release of the site could be developed alongside NW/019 and provide access to the cottages on West Avenue.	Yes		Developable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/024	Allerton Road/Prune Park Lane, Allerton	2.22	Green Belt	Call for Sites	Greenfield	Low	58.5							30	25	3.5										58.5		Potentially Suitable - Local Policy Constraints	Within green belt but adjoins built up area. Field in grazing use. Site less prominent when viewed against the backdrop of existing urban area.	Yes		Developable	No obvious constraints, can come forward earlier
NW/025	Prune Park Lane, Allerton	35.43	Green Belt	Call for Sites	Greenfield	Low	930												40	40	40	40	40	40	40	280	650	Potentially Suitable - Local Policy Constraints	Green belt. Undulating open fields separated by dry stone walls and hedging. Part of an important area of green belt separating Bradford and Wilsden. A smaller proportion of the site could be identified for development - see NW/023 and NW/024	Yes	Vast area of land for consideration requiring significant infrastructure to bring the site forward as one development and numerous owners	Developable	Significant but resolveable constraints
NW/026	Ivy Lane, Allerton	4.84	Housing site	Housing Land Register	Greenfield	Low	127.0					30	30	30	24.5	12.5										127		Suitable Now	Former quarry and agricultural land. Phase 2 allocation (RUDP 2005).	Yes	An application for 104 units on part of the site pending	Developable	
NW/028	Chellow Grange Road, Heaton	2.13		Housing Land Register	Greenfield	Medium	73					30	30	13												73		Suitable Now	Former Phase 1 Housing Site BW H1.19 Within consultation zone for Major Hazard Site - Chellow treatment works. PADHI test reveals the HSE would not advise against granting planning approval	Yes	Renewal of application for 101 units refused in May 2012 due to lack of S106 contribution. Owner expected to seek residential approval again in the near future. Medium yield applied to trajectory	Deliverable	
NW/029	Galsworthy Avenue, Daisy Hill	1.25	Housing site	Housing Land Register	Greenfield	Actual	79				20	30	29													79		Suitable Now	Former RUDP Phase 2 Housing Site BW/H2.13	Yes	Site has outline planning approval for 79 units renewed in 2013	Deliverable	
NW/030	Lynfield Drive, Daisy Hill	3.03	Housing site/playing field	Housing Land Register	Greenfield	Medium	103							30	30	30	13									103		Potentially Suitable - Local Policy Constraints	Former RUDP Phase 2 housing site and land protected as playing fields in the RUDP.	Yes	Site is available now as the Cricket club have now relocated and is for sale under Eddisons	Developable	Now in part but comprehensive development preferred
NW/031	Hazel Walk, Daisy Hill	8.98	Green Belt	Call for Sites	Greenfield	Low	235.5									40	40	40	40	40	21	14.5			235.5		Potentially Suitable - Local Policy Constraints	Sloping fields with some mature trees and hedgrows. Green belt but on the edge of urban area. Enclosed within existing urban edge. Some prominence but not when viewed against existing urban back drop.	Yes	Large site with constraints including access and topography, which could be overcome in longer term	Developable	Resolveable constraints.	
NW/032	Chellow Lane, Daisy Hill	0.43	Housing site	Housing Land Register	Greenfield	Low	13.5					13.5														13.5		Suitable Now	Former Phase 2 Housing Site (RUDP 2005). TPO affects the small part of site.	Yes	Owner indicates site is available in the short term.	Deliverable	No permission in place yet but no constraints
NW/033	Chellow Dene, Bradford	12.96	Green Belt	Call for Sites	Greenfield	Low	340.5							40	40	40	40	40	40	40	26	20	14.5			340.5		Potentially Suitable - Local Policy Constraints	Sloping fields within green belt but adjoining built up area. V small part of eastern section of the site has TPOs.	Yes	Further information submitted by agent for owner	Developable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/035	Allerton Rd	0.67		Urban Capacity	Previously Developed Land	Medium - High	45.5																		0		Suitable Now	No suitability constraints.	Uncertain		Developable	Medium high density most appropriate	
NW/036	Whitburn Way, Allerton	0.68		Housing Land Register	Previously Developed Land	Medium	28.0					27.5	0.5												28		Suitable Now	No suitability constraints.	Yes	Owner is understood to be in the process of preparing a proposal for the site	Deliverable		
NW/037	Brocklesby Drive	0.47	Proposed recreation open space	Urban Capacity	Previously Developed Land	Medium	19								19										19		Potentially Suitable - Local Policy Constraints	Designated in the Bradford Open Space Assessment as an area of amenity greenspace and provision for children and young people.	Uncertain	Consultation undertaken with community has been supportive of development. Owners current intentions however are unknown	Developable		
NW/038	Allerton Lane	0.65		Housing Land Register	Mixture	Medium	26.5							26.5											26.5		Suitable Now	Part of a larger site from SHLAA1 which has now been split into 2 - this part has no policy constraints and has a valid permission for residential development.	Uncertain	Permission expired. Owners intentions unknown	Developable		
NW/039	Allerton Lane/Cote Lane	14.81	Safeguarded Land	SafeGuarded Land	Greenfield	Actual	292.0					40	40	40	40	40	40	40	12						292		Suitable Now	Safeguarded land.	Yes	Application for 292 units was refused at committee but overturned at appeal	Deliverable	off site infrastructure required	
NW/040	Merrivale Road, Allerton	1.34	Housing site	Housing Land Register	Mixture	Medium	54.5								30	24.5									54.5		Suitable Now	Former RUDP Allocated phase 1 housing site - BW H1.10 No suitability constraints.	Uncertain	No progress undertaken since last shlaa	Developable	No known constraints	
NW/041	Allerton Lane/Chevet Mount	1.67		Housing Land Register	Greenfield	Actual	42				20	22													42		Suitable Now	Formerly RUDP - Phase 2 housing sites - BW/H2.7 and H2.8 Mown grass with permission for 50 bed nursing home and 42 sheltered homes	Yes	Permission for 50 bed care home and 42 bungalows renewed in early 2013	Deliverable		
NW/042	Allerton Road, Four Lane ends	1.65	Playing fields	Call for Sites	Greenfield	Low	52.0								30	22									52		Potentially Suitable - Local Policy Constraints	Level cricket ground and pavillion. Mature trees on boundary. RUDP playing fields designation and identified within the Bradford Open Space Assessment. Small strip of southern boundary covered by ba TPO.	Yes		Developable		
NW/043	Bull Royd Lane, Allerton	0.98		Housing Land Register	Previously Developed Land	Actual	54			20	20	14													54		Suitable Now		Yes		Deliverable		
NW/045	Reservoir House, Heights Lane, Daisy Hill	0.87		Urban Capacity	Previously Developed Land	medium	35.5								30	5.5									35.5		Suitable Now	No constraints.	Uncertain	The site has been cleared in readiness for work to start	Developable		
NW/046	Haworth Road, Playing fields, Heaton	3.46	Playing fields/recreation on open space	Call for Sites	Greenfield	low	118								30	30	30	23	5						118		Potentially Suitable - Local Policy Constraints	RUDP - protected as recreational open space / playing fields. Also identified within the Bradford Open Space Assessment.	uncertain	Owners intentions currently unknown.	developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/047	St Martins Church, Haworth Road, Heaton	0.58		Urban Capacity	Greenfield	n/a	0																		0		Suitable Now	Level grassed area adjacent church and to east of vicarage. Some trees with TPO but only a tiny slither of the site.	Uncertain	Owner intentions unknown at present	Not Achievable		
NW/048	Thorn Lane, Heaton	3.12		Housing Land Register	Previously Developed Land	Actual	141	54	30	30	27														87		Suitable Now		Yes	No contact made with owner	Deliverable		
NW/049	Bingley Road/Long Lane, Heaton	20.34	Green Belt	Call for Sites	Greenfield	Low	534							40	40	40	40	40	40	40	40	40	40	40	40	480	54	Potentially Suitable - Local Policy Constraints	Small part of NW corner of site in Bradford Wildlife Area. Whole site within Green Belt, Small area to NW covered by TPO. All of site within outdoor sports area identified within the Bradford Open Space Assessment.	yes		developable	
NW/051	Ashwell Farm, Heaton	0.86	Housing site	Housing Land Register	Greenfield	Actual	27				20	7													27		Suitable Now	Formerly RUDP Phase 2 Housing Site - BW/H2.11 Overgrown field adjacent to converted farm. Access via existing gated driveway.	Yes	outline approval	Deliverable		
NW/052	Carlisle Road	1.07		Housing Land Register	Previously Developed Land	Medium	72							30	14										44		Suitable Now	No constraints.	Uncertain	The site has been for sale for sometime	Developable	Potential constraints	
NW/054	Thornton Rd	1.26		Urban Capacity	Greenfield	Medium - High	85							30	29	15	11								85		Suitable Now	No constraints.	Uncertain	Owner intentions not presently known	Developable	Subject to agreement re access	
NW/055	Off Manningham Lane, Manningham	0.50	Housing site	Housing Land Register	Greenfield	Medium - High	34							26.5	7.5										34		Suitable Now	Formerly phase 1 allocated housing site in RUDP - BN/H1.34. Permission for 21 units now expired. TPO along 2 of the site's boundaries. V small slither on eastern edge within Bradford Open Space Assessment.	Uncertain	Owner intentions unknown	Developable		
NW/056	Allerton Road, Girlington	0.61		Housing Land Register	Previously Developed Land	Actual	9		3	6															9		Suitable Now	No constraints.	Yes	Site with planning permission for 9	Deliverable		
NW/057	Manningham Mills, Patent Street, Manningham	0.46		Housing Land Register	Previously Developed Land	Actual	322	247	20	20	20	15													75		Suitable Now	No constraints.	Yes	Site under construction and almost completed	Deliverable		
NW/058	Saffron Drive, Allerton	0.34		Housing Land Register	Mixture	Medium	15							15											15		Suitable Now	Identified within the Bradford Open Space Assessment as an area of provision for children and young people.	Yes		Deliverable		
NW/059	114 Leylands Lane, Heaton	0.42		Housing Land Register	Greenfield	n/a	0																		0		Suitable Now	TPO covers some of site boundaries.	Unavailable	Site has recent permission for 18 bed dementia home	Not Achievable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/060	Bell Dean Road, Allerton	0.25		Housing Land Register	Previously Developed Land	Low	9.0							9												9		Suitable Now	No constraints.	Uncertain	Site is available but owners intentions unclear.	Developable	
NW/063	Pearson Lane, Heaton	0.25		Housing Land Register	Greenfield	Actual	4				4															4		Suitable Now	V small part of site affected by TPO (SE boundary). Has PP for 3 detached houses and 1 detached bungalow.	Yes		Deliverable	
NW/064	Allerton Road, Allerton	0.19		Housing Land Register	Previously Developed Land	Actual	5				5															5		Suitable Now	No constraints.	Yes		Deliverable	
NW/066	Alton Grove, Frizinghall	0.26		Housing Land Register	Previously Developed Land	Actual	10			10																10		Suitable Now	Site with detailed planning permission	Yes		Deliverable	
NW/067	Saffron Drive, Allerton	0.27		Housing Land Register	Previously Developed Land	Actual	6				6															6		Suitable Now	No constraints.	Yes		Deliverable	
NW/068	Allerton Lane east, Allerton	1.63	Green Belt	Call for Sites	Greenfield	Low	51.5												30	21.5						51.5		Potentially Suitable - Local Policy Constraints	Within green belt but adjoining built up area. Also falls within a Bradford Wildlife Area.	Yes	Owner submitted for consideration	Developable	Access and topographical constraints to development
NW/069	Land south of Hoopoe Mews, Allerton	9.39	Green Belt	Call for Sites	Greenfield	Low	247																			0		Unsuitable	Green belt and also a Bradford Wildlife area. Although it adjoins along part of its boundary the built up area it is a large site which would make substantial inroads into a relatively narrow belt of open land which separates Allerton from Thornton.				
NW/071	Chellow Water Treatment Works, Haworth Road, Daisy Hill	17.60	Green Belt	Call for Sites	Previously Developed Land	Low	462												40	40	40	40	40	40	40	280	182	Potentially Suitable - Local Policy Constraints	A designated major developed site within the green belt. Also a major hazard site though presumably if this use ceases the consultation zone would go. In topographical terms could be a fairly prominent site in medium distance views.	Yes	Site submitted by landowner with suggestion it will be available in the medium term	Developable	
NW/072	Heaton Service reservoir, North Park Road, Heaton	4.58	Urban Greenspace	Call for Sites	Mixture	Low	120																					Potentially Suitable - Local Policy Constraints	Whole of site is a designated Bradford Wildlife Area and also all of site falls within urban greenspace and TPO.	Yes	Site available in medium term subject to further investigations and could be developed without too much tree loss	not Achievable	Possible contamination to be investigated
NW/073	Church Street, Manningham	0.23		Urban Capacity	Previously Developed Land	Medium	10.5						10.5													10.5		Suitable Now	No constraints.	Uncertain	Owner intentions presently unknown, but could come forward at any time	Developable	
NW/074	Hill Top Lane, Allerton	0.26		Urban Capacity	Previously Developed Land	Low	9					9														9		Suitable Now	No constraints.	Yes	Owner intends to develop the site at low density	Deliverable	Low density appropriate
NW/075	Rayner Mount, Allerton	0.28		Urban Capacity	Greenfield	Low	9.5				9.5															9.5		Suitable Now	No constraints.	Yes	Owner intends bringing the site forward	Deliverable	Low yield at present applied
NW/076	Fairmount, North Park Road, Heaton	0.32		Urban Capacity	Previously Developed Land	Medium	14.5						14.5													14.5		Suitable Now	No constraints.	Uncertain	Land owner intentions presently unknown although contact being made by community liaison	Developable	Site could come forward sooner



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
NW/077	Garforth Street	0.21		Urban Capacity	Previously Developed Land	Medium	10																			0		Suitable Now	No constraints.	No	Owner intentions unknown at present. Infill development would be appropriate with the retention of parking for the church	not Achievable	
NW/078	Shaftesbury House, Shaftesbury Avenue, Daisy Hill	0.38		Urban Capacity	Greenfield	Low	13.5							13.5												13.5		Suitable Now	Several TPO's may reduce developable area but not rule out development itself.	Uncertain		Developable	
NW/079	Bingley Road, Heaton	0.31		Urban Capacity	Greenfield	Low	10.5							10.5												10.5		Potentially Suitable - Local Policy Constraints	This site lies within the green belt but adjoins the built up area. It is also covered by a TPO.	Yes	Owner has expressed a view to bring the site forward for development	Developable	
NW/080	Rayner Mount Allerton	0.24		Urban Capacity	Greenfield	Approx	4.0				4															4		Suitable Now	No constraints.	Yes	Owner has expressed a view to bring the site forward and has produced a draft layout showing 4 units	Deliverable	Low density at present until permission gained
NW/081	Off Snowden Street, Daisy Hill	3.01	Playing field/recreation open space	Other	Greenfield	Medium	103							30	30	30	13									103		Potentially Suitable - Local Policy Constraints	NE section designated in RUDP as playing fields. SW half of site is designated recreation space. Whole site also identified in the Bradford Open Space Assessment as playing fields.	Uncertain	Community consultation undertaken to review amount and quality of open space in the area. No further proposals available at present. Land put forward by community. See also NW/046	Developable	
NW/082	Walker Drive, Girlington	1.07		Other	Previously Developed Land	Medium	43.5																			0		Suitable Now	No constraints.	Uncertain	Site put forward by community. Landowners intentions currently unknown.	not Achievable	Site could revert back to industrial use
NW/083	Springfield Place, Thurnscoe Road Off Manningham Lane, Manningham	0.27		Other	Previously Developed Land	Medium - High	20.5				17	3.5														20.5		Suitable Now	No constraints.	Yes	Owners has been seeking a re use of the property	Deliverable	
NW/084	Belvedere Terrace, Hollings Road, Girlington	0.33		Other	Previously Developed Land	Medium	14.5							14.5												14.5		Suitable Now	No constraints.	Uncertain	Owner intentions presently unknown	Developable	
NEW SITES TO THIS UPDATE																																	
NW/085	100 To 108 Washington Street Bradford	0.07		Housing Land Register	Previously Developed Land	actual	6			6																6		Suitable Now		Yes		Deliverable	
NW/086	Land at Duchy Lane - Heaton	0.34		Housing Land Register	Previously Developed Land	actual	6			6																6		Suitable Now		Yes		Deliverable	
NW/087	Thornton Road - Fairweather Green	0.23		Housing Land Register	Previously Developed Land	actual	3			3																3		Suitable Now		Yes		Deliverable	
NW/088	74 Frizinghall Road	0.17		Housing Land Register	Previously Developed Land	actual	6			6																6		Suitable Now		Yes		Deliverable	
NW/089	Whetley Lane	1.12		Other	Previously Developed Land	Medium	46							30	15.5											45.5		Suitable Now		Uncertain		Developable	



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/007	Shirley Manor, Huddersfield Road, Wyke	4.61		Housing Land Register	Previously Developed Land	Actual	108				20	30	30	28												108		Suitable Now	Part of a larger site formerly allocated in RUDP for housing BS/H1.30 TPO's cover much of site.	Yes		Deliverable	
SE/008	Burnham Avenue Bierley	0.55		Housing Land Register	Greenfield	Low	17.5							17.5												17.5		Suitable Now	Formerly RUDP housing site BS/H1.32 - Flat grassed area in between residential dwellings.	Yes		Deliverable	
SE/010	New Lane Laisterdyke	3.88		Housing Land Register	Previously Developed Land	Actual	184	70	30	30	30	24														114		Suitable Now	No policy constraints. Site under construction.	Yes	Under construction	Deliverable	
SE/011	Springwood Gardens West Bowling	0.73		Housing Land Register	Previously Developed Land	Actual	34	15	19																	19		Suitable Now	No policy constraints. Open green spaces within built-up residential area. Site under construction	Yes	Under construction for social housing 19 units remain	Deliverable	
SE/012	Railway Street	0.54		Housing Land Register	Previously Developed Land	Medium	22							22												22		Suitable Now	No policy constraints. Looks a readily developable site - planning application	Uncertain	Owners intention presently unknown	Developable	
SE/013	Railway Street	0.51		Housing Land Register	Greenfield	Low	16.5																			0		Suitable Now	Flat overgrown area to the rear of residential development. Within consultation zone of a Major Hazard Site - NuFarm. THE hse does not advise against the granting of planning approval for residential on the site. Previous planning permission	Uncertain		Not Achievable	
SE/014	Spem View Lane/Shetcliffe Lane, Bierley	3.77	Safeguarded Land	Call for Sites	Greenfield	Low	99					30	30	27.5	11.5											99		Suitable Now	Safeguarded land (UR5) site well related to the main urban area, suitable for residential development.	Yes	Land owners have re affirmed their commitment to sell. Unsure whether a developer still retains a site interest	Deliverable	No significant constraints
SE/015	Upper Castle Street West Bowling	1.52		Housing Land Register	Previously Developed Land	Actual	54					48	6													54		Suitable Now	Site has 2 planning permissions by 2 owners on different parts of the site, both approved after the base date	Yes		Deliverable	
SE/016	Dick Lane - Cutler Heights	0.39		Housing Land Register	Previously Developed Land	Actual	11				11															11		Suitable Now	No policy constraints. Rectangular piece of PDL plot within residential area. Has permission for office development. Outline permission - 10/01198/OUT for 12 detached dwellings.	Yes		Deliverable	
SE/017	William Street, Laisterdyke	0.53		Housing Land Register	Previously Developed Land	Actual	28	28																		0		Suitable Now	No policy constraints. Old school site located at centre of a housing area.	Yes	Development approaching completion, contractors still on site. Many properties are occupied	Deliverable	
SE/019	Longfield Drive, Dudley Hill	1.16		Urban Capacity	Previously Developed Land	Actual	45	45																		0		Suitable Now	No policy constraints.	Yes	Site under construction	Deliverable	
SE/020	Heshbon Street, Sticker Lane	0.88		Urban Capacity	Mixture	Actual	14				14															14		Suitable Now	No policy constraints.	Yes	Post base date permission for 14	Deliverable	
SE/021	Munster Street Dudley Hill	0.28		Urban Capacity	Greenfield	Low	10					10														10		Suitable Now	TPO affects small part of site at eastern end - Leah to check - has this site got pp? If so change status to suitable now.	Yes		Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/022	Sticker Lane	2.39		Urban Capacity	Previously Developed Land	medium	81.5																		0		Suitable Now	No policy constraints. Large vacant industrial shed and greenspace fronting Sticker Lane.	no	In use. No units in trajectory but leave in SHLAA	Not Achievable	yes	
SE/023	Parry Lane	0.94		Housing Land Register	Greenfield	Low	43.5			14			27.5	2											43.5		Suitable Now	No policy constraints. Sloping grassed area at a lower level than the businesses on Sticker Lane.  09/06166/FUL Construction of 14 dwellings  Live planning permission (08/07402/OUT) for construction of 25 dwellings on part of the site.  Another approval	Yes		Deliverable		
SE/024	Sticker lane	1.69		Urban Capacity	Greenfield	Medium	69				30	30	9												69		Suitable Now	No policy constraints. Sloping open land behind business premises on Sticker lane. Access from Douglas Road.	Yes	Owner has been in discussions with planning re bringing the site forward for development. No formal application as yet	Deliverable		
SE/026	Laisterdyke Lane, Laisterdyke	1.99		Urban Capacity	Previously Developed Land	Medium	81.5																		0		Suitable Now	No policy constraints. Cleared enclosed, tipped land behind homes on Mortimer Row and adjacent to works buildings.	Uncertain	Site appears to be available now but owners intentions unknown	Not Achievable	yes	
SE/027	Rooley Lane	1.15	Playing fields	Urban Capacity	Greenfield	Low	36						30	6											36		Potentially Suitable - Local Policy Constraints	Scrubby strip of land to rear of properties fronting Rooley Lane. Part of the site is identified in the Bradford Open Space Assessment as allotments. Small part of southern end of the site is designated in RUDP as playing fields but development could work	Uncertain	Owner states the site is available. Pre application advice has not yet resulted in a formal application being made. Application refused for kennels on part of the site	Developable		
SE/028	Stirling Crescent	0.59	recreation open space	Urban Capacity	Mixture	Low	18.5						18.5												18.5		Potentially Suitable - Local Policy Constraints	Poor quality RUDP designated Recreation Open Space overgrown with coarse grass and weeds. Site slopes towards the north.	Uncertain	Policy constraint. Site identified through survey as having development potential as is unused and unmaintained, in future growth area	Developable		
SE/029	Kesteven Close, Holmewood	0.66		Urban Capacity	Previously Developed Land	Low	21				21														21		Suitable Now	No policy constraints. Site formerly accommodated 3 blocks of flats. At the time of survey 1 block had been demolished and it appears the remaining 2 are vacant and in very poor condition (burnt out etc). Clearance of the remaining buildings would yield a	Yes	Land identified for development in the Holmewood plan	Deliverable	subject to market demand	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/030	Landscape Avenue, Holmewood	0.62		Urban Capacity	Previously Developed Land	Medium	25.5					25.5														25.5		Suitable Now	No policy constraints. Partially cleared site with the majority of remaining houses appearing to be largely vacant and/or in poor condition. The house still remaining at the time of survey are within a redevelopment area identified by BCHT on their map.	Yes	Site identified by both survey and by landowner submission	Deliverable	
SE/031	Greyswood Drive, Holmewood	1.02	recreation open space	Urban Capacity	Greenfield	Medium	42							30	12											42		Potentially Suitable - Local Policy Constraints	Poor quality and unmaintained RUDP designated Recreation Open Space covered with coarse grasses and weeds. There are trees and bushes to the north-west boundary which screen the factory. The southern part of the site is not ROS.	Yes	Site put forward by Incommunities and identified in Holmewood Plan	Developable	
SE/032	Stonyhurst Square, Holmewood	0.31		Urban Capacity	Greenfield	Low	10.5					10.5														10.5		Suitable Now	No policy constraints. Irregular shaped site with a variety of uses and surfaces including green public space (grass), car park (tarmac) and building. As a whole the site appears to be largely under used. In part of the site there is a steep slope. Potent	Yes	Site identified as infill site in Holmewood Plan	Deliverable	
SE/033	Land at Muirhead Fold, Holmewood	0.60		Urban Capacity	Previously Developed Land	Low	19					19														19		Suitable Now	No policy constraints. Flat Site - offers good potential for redevelopment.	Yes	Site available now and identified as infill site in Holmewood Plan	Deliverable	
SE/035	Bolling Hall Laundry - Off Rooley Lane	0.43		Urban Capacity	Previously Developed Land	Medium	17.5					17.5														17.5		Suitable Now	No policy constraints. Disused buildings in poor repair. Good housing redevelopment site.	Yes	Pre application advice given for residential as being suitable. Planning application expected shortly	Deliverable	
SE/036	Site off Shetcliffe Lane	2.30		Urban Capacity	Greenfield	Low	60.5																			0		Suitable Now	No policy constraints. Sloping grassland at lower level than adjacent industrial estate. Site could provide additional housing but is it better as an employment expansion site.	Uncertain	Potential expansion land for Princes Factory, outside of development boundary. Owner and intentions presently unknown	Not Achievable	
SE/037	Cordingley Street, Holmewood	0.87	Employment site	Urban Capacity	Previously Developed Land	Medium	35.5							30	5.5											35.5		Potentially Suitable - Local Policy Constraints	Flat vacant Land - partly used for some storage. Plus disused 3 storey building. Possible longer/Medium term redevelopment site. Part of the site is allocated in the RUDP as an Employment Site BS/E1.13	Uncertain	Site identified by site survey and in Holmewood plan for residential use	Developable	
SE/038	St Marys Square, Wyke	0.54		Urban Capacity	Previously Developed Land	Low	23				6	17														23		Suitable Now	No policy constraints. Level cleared site - Permission for 6 dwellings on eastern part of the site - 11/03518/out	Yes	Owner intends developing the site in the near future	Deliverable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SE/042	496 Leeds Road	0.78		Urban Capacity	Previously Developed Land	Medium	32							29.5	2.5											32		Suitable Now	In a consultation area for a Mazor Hazard Site. The HSE would not advise against the granting of planning permission for residential in this instance	Uncertain	The site could be suitable for redevelopment to residential. Landowners intentions however currently unknown	Developable		
SE/044	Huddersfield Road, Wyke	7.35	Green belt	Call for Sites	Greenfield	Low	193									40	40	40	40	22.5	10.5					193		Potentially Suitable - Local Policy Constraints	Narrow belt through the site is flood zone 3b. Large open area of attractive countryside-designated as Green Belt in the Replacement UDP.	Yes	Land put forward by landowner	Developable	Access and topographical constraints to developmen	
SE/045	Burnham Avenue, Bierley	1.09		Housing Land Register	Previously Developed Land	Actual	77	46	20	11																31		Suitable Now	Western part of site is allocated for employment development in the RUDP - BS/E 1.15. Eastern half is designated in RUDP as recreation space.	Yes	enlarged site	Deliverable		
SE/046	Ned Lane, Holmewood	2.92	Green belt	Call for Sites	Greenfield	Low	77									30	30	17									77		Potentially Suitable - Local Policy Constraints	Site adjoins the built up area but lies within the Greenbelt. The land is part of the area identified as an urban extension within Option 2 of the Holmewood & Tong Neighbourhood Development Plan as approved by members. Open vacant land sloping away to the	Yes	Site submitted by landowner	Developable	Highway constraint may delay development
SE/047	Rooley Avenue, Odsal	3.71		Housing Land Register	Previously Developed Land	Actual	110				30	30	30	20													110		Suitable Now	Former RUDP Housing Allocation - BS/H1.41  Vacant undulating site - Formerly occupied by Hospital buildings.	Yes		Deliverable	
SE/048	Albert Terrace - Oakenshaw	0.80		Housing Land Register	Previously Developed Land	Actual	39				20	19															39		Suitable Now	Works Buildings and hard storage area. Adjacent to a housing site which is currently under construction. No real physical constraints. Currently subject to Policy E3.	Yes		Deliverable	
SE/050	Proctor Street playing fields, Off Tong Street, Holmewood	3.44	recreation open space	Call for Sites	Greenfield	Low	90							30	30	23.5	6.5										90		Potentially Suitable - Local Policy Constraints	Most of the site falls within either RUDP designated recreation space (central section) or playing fields (eastern section).	Yes	Site put forward by landowner and identified in Holmewood Plan.	Developable	Highway constraint but landowner owns other land
SE/051	Holme Lane, Holmewood	2.13	recreation open space	Call for Sites	Greenfield	Medium	72.5							30	30	12.5											72.5		Potentially Suitable - Local Policy Constraints	Large part of the site is designated in RUDP as recreational open space. The site is also identified within the Bradford Open Space Assessment as parks and gardens.	Yes	Site put forward by landowner and is part of a largely unused tract of open space, of which there are many others in the estate	Developable	
SE/052	Dane Hill Drive, Holmewood	1.59	recreation open space	Call for Sites	Mixture	Medium	65							30	29.5	5.5											65		Potentially Suitable - Local Policy Constraints	RUDP Recreation Open space in centre of estate.	Yes	Site put forward by landowner and identified in Holmewood Plan	Developable	No constraints

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/053	Mill Lane, Bradford	3.48		Call for Sites	Previously Developed Land	Medium - High	195.5																		0		Suitable Now	Small part of centre of site and SE corner is within floodzone 3a. Small part of the eastern section of the site lies within a green corridor identified within the Bradford Open Space Assessment. However the site is large enough for a scheme to come forward	Uncertain	Site put forward by landowner for consideration But still in full use. An agent for the owner is pursuing options at the moment which also include retail	not Achievable		
SE/054	Kesteven Road/Heysham Drive, Holmewood	1.01	recreation open space	Call for Sites	Mixture	Low	41							30	11										41		Potentially Suitable - Local Policy Constraints	Site lies within the Green belt but adjoins the built up area. The land is part of the area identified as an urban extension within Option 2 of the Holmewood & Tong Neighbourhood Development Plan as approved by members.	Yes		Developable		
SE/055	Ned Lane Holmewood	3.73	Green belt	Call for Sites	Greenfield	Low	98									30	30	27	11						98		Potentially Suitable - Local Policy Constraints	Site lies within the Green belt but adjoins the built up area. The land is part of the area identified as an urban extension within Option 2 of the Holmewood & Tong Neighbourhood Development Plan as approved by members.	Yes		Developable	No existing access	
SE/056	WestGate Hill Street	1.22	Green belt	Call for Sites	Greenfield	Low	38.5												30	8.5					38.5		Potentially Suitable - Local Policy Constraints	Flat grazing land next to a roundabout within the green belt. Lies within but on the edge of a large area defined as a Historic Battlefield - Battle of Adwalton Moor - in RUDP. TPO affects small part of N section of the site.	Yes		Developable	Historic issues to address	
SE/057	Westgate Hill Street - Tong	1.55		Call for Sites	Greenfield	Low	49									30	19								49		Potentially Suitable - Local Policy Constraints	Flat farmland near busy roundabout within green belt but adjoining built up area.	Yes		Developable		
SE/058	Paley Road - Bowling	2.16		Call for Sites	Previously Developed Land	Medium - High	121.5							35	35	31.5	20								121.5		Suitable Now	No policy constraints. Hard surfaced level site surrounded by residential and industrial area.	Yes	Site is currently in use and the owner will be obliged to offer an alternative site. Recent planning advice re the future use of the site as residential is positive and work ongoing to re locate facility	Developable		
SE/060	Harper Gate Farm - Tyersal Lane	2.60	Green belt	Call for Sites	Greenfield	Low	68.5							30	29.5	9									68.5		Potentially Suitable - Local Policy Constraints	Within the Green belt but adjoins the built up area. - Flat open Grassland.	Yes	Site submitted by landowner	Developable	No constraints. Earlier trajectory	
SE/061	Westgate Hill Street	0.80	Green belt	Other	Previously Developed Land	Low	25.5						25.5												25.5		Potentially Suitable - Local Policy Constraints	Central part of the site lies within the green belt. Small part of the northern section of site is identified within the Bradford Open Space Assessment as an area of outdoor sports. Site currently used for storage/scrap behind houses fronting the road.	Uncertain		Developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/062	Holme Lane/Raikes Lane - Holmewood	1.01	Green belt	Call for Sites	Greenfield	Low	31.5							28.5	3											31.5		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area. Sloping uneven site - predominately grassland.	Yes	Call for site information submitted by agent for landowner	Developable	No significant constraints.
SE/063	Westgate Hill Street - Tong	0.47		Housing Land Register	Greenfield	Actual	12			12																12		Suitable Now	Site with planning permission	Yes		Deliverable	
SE/064	Lower Woodlands Farm - Oakenshaw	6.62		Call for Sites	Greenfield	Low	174																			0		Suitable Now	Open Farmland - Undulating. Former safeguarded land deleted by Inspector - now unallocated. Within consultation area for 2 Major Hazard Sites (Nufarm & BASF). HSE do not advise against the granting of planning permission for homes on the site. Small bit	Yes		not Achievable	Highway constraint
SE/065	Holme Farm - Holme Lane - Holmewood+	1.13	Green belt	Other	Greenfield	Low	36									30	6									36		Potentially Suitable - Local Policy Constraints	Within the Green belt but adjoins the built up area. Open Grassland - sloping downwards.	Uncertain	Landowner confirms its availability but limited information has been provided	Developable	
SE/066	Wilson Road - Wyke	3.33		Other	Previously Developed Land	Low	87.5																			0		Unsuitable	Within consultation area for a 2 Major Hazard Sites (Nufarm & BASF). HSE would advise against granting planning permission for residential development of over 30 homes, but not for a smaller developments of less than 40 units to the hectare. The site could be reconsidered but only with further advice from the HSE		Permission refused in Dec 2011, but agent certain a resubmission will be acceptable		
SE/069	Dean Beck Avenue	5.94	Urban Greenspace	Call for Sites	Greenfield	Low	156							35	35	35	35	16								156		Potentially Suitable - Local Policy Constraints	RUDP designated urban greenspace. V small strip at southern end falls within a Major Hazard Site consultation zone - however site could exclude this area from development.	Yes	Site reasonably sustainable has access and could make a useful extension to the urban area. Owner has put forward this site	Developable	
SE/070	The Knowle, Whitehall Road, Wyke	1.78		Call for Sites	Mixture	Low	56																			0		Unsuitable	Within the green belt but adjoins the built up area. Site lies within the middle zone of a Major Hazard Site consultation zone. The HSE would advise against the granting of planning permission on sites in this zone which are more than 30 units and densiti				
SE/072	Carr House Gate/High Fearnley Road, Wyke	4.89	Green belt	Call for Sites	Greenfield	Low	128.5							30	30	30	25	13.5								128.5		Potentially Suitable - Local Policy Constraints	Sloping land within the green belt. Within consultation area for 2 Major Hazard sites - Nufarm and BASF. The HSE would not advise against the granting of planning permission for residential development on this site.	Yes		Developable	Access in conjunction with new school
SE/073	Sticker Lane/Parry Lane Bowling	2.94		Urban Capacity	Previously Developed Land	Medium	100							30	30	30	10									100		Potentially Suitable - Physical Constraints	Semi cleared site adjacent to residential development and business uses.	Uncertain		Developable	



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/074	New Industry mill, Factory Street	0.45		Urban Capacity	Previously Developed Land	Medium	18.5																			0		Suitable Now	No policy constraints. Large red-brick vacant Mill Building.	Uncertain	owner intention unknown. More information needed	Not Achievable	
SE/075	Woodside Road,	0.51	Green belt	Other	Greenfield	Low	21						16													16		Potentially Suitable - Local Policy Constraints	Lies within consultation zone for 2 major hazard sites - Nuform & BASF. The HSE would not advise against the granting of planning permission for residential development on this site. Level triangular site on edge of urban area. Lies within the green belt	Uncertain	Owner intentions currently unknown. Site was however considered at last UDP inquiry	Developable	
SE/076	New Lane, Laisterdyke	1.02		Housing Land Register	Greenfield	Medium	42				30	12														42		Suitable Now	No policy constraints. Level site currently used as urban farm. Animal shelters and enclosures. Development subject to lengths of leases and existing use ceasing. Formerly allocated as a phase 1 housing site in RUDP - BN/H1.12	Yes	Owner looking at disposing of the site in the near future. Recent development nearby showing there is a demand	Deliverable	
SE/077	Summer Hall Ing, Delf Hill	2.59		Housing Land Register	Greenfield	Low	68					30	29	9												68		Suitable Now	Site formerly allocated as a phase 1 housing site in RUDP - BS/H1.23 The site lies across 2 hazardous consultation zones for Nuform Major Hazard Site. In principal development in the middle zone would be contrary to HSE advise, but in the outer zone, no o	Yes		Developable	
SE/079	Furnace Road, Oakenshaw	0.45		Housing Land Register	Previously Developed Land	Actual	16			16																16		Suitable Now	Lies within consultation zone for Nuform and BASF Major Hazard Sites. Has outline permission for 16 dwellings - 08/06284/out	Yes	Site has existing permission in outline for 16 houses	Deliverable	
SE/080	Garden Field, Wyke	0.09		Housing Land Register	Previously Developed Land	Actual	15		15																	15		Suitable Now	Lies within consultation zone for Nuform Major Hazard Site. Has permission for 15 flats	Yes	Renewal pending	Deliverable	
SE/081	Manchester Road/Runswick Street	0.27		Housing Land Register	Previously Developed Land	Medium	12.5																			0		Suitable Now	No policy constraints. Car sales lot - previously had permission for 21 dwellings	no	Site in full operation use	Not Achievable	
SE/082	Coates Terrace/Manchester Road	0.16		Housing Land Register	Previously Developed Land	Approx	5					5														5		Suitable Now	No policy constraints. Site previously had planning permission for 20 dwellings	Uncertain		Developable	
SE/083	De Lacy Mews/Tong Street	0.12		Housing Land Register	Previously Developed Land	Approx	5					5														5		Suitable Now	No policy constraints. Housing land register site. Has planning permission for demolition of existing public house and construction of 16 dwellings.	Uncertain		Developable	
SE/084	Rooley Lane	0.24		Housing Land Register	Mixture	Actual	9			9																9		Suitable Now	N half of site covered by a TPO. Has PP for 9 units.	Yes		Deliverable	The site could be enlarged to take in other land

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/085	Toftshaw Lane, Dudley Hill	0.32		Housing Land Register	Previously Developed Land	Actual	8	4	4																	4	Suitable Now	No policy constraints.	Yes	Recent permission given to vary conditions attached original approval indicating the developer aims to complete the site	Deliverable		
SE/086	200-206 Leeds Road, Barkerend	0.20		Housing Land Register	Previously Developed Land	Medium High	15							15												15	Suitable Now	Tiny part of southern edge of site lies within flood zone 3a.	Uncertain		Developable		
SE/087	167 Netherlands Avenue, Low Moor	0.34		Housing Land Register	Greenfield	Actual	1		1																	1	Suitable Now	Site lies within a Major Hazard Site consultation zone (BASF). Part of site covered by TPO's. HSE advice on this site unclear but likely not to be an issue given a low density of development	Yes	Planning approval has now expired but the site is for sale with Hayfield Robinson as being suitable for residential use	Deliverable		
SE/088	1-2 Sugden Street, Low Moor	0.25		Housing Land Register	Previously Developed Land	Actual	3				3															3	Suitable Now		Yes	Permission recently renewed	Deliverable		
SE/089	Tennis Avenue, Holmewood	0.23		Housing Land Register	Previously Developed Land	Medium	10							10												10	Suitable Now		Uncertain	Reserved matters refused in march 2011 on design grounds. Owner understood to be considering options with a view to resubmitting	Developable		
SE/090	Cleckheaton Road, Oakenshaw	0.17		Housing Land Register	Previously Developed Land	Actual	10	10																		0	Suitable Now	Site lies within consultation zone for 2 major Hazard Sites but has PP for 10 units	Yes		Deliverable		
SE/091	Wyke Lane, Oakenshaw	2.02		Call for Sites	Greenfield	Low	53.5																			0	Unsuitable	A developed site within green belt - former piggery. Within the consultation zone for 2 Major Hazard Sites. V close to AH Marks. PADHI test needed to determine whether unsuitable or whether potentially suitable with policy constraints.	Yes				
SE/092	Upper Castle Street, East Bowling	0.24		Housing Land Register	Greenfield	Actual	9				9															9	Suitable Now	Small TPO within centre of site. Site has outline PP for 9 units	Yes		Deliverable		
SE/093	Rooley Crescent, Odsal	0.33		Housing Land Register	Previously Developed Land	Actual	13	13																		0	Suitable Now	No policy constraints. Former house and garden cleared and prepared for development of 13 new homes	Yes		Deliverable		
SE/094	Cleckheaton Road, Oakenshaw	0.08		Housing Land Register	Previously Developed Land	Actual	6	6																		0	Suitable Now	Sites but has PP for 6 units 08/04596/FUL 5 x 3 bed and 1 x 2 bed storey mews housing.	Yes		Deliverable		
SE/095	Railway Street, Cutler Heights Lane	0.06		Housing Land Register	Previously Developed Land	Appox	4.5						4.5													4.5	Suitable Now	No policy constraints.	Uncertain		Developable		
SE/096	Booth Holme Farm, Westgate Hill Street, Tong	0.40		Housing Land Register	Previously Developed Land	Actual	12			12																12	Suitable Now		Yes		Deliverable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/097	Mayfield Place, Wyke	0.62		Housing Land Register	Previously Developed Land	Medium	25.5							25.5												25.5		Suitable Now	These 2 sites lies within the consultation zone for 2 Major Hazard Sites - Nufarm and BASF.	Yes		Deliverable	
SE/098	Wyke Mills, Huddersfield Road, Wyke	3.56	Employment site	Call for Sites	Previously Developed Land	medium	122							30	30	30	25.5	6.5								122		Potentially Suitable - Local Policy Constraints	Industrial, warehouse and office complex together with land allocated as employment site in RUDP. RUDP designation only covers part of the site. All units in use.	Yes	Site submitted by agent for landowner. Industrial in this location considered less appropriate given housing on 3 sides of the site. All tenants on short leases	Developable	
SE/099	Westgate Hill Street, Tong Lane, Holmewood	28.72	Green belt	Call for Sites	Greenfield	Low	754									40	40	40	40	40	40	40	40	40	40	400	354	Potentially Suitable - Local Policy Constraints	This is a large site which lies within the green belt and is detached from the built up area. It does however lie adjoining the area identified as an urban extension within the Holmewood and Tong Neighbourhood Development Plan. The site contains two areas	Uncertain	Limited information provided by the agent. Site also identified in Holmewood Plan	Developable	Off site infrastructure likely
SE/100	Raikes Lane, east of Holmewood estate, Holmewood	44.77	Green belt	Call for Sites	Greenfield	Low	1175												40	40	40	40	40	40	40	280	895	Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the built up area. Predominantly level fields with road access from Tong Lane. Limited access from Westgate Hill Street without other sites. The site is a composite of land submitted through the call for sites process and	Uncertain	The site is in more than one ownership and may not all be available	Developable	Access constraint and off site infrastructure
SE/101	Raikes Lane/New Lane, Tong	54.12		Call for Sites	Greenfield	Low	1421																			0		Unsuitable	This is a large site which lies within the green belt and is detached from the built up area. It does however lie adjoining the area identified as an urban extension within the Holmewood and Tong Neighbourhood Development Plan. The site contains two areas		The land is in multiple ownership but owners are represented by single agent. Limited information however has been provided		
SE/102	Grayswood Drive, Holmewood	0.41		Urban Capacity	Previously Developed Land	Medium	17				17															17		Suitable Now	No policy constraints. Former clearance land surrounded by residential development. Site identified within the Holmewood & Tong Neighbourhood Development Plan.	Yes	Identified in Holmewood Plan	Deliverable	
SE/104	Lower Wyke Lane, Wyke	2.51	Green belt	Call for Sites	Greenfield	Low	66									30	28.5	7.5								66		Potentially Suitable - Local Policy Constraints	Open sloping site with some trees on field boundaries currently used for grazing. Lies within the green belt but adjoins residential development along its western boundary.	Yes	Limited information provided by the agent for the landowner	Developable	Narrow access
SE/105	New Lane/Dick Lane, Laisterdyke	1.08		Housing Land Register	Previously Developed Land	Actual	45	45																		0		Suitable Now	No policy constraints.	Yes		Deliverable	
SE/106	Vulcan Street, Holmewood	0.45		Housing Land Register	Previously Developed Land	Actual	18		10	8																18		Suitable Now	A small part of the site around its boundaries to the north lies within an RUDP designated area of recreational open space. However the site has PP	Yes	Permission in place that doesnot require the removal of the works, but its demolition will make a better site	Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SE/107	Bierley House Avenue, Bierley	0.16		Housing Land Register	Previously Developed Land	Actual	8	4	4																	4		Suitable Now		Yes		Deliverable	
SE/108	Woodside Road, Wyke	0.88	recreation open space	Call for Sites	Mixture	Low	28							28												28		Potentially Suitable - Local Policy Constraints	N half of site is designated in RUDP as recreational open space. The site lies within the consultation zones for 2 Major Hazard Sites. The HSE would not advise against the granting of planning permission for residential development on this site.	Yes	Owner looking to bring the site to the market in the near future	Developable	Low yield to note reuse of building
SE/109	Shetcliffe Lane, Bierley	3.47	Playing fields	Call for Sites	Greenfield	Low	91						30	30	24	7										91		Potentially Suitable - Local Policy Constraints	Sloping field between school and residential development, fenced but being unused unauthorised for horse grazing purposes. The site is designated as playing fields in the RUDP and also identified within the Bradford Open Space Assessment as outdoor sports	Yes	Site submitted for consideration by landowner as surplus to education requirements	Developable	No constraints
SE/110	Highfield, Huddersfield Road, Wyke	0.61	Green belt	Call for Sites	Greenfield	Low	19.5						19.5													19.5		Potentially Suitable - Local Policy Constraints	Vacant land to west side of Huddersfield Road. The site is lower than the highway and has steep slopes. The northern part of the site has a TPO. The whole site lies within the green belt but adjoins the built up area.	Yes	Site submitted for consideration by landowner	Developable	Site would be attractive to local developers
SE/111	Mead View, Holmewood	0.26		Urban Capacity	Greenfield	Low	9				9															9		Suitable Now	Unused sloping site with access from Broadstone Way. No policy constraints.	Yes	Site identified for infill development in the Holmewood NDF	Deliverable	Low density given shape
SE/112	Holme Lane, Holmewood	0.83	recreation open space	Other	Mixture	Low	26						26													26		Potentially Suitable - Local Policy Constraints	Western half of site is designated in the RUDP as recreational open space and is also identified within the Bradford Open Space Assessment as Parks and Gardens.	Yes	Site identified as available as infill site in the Holmewood & Tong Neighbourhood Development Plan.	Developable	Shape of site and trees suggests low density
SE/113	Daniel Court, Holmewood	0.51	recreation open space	Other	Greenfield	Low	16						16													16		Potentially Suitable - Local Policy Constraints	The site is designated in the RUDP as recreational open space and is also identified within the Bradford Open Space Assessment as Parks and Gardens.	Yes	Site identified for infill development in Holmewood NDF	Developable	Slope suggests low density
SE/114	Somerton Drive, Holmewood	0.27		Urban Capacity	Previously Developed Land	Low	9.5				9.5															9.5		Suitable Now	No policy constraints.	Yes	Identified in Holmewood & Tong Neighbourhood Development Plan for residential infill.	Deliverable	Limited site access suggests low density
SE/115	Dane Hill Drive, Holmewood	1.14	New recreation open space	Other	Greenfield	Low	36						30	6												36		Potentially Suitable - Local Policy Constraints	The site is a proposed new recreation area as allocated in the RUDP - BN/OS4.10	Yes	Identified in the Holmewood NDF	Developable	Low density given shape and trees
SE/116	Broadstone Way, Holmewood	0.23		Other	Greenfield	Medium	10				10															10		Suitable Now	No policy constraints.	Yes	site identified in Holmewood NDF	Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SE/117	Furnace Inn Street, Cutler Heights	0.23		Other	Previously Developed Land	Low	8							8												8		Suitable Now	Category provisional - Site lies within consultation zone for a Major Hazard Site - Birkshall Holder Station. The HSE would not advise against the granting of planning permission on this site	Uncertain	Owner intentions not presently known	Developable		
SE/118	Kaycell Street, Bierley	0.54	Employment site	Other	Greenfield	Medium	22							22												22		Potentially Suitable - Local Policy Constraints	Allocated in RUDP as an employment site - BS/E1.15	Yes	Site identified by local community. Owner has been seeking permission	Developable		
SE/119	Wakefield Road, East Bowling	0.24		Other	Previously Developed Land	Medium	11							11												11		Suitable Now	No policy constraints.	Uncertain	Owner intentions currently unknown - land identified by community	not Achievable		
SE/120	Park House Road, Low Moor	5.11		Call for Sites	Previously Developed Land	Medium	174																			0		Unsuitable	Within the consultation zone for a Major Hazard Site and the HSE would advise against the granting of planning permission on this site for residential use. The site could come forward following more detailed discussions with the HSE or for a much lower de					
SE/121	Manchester Road, Bowling Old Lane	0.76	Employment site	Other	Previously Developed Land	Medium - High	51.5																			0		Potentially Suitable - Local Policy Constraints	Part of a site allocated in RUDP for employment development - BW/E1.17	Uncertain	Buildings empty but owners intentions unknown. Redevelopment to residential could be acceptable but other uses also viable	Not Achievable		
SE/122	Greenhill Mills, Florence Street, Bradford Moor	0.80		Other	Previously Developed Land	Medium	33																			0		Unsuitable	Site falls within the employment zone in the RUDP and the inner and outer zones of a hazardous installation. The HSE would not currently support planning permission on the site for residential use.		Owner intentions presently unknown			
NEW SITES TO THIS SHLAA																																		
SE/123	Coates Street - West Bowling	0.08		Housing Land Register	Previously Developed Land	Actual	13				13															13		Suitable Now		Yes		Deliverable		
SE/124	Hagg Hall Farm - Mill Carr Road - Oakenshaw	0.20		Housing Land Register	Previously Developed Land	Actual	3			3																	3		Suitable Now		Yes		Deliverable	
SE/125	Fallowfield Gardens - Bierley	1.38		Housing Land Register	Previously Developed Land	Actual	63		10	20	20	13														63		Suitable Now		Yes		Deliverable		
SE/126	Hudson View Wyke	1.91	Green belt	Call for Sites	Greenfield	Low	60.5						30	26	4.5											60.5		Potentially Suitable - Local Policy Constraints	Within green belt but adjoins built up area.	No		Developable		
SE/127	Cross Lane - Tong	0.23		Housing Land Register	Greenfield	Actual	4				4															4		Suitable Now		Yes		Deliverable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SE/128	Bierley Lane - Bierley	3.34	Urban Greenspace	Call for Sites	Greenfield	Medium	114							30	30	30	21.5	2.5								114		Potentially Suitable - Local Policy Constraints	Site falls in Urban greenspace. Wildlife area adjoins the sites western boundary	Yes		Developable		
SE/129	Shetcliffe Lane, Bierley	8.73	Green belt	Call for Sites	Greenfield	Low	229									40	40	40	40	38	20	11				229		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
SE/130	High Fernley Farm, High Fernley Road	0.29	Green belt	Call for Sites	Greenfield	Low	10.5									10.5										10.5		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
SE/131	310 Sticker Lane	0.25		Housing Land Register	Previously Developed Land	Actual	16				16															16		Suitable Now		Yes		Deliverable		
SE/132	Bankfoot Joinery, Bowbridge Road			Housing Land Register	Previously Developed Land	Actual	5				5															5		Suitable Now		Yes		Deliverable		
SE/133	Low Moor Community centre, Terry Road, Low Moor	0.1		Housing Land Register	Previously Developed Land	Actual	5				5															5		Suitable Now		Yes		Deliverable		
SE/134	Home Farm, Tong Lane, Tong Village		Green belt	Housing Land Register	Previously Developed Land	Actual	8				8															8		Suitable Now		Yes		Deliverable		
<b>8832.5 456 125 122 253 476 162 1031.0 453.5 555.0 384.0 210.0 201 149 110.5 91 80 80 80 4563 1249</b>																																		
<b>ADDITIONAL SITES FROM GROWTH STUDY</b>																																		
SE/135	Shetcliffe Lane/Toftshaw New Road Bierley	4.64	Green belt	Growth Study	Greenfield	Low	121.5							30	30	30	22	9.5									121.5		Potentially Suitable - Local Policy Constraints		Uncertain		Developable	
SE/136	Land north west of SW/126, Hudson View, Wyke	0.9	Green belt	Growth Study	Greenfield	Low	28.5									27	1.5										28.5		Potentially Suitable - Local Policy Constraints		Uncertain		Developable	
SE/137	Land west of Ned Lane, Holmewood	2.04	Green belt	Growth Study	Greenfield	Low	53.5									30	23	0.5									53.5		Potentially Suitable - Local Policy Constraints		Uncertain		Developable	
<b>9036 456 1061 483.5 642 430.5 220 4766.5 1249</b>																																		
<b>SHLAA 3 -BRADFORD SOUTH WEST</b>																																		
SW/001	Town End Road, Clayton	1.81	Green Belt	Call for Sites	Greenfield	Low	57													30	24.5	2.5					57		Potentially Suitable - Local Policy Constraints	2 fields within the green belt but adjoining the built up area. Also adjoins safeguarded land site BW/UR5.3. Land slopes away from the settlement. Two single TPO's in site corner.	Yes	3rd party land will be required for access	Developable	Site has more significant constraints
SW/002	Back Fold, Clayton	1.53	Safeguarded Land	SafeGuarded Land	Greenfield	Low	48							30	18												48		Suitable Now	RUDP Safeguarded Land BW/UR5.3 Agricultural land and buildings on edge of historic edge of village.	Yes		developable	subject to access solution
SW/003	Bradford Road, Clayton	0.48	Green Belt	Call for Sites	Greenfield	Low	15									15											15		Potentially Suitable - Local Policy Constraints	Slightly sloping field on edge of the village. In green belt.	Yes	Accessible site, larger area could be considered	Developable	Access to be investigated further

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/004	Holts Lane, Clayton	1.02	Green Belt	Call for Sites	Greenfield	Low	32.5									29	3.5									32.5		Potentially Suitable - Local Policy Constraints	Site on edge of urban area adjacent safeguarded land SW/005 but in the green belt.	Yes	Site could be suitable as a possible extension of SW/005 subject to access	Developable	
SW/005	Westminster Drive, Clayton	4.12	Safeguarded Land	SafeGuarded Land	Greenfield	Low	107.5					30	30	30	16.5	1.5										108		Suitable Now	RUDP Safeguarded Land BW/UR5.7 Open fields adjacent to existing residential development.	Yes		Deliverable	
SW/006	Ferndale, Clayton	2.13	Safeguarded Land	SafeGuarded Land	Greenfield	Low	56					30	24	2												56		Suitable Now	RUDP Safeguarded Land BW/UR5.4  Sloping site. No definable physical boundary on north western edge, site boundary cuts across slope. New robust boundary will thus be needed to the north west edge of the site.	Yes	call for sites now submitted. Available in short term	Developable	Access to be resolved
SW/007	Brook Lane, Clayton	1.18	Safeguarded Land	SafeGuarded Land	Greenfield	Low	37					30	7													37		Suitable Now	RUDP Safeguarded land BW/UR5.4 Level field adjoining residential development.	Yes		Deliverable	
SW/008	Baldwin Lane, Clayton	0.69	Green Belt	Call for Sites	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	Former railway tunnel. Most of the land is in the green belt.  Strip of land south of SW/007 which can provide access to the site.	Yes	The site is available and should be considered as a greenbelt deletion for access only. No yield appears in the trajectory	Developable	Site formerly railway tunnel . Access only
SW/009	Langberries, Baldwin Lane	3.31	Green Belt	Call for Sites	Greenfield	Low	86.5						30	30	22	4.5										86.5		Potentially Suitable - Local Policy Constraints	Open fields adjacent to urban edge but lying within the green belt. Steeply sloping in parts with banks of mature trees.	Yes	Owner states site would be available from the short term	Developable	Off site infrastructure may be needed
SW/010	Blackberry Way, Clayton	0.62	Green Belt	Call for Sites	Greenfield	Low	19.5						19.5													19.5		Potentially Suitable - Local Policy Constraints	Sloping field on edge of urban area. Most of the site except for access strip is within the green belt.	Yes	small site not intrusive	Developable	
SW/011	Thornton View Road	2.23	Green Belt	Call for Sites	Greenfield	Low	58.5								30	25	3.5									58.5		Potentially Suitable - Local Policy Constraints	Sloping fields adjacent urban area but within green belt.	Yes	very visual site potentially longer term	Developable	Resolveable access constraint through widening
SW/012	Clayton Lane, Clayton	0.65	Housing site	Housing Land Register	Greenfield	Medium	26.5					26.5														26.5		Suitable Now	Formerly Phase 1 Housing Site	Yes		Deliverable	
SW/013	Theakston Mead/Thirsk Grove	0.92	Playing fields	Urban Capacity	Greenfield	Medium	37.5						30	7.5												37.5		Potentially Suitable - Local Policy Constraints	Sloping partially scrubby field abutting bungalows. Land is currently protected in the RUDP as recreation open space. The land is also identified within the Bradford Open Space Assessment. Access is good.	Uncertain	Site not in active recreation use and is essentially unmaintained owners intentions however are uncertain. Landowner would support once policy changed	Developable	Good access
SW/014	Bradford Road, Clayton	3.10	Playing fields	Call for Sites	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	Site designated in RUDP as urban greenspace and large part also as playing fields. Playing fields, car park and wooded area attached to St Anthony catholic primary school.	Yes	Land considered surplus by school diocese	Not Achievable	Constrained, poor access and mature trees

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/015	Clayton Road, Scholemoor	2.78		Housing Land Register	Previously Developed Land	Actual	114				20	30	30	30	4											114		Suitable Now	No constraints. Planning permission was renewed in 2010.	Yes	The business is in the process of re locating to other premises in the area and is being marketed by the agent	Deliverable	Business moving base to SW/016
SW/016	Hollingwood Lane, Paradise Green, Bradford	5.90	Employment site	Call for Sites	Mixture	n/a																				0		Potentially Suitable - Local Policy Constraints	About half of the site is allocated for employment development in the RUDP - BS/E1.3	No	Submitted as call for site, but premises at SW/015 being emptied with business relocating to this building. Delete site	Not Achievable	See comments on SW/015. No units in trajectory
SW/017	Frensham Drive, Great Horton, Bradford	0.81	Green Belt	Call for Sites	Greenfield	Low	25.5							25.5												25.5		Potentially Suitable - Local Policy Constraints	Site within the green belt but relates to urban edge and has different character to that to north and west. V small part of NE corner of site lies within a TPO.	Yes	Site steep but with good access and quite different in character to neighbouring green belt. Developer interest	Developable	
SW/018	Highgate Place, Clayton Heights	4.49	Green Belt	Call for Sites	Greenfield	Low	118									30	30	30	20.5	7.5						118		Potentially Suitable - Local Policy Constraints	Slightly sloping and steeply sloping fieldsWithin green belt but adjoining the existing built up area.sloping field but q exposed and prominent. Within green belt but adjoins existing built up area.	Yes	Site available in the short term	Developable	3rd party access may be required
SW/019	Highgate Grove, Clayton Heights	4.45	Green Belt	Call for Sites	Greenfield	Low	117							30	30	30	20	7								117		Potentially Suitable - Local Policy Constraints	Lies within the green belt.	Yes		Developable	Access from adjacent residential area.
SW/020	Back Lane & Sheephill Lane	8.17	Green Belt	Call for Sites	Mixture	Low	214.5											40	40	40	40	32	20	2.5	214.5		Potentially Suitable - Local Policy Constraints	Steeply sloping land - most of site within the green belt to west of Sheephill Lane. One bungalow on Back Lane and business units on Highgate Road.	Yes	Landowner states the site is available but it is unclear whether all the site could be developed	Developable	Physical and access constraint	
SW/021	Woodlands Road	0.83	Housing site	Housing Land Register	Greenfield	Low	26.5									26.5										26.5		Suitable Now	Slightly sloping field and pockets of mature trees. Former RUDP phase 2 housing site BS/H2.2	Uncertain	3 owners, 2 of which indicate the site would be available in the medium term at which time they will seek planning permission	Developable	3rd party land and agreement of 3rd owner needed
SW/022	Stocks Lane, Old Dolphin, Clayton Heights	0.83	Green Belt	Call for Sites	Greenfield	Low	26									26										26		Potentially Suitable - Local Policy Constraints	Site has potential to contribute to urban sprawl, but current green belt boundary is no less strong than proposed. See also SW/023	Yes		Developable	access narrow. 3rd party land required
SW/023	Stocks Lane, Clayton Heights	3.23	Green Belt	Call for Sites	Greenfield	Low	85									30	30	21.5	3.5							85		Potentially Suitable - Local Policy Constraints	Fields west of Stocks Lane. Green belt.	Yes		Developable	3rd party land required to widen access
SW/024	Bellerby Brow, Buttershaw	0.76	Housing site	Housing Land Register	Mixture	Actual	43	43																		0		Suitable Now	No constraints. Level cleared site.	Yes		Deliverable	Under construction



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/025	Buttershaw Drive	1.54		Housing Land Register	Previously Developed Land	Actual	58					30	28													58		Suitable Now	Former RUDP phase 1 housing allocation - BS/H1.6 Uneven scrubby land. Site can come forward. Previously had permission for 60 dwellings - 04/05171/FUL - EXP 14.04.2010	Yes	Site on the market	Deliverable	
SW/026	Reevy Road west, Buttershaw	0.71		Call for Sites	Mixture	n/a	29					28	1													29		Suitable Now	No constraints. Cleared site and sloping area.	Yes		Deliverable	
SW/027	Bishopdale Holme, Buttershaw	0.53	Recreation open space	Other	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	Site deleted as housing site prior to last plan and identified as recreation space on request of Royds. Site is not maintained or used for ROS and will require reallocation in the LDF.	Uncertain	Owner intentions unclear at present. Site identified from survey	Not Achievable	
SW/028	Braine Croft, Buttershaw	0.71	Playing fields	Urban Capacity	Greenfield	Medium	29							28	1											29		Potentially Suitable - Local Policy Constraints	Unused and unmaintained land with access from Braine Croft. Protected as playing fields in RUDP but suitable for residential development.	Uncertain	Land unmaintained by Council but assumption that it is surplus to requirements. Access available from adjacent development	Developable	access from neighbouring estate
SW/029	Dirkhill Road	0.73		Housing Land Register	Greenfield	Medium - High	49.5							30	17	2.5										49.5		Suitable Now	Flat site overgrown with grass and shrubs etc. Extreme levels difference between the highway and the site. Formerly Phase 1 Housing Site in RUDP - BW/H1.18 TPO around the south-eastern edge of the site, may not constrain heavily.	Uncertain	Owners intentions not presently known	Developable	
SW/030	All Saints Road	1.34		Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now		Uncertain	Site has consent	Not Achievable	
SW/031	Horton Park Avenue	0.59		Housing Land Register	Previously Developed Land	Actual	24				20	4														24		Suitable Now	Flat site surfaced in stone. Identified in Bradford Open Space Assessment as an area for outdoor sports. However Live App: 10/01066/REM - 24 Houses - EXP 2/08/2013	Yes	Site has consent	Deliverable	
SW/032	Horton Park Avenue cricket ground, Horton Park Avenue	0.94		Call for Sites	Greenfield	Medium high	51.5																			0		Suitable Now		Uncertain	The owner and trustees wish to develop the site in the near future to finance essential improvements at the club. Immediate plans are unclear	Not Achievable	
SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	4.99	Mixed Use Area	Urban Capacity	Previously Developed Land	Medium High	297												40	40	40	40	35.5	20	20	235.5	61.5	Suitable Now		Uncertain		Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/034A	Fenwick Drive, Woodside	7.80	Housing site	Housing Land Register	Greenfield	Medium	266							40	40	40	40	40	40	20	6					266		Suitable Now	Formerly Phase 1 Housing Site RUDP 2005. Majority of the site is taken up by Bradford Wildlife Area. Single tree TPO near site N boundary. Eastern section of site is within consultation zone for major hazard area (AH Marks) but the HSE would not advise against residential	Uncertain	Application approaching expiry. No progress on site at survey. Expectation that application will be renewed.	Developable	
SW/034B	Land off Fenwick Drove, Woodside	8.35	Green Belt	Call for Sites	Greenfield	Medium										40	40	40	40	34	20	5			219		Potentially Suitable - Local Policy Constraints		Yes		Developable		
SW/035A	Thornton Road/Munby Street	2.40	Mixed Use Area	Housing Land Register	Previously Developed Land	Actual	125				20	30	30	30	15											125		Suitable Now	Southern section lies within a green corridor identified within the Bradford Open Space Assessment but this is not expected to affect the development potential of the site	Yes	Planning permission for 125 units granted after the base date. Shown in trajectory as deliverable from year 4 at true yield on part of the site	Deliverable	Updated from last SHLAA as has permission
SW/035B	Thornton Road	3.81	Mixed Use Area	Housing Land Register	Previously Developed Land	Medium - High	214.5							35	35	35	35	33	20	20	1.5					214.5		Suitable Now		Uncertain		developable	
SW/036	Cottam Avenue	1.33	Mixed Use Area	Housing Land Register	Previously Developed Land	Medium	54.5				30	24.5														54.5		Suitable Now	No policy constraints.	Yes	Pending application for 66 homes and 4 retail units- refusal recommended to regulatory and appeals as owner has no commitment to pay for section 106	Deliverable	
SW/037	Legrams Lane	2.19	Mixed Use Area	Housing Land Register	Previously Developed Land	Actual	73				20	30	23													73		Suitable Now	No policy constraints.	Yes	Planning approval , owners currently preparing to start work	Deliverable	Owner committed to the development
SW/038	St Andrews Mill, Legrams Lane	0.59		Housing Land Register	Previously Developed Land	Medium - High	40																			0		Suitable Now	No constraints.	Uncertain	Site had full permission for 71 self contained apartments at the base date and a renewal was refused in 2011. The owners long term intentions with regards a revised residential proposal are presently unknown	Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SW/039	Cemetery Road	2.70	Mixed Use Area	Urban Capacity	Mixture	Medium	92												30	30	26.5	5.5				92		Potentially Suitable - Local Policy Constraints	Most of site has been identified as open space / green corridor within the Bradford Open Space Assessment. Very western edge of the site part of Bradford Wildlife Area, not enough to consider as a policy constraint.	Uncertain	Owners intentions currently unknown	Developable		
SW/040	Westcroft Road, Great Horton	0.44		Housing Land Register	Mixture	Medium	18						18													18		Potentially Suitable - Local Policy Constraints	Identified within the Bradford Open Space Assessment. Cemetery and church buildings.	Uncertain	Planning permission lapsed which was for extension to church and 19 houses on the land. Owners intentions currently unknown. No progress made	Developable	Subject to need to remove any remaining graves	
SW/041	Shearbridge Road	1.56		Call for Sites	Previously Developed Land	Medium - High	105.5												30	30	21	15	9.5			105.5		Potentially Suitable - Local Policy Constraints	Site now partly covered by flood zone 3a.	Uncertain	Owner intends to retain depot until an alternative location is agreed	Developable	possible contaminants from fuel store	
SW/043	Little Horton Lane	1.08	Housing site	Housing Land Register	Previously Developed Land	Medium	44						30	14												44		Suitable Now	No constraints. Formerly Phase 1 Housing Site BW/H1.17 Flat site with rubble surface and some grass and shrubs.	Uncertain	Site vacant but owner intentions unclear	Developable		
SW/044	Little Horton Lane	0.77		Urban Capacity	Previously Developed Land	n/a																				0		Suitable Now		Unavailable		Not Achievable		
SW/045	Fall Top Farm, Brook Lane, Clayton	7.80	Green Belt	Call for Sites	Greenfield	Low	204.5												40	40	40	40	27.5	17		204.5		Potentially Suitable - Local Policy Constraints	This site lies within the green belt but adjacent to 2 safeguarded land sites which will presumably be developed at some point in the future. Slightly undulating walled fields.	Yes	call for sites now submitted. Owner confirms the site will be available in the short term	Developable	Poor access resolveable in longer term	
SW/047	Between Clayton Lane and Lister Arms	0.52		Urban Capacity	Previously Developed Land	Medium - High	35.5				27	8.5														35.5		Suitable Now	No constraints.	Yes	Site is for sale with Hayfield Robinson but no new planning history	Deliverable		
SW/048	Junction with Park Road, Manchester Road, Little Horton	1.76		Housing Land Register	Previously Developed Land	Actual	536				40	40	40	40	40	40	40	40	40	40	40	40	40	40	16		536	0	Suitable Now	No constraints.	Yes	Recent planning approval in conjunction with SW/049.	Deliverable	
SW/049	Park Road, Little Horton	0.44		Call for Sites	Previously Developed Land	n/a																				0		Suitable Now	No constraints.	Yes		Deliverable	Units in SW/048 trajectory	
SW/050	Bartle Lane	0.84		Urban Capacity	Previously Developed Land	Medium	34.5						30	4.5												34.5		Suitable Now	No constraints.	Uncertain	Owner in discussions re the future of the site, which may or may not include residential	Developable	Potential contamination from mill use	
SW/052	Quaker Lane, Southfield Lane	0.23	Playing fields/recreation open space	Call for Sites	Greenfield	Medium	10.5						10.5													10.5		Potentially Suitable - Local Policy Constraints	RUDP - area of proposed recreational open space - BW/OS4.3	Uncertain	Owner wishes to develop the site	Developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/053	Northfield Road, Wibsey	3.29	Playing fields	Other	Greenfield	average	28.5									28	0.5									28.5		Potentially Suitable - Local Policy Constraints	Sloping land to side of Wibsey infants school and rugby ground currently designated in RUDP as playing fields. Also identified in the Bradford Open Space Assessment.	Yes	Owners intentions with regards land swap currently unclear as progress has been made to redevelop alternative land formerly part of the deal	Developable	Access issues
SW/054	Chapel Street, Wibsey	0.45		Urban Capacity	Greenfield	Medium	18.5						18.5													18.5		Suitable Now	No constraints.	Uncertain	Permission refused on design grounds and 2010 application withdrawn and not resubmitted. Unsure of owners intentions	Developable	
SW/055	Leaventhorpe Lane, Thornton	8.63	Urban Greenspace	Call for Sites	Greenfield	Low	226.5								40	40	40	40	37	20	9.5					226.5		Potentially Suitable - Local Policy Constraints	RUDP designated urban greenspace.	Yes		Developable	Access available, but physical constraints
SW/056	Odsal Road	0.56		Urban Capacity	Previously Developed Land	Medium - High	38						28	10												38		Suitable Now	Vacant building formerly Odsal police station. Small part of the south corner of the site lies within the outer consultation area of a MAJOR HAZARD ZONE. PADHI test reveals the HSE would not advise against granting planning permission on this site	Uncertain	The site has been subject of development inquiries but no applications as yet for residential use	Developable	
SW/057	Thornton Road, Leaventhorpe	1.63		Call for Sites	Greenfield	Low	51.5						30	21.5												51.5		Potentially Suitable - Local Policy Constraints	Attractive site set lower than the main road. Designated in RUDP as urban greenspace.	Yes		Developable	
SW/059	Baldwin Lane, Clayton	3.39	Green Belt	Call for Sites	Greenfield	Low	89						30	30	23	6										89		Potentially Suitable - Local Policy Constraints	Fields on edge of urban area within the green belt. Close to built up edge of settlement and adjoins an area of safeguarded land. Could be combined with SW/008.	Yes	Site picked up as site submitted for consideration at last plan. Owner intentions now known and call for sites form submitted	Developable	
SW/060	Northside Road, Gillington	1.67		Call for Sites	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	playing fields in RUDP	Yes		Not Achievable	
SW/061	Northside Road, Gillington	9.78		Housing Land Register	previously Developed Land	Actual	400				30	40	40	40	40	40	40	40	40	40	40	10				400		Suitable Now	No Constraints. The site has now been separated from the land to the south which is protected as playing fields	Yes		Deliverable	
SW/062	Royds Hall Lane, Woodside	4.74		Housing Land Register	Previously Developed Land	Actual	97	38	20	20	19															59		Suitable Now	No constraints	Yes	Work started	Deliverable	
SW/063	Eaglesfield drive, Woodside	0.67		Call for Sites	Previously Developed Land	Medium	27.5					27.5														27.5		Suitable Now	No constraints.	Yes	Owner is taking steps to secure planning permission	Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/064	Common Road, Low Moor	1.25	Housing site	Housing Land Register	Previously Developed Land	Medium	51							30	21											51	Suitable Now	Former Phase 1 Housing Site BS/H1.22. The HSE would normally advise against the granting of planning approval in this case. Site retained as has planning backing	Uncertain		Developable		
SW/065	Lingdale Road, Woodside	0.61		Urban Capacity	Previously Developed Land	Medium	25				25															25	Suitable Now	Falls within consultation area for MAJOR HAZARD SITE - BASF. PADHI test reveals the HSE would not advise against granting planning approval on this site	Yes	Site cleared and has been placed for sale with agent	Developable		
SW/066	Abb Scott Lane, Low Moor	6.77	Housing site	Housing Land Register	Greenfield	Medium	231						40	40	40	40	40	24	7							231	Suitable Now	Former Phase 2 Housing Site - BS/H2.8. Falls within consultation areas for a MAJOR HAZARD SITE - BASF. PADHI test undertaken reveals the HSE would advise against the granting of planning approval on this site. However the site has planning backing	Yes	site is in single ownership with developer interest.	Developable		
SW/067	Halifax Road/Western Way, Woodside	3.58		Housing Land Register	Previously Developed Land	Actual	135	80	20	20	15															55	Suitable Now	Former RUDP Allocated site BS/H1.26 3 small TPO areas within the site.	Yes		Deliverable		
SW/068	Northside Terrace, Lidget Green	0.56		Urban Capacity	Greenfield	Actual	24			20	4															24	Suitable Now	No constraints.	Yes		Deliverable		
SW/070	John Street/Henry Street, Clayton	0.34		Housing Land Register	Previously Developed Land	Actual	38		10	20	8															38	Suitable Now	No constraints.	Yes		Deliverable		
SW/071	Cooper Lane, Buttershaw	0.13		Housing Land Register	Greenfield	Medium	6				6															6	Suitable Now	No constraints.	Yes	Permission for 15 apartments has now expired. Renewal of permission in 2010 refused but owner has approached Council for opinion on alternative scheme above 6 units	Deliverable		
SW/072	Manorley Lane, Woodside	0.37		Housing Land Register	Previously Developed Land	Actual	14				14															14	Suitable Now	Site with detailed planning permission	Yes		Deliverable	Site cleared and ready for development	
SW/073	223 Moore Avenue, Wibsey	0.24		Housing Land Register	Previously Developed Land	Actual	2			2																2	Suitable Now	Several v small TPO's within site which should not prevent or affect development.	Yes		Deliverable		
SW/074	3 Huddersfield Road, Odsal	0.53		Housing Land Register	Previously Developed Land	Actual	26				20	6														26	Suitable Now		Yes	2 separate planning approvals post base date for 26 units	Deliverable		
SW/075	Scholemoor Road, Lidget Green	0.14		Housing Land Register	Previously Developed Land	Actual	14			14																14	Suitable Now	No constraints.	Yes		Deliverable		
SW/076	Saint Street, Great Horton	0.24		Housing Land Register	Previously Developed Land	Actual	12		12																	12	Suitable Now	TPO covers 2/3 of site. However site has PP for residential development.	Yes		Deliverable		
SW/077	Mandale Grove Buttershaw	0.14		Housing Land Register	Greenfield	n/a	5				5															5	Suitable Now	No constraints.	Yes		Deliverable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SW/080	Low Royd, Park Bottom, Low Moor	0.21		Housing Land Register	Greenfield	Actual	7			7																7		Suitable Now	SW section of the site is within the green belt. SE section lies within a TPO. Whole site lies within consultation area for a MAJOR HAZARD SITE - BASF - however PADHI test not required as site already has PP for 7 dwellings	Yes		Deliverable		
SW/081	Pannal Street, Great Horton	1.00		Housing Land Register	Previously Developed Land	Actual	24			20	4															24		Suitable Now	No constraints.	Yes	Building empty	Deliverable		
SW/082	St Lukes, Little Horton Lane, Little Horton	1.25		Housing Land Register	Previously Developed Land	Medium - High	84.5						30	28.5	15	11											84.5		Suitable Now	No constraints.	Uncertain		Developable	
SW/083	Paradise Fold, Great Horton	0.21		Housing Land Register	Previously Developed Land	Actual	6			6																6		Suitable Now	No constraints. PP for 6 units.	Yes		Deliverable		
SW/084	Great Horton Road, Shearbridge	0.12		Housing Land Register	Previously Developed Land	Actual	10			10																10		Suitable Now	Site lies within flood zone 3a. However has PP for 10 apartments.	Yes		Deliverable	Shop units are underway. Flats to follow	
SW/085	Legrams Lane/Archibald Street	0.03		Housing Land Register	Previously Developed Land	Actual	8			8																8		Suitable Now	No constraints. Has PP for 8 apartments.	Yes		Deliverable		
SW/087	Buttershaw Lane, Buttershaw	0.12		Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now		Yes		Deliverable		
SW/088	Abb Scott Lane, Low Moor	1.02		Call for Sites	Greenfield	n/a																				0		Unsuitable	TPO affects small part of site - SE corner. Site lies within consultation zone for a MAJOR HAZARD SITE - BASF. PADHI test reveals the HSE would advise against granting planning approval on this site					
SW/090	Cooper Lane, Buttershaw	0.18		Housing Land Register	Previously Developed Land	Actual	8			8																8		Suitable Now	No constraints. Demolition of existing dwelling and construction of 8 mews style houses.	Yes	Application recently renewed	Deliverable		
SW/091	Trenholme Avenue, Low Moor	0.10		Housing Land Register	Previously Developed Land	Actual	6			6																6		Suitable Now	Site with detailed planning permission	Yes		Deliverable		
SW/093	Leaventhorpe Hall, Thornton Road, Thornton	0.39		Housing Land Register	Greenfield	Actual	9			9																9		Suitable Now	Site lies within green belt but has PP for 9 units. Conversion of barn to form 3 dwellings, demolition and reinstatement of stables to form 1 dwelling, and construction of a new terrace comprising 5 dwellings	Yes	Development started	Deliverable		
SW/094	Cooper Lane, Clayton Heights	0.30		Housing Land Register	Previously Developed Land	Actual	14	14																		0		Suitable Now	Small part of SW corner of site affected by a TPO. 10/01302/FUL - Construction of 14 dwellings plus associated external works.	Yes		Deliverable		
SW/095	Paternoster Square Great Horton	0.06		Housing Land Register	Previously Developed Land	Actual	6			6																6		Suitable Now	No constraints. - Construction of six 3 storey, 4 bedroom town houses with private gardens and car parking and associated external works.	Yes		Deliverable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/096	Land at Scarlet Heights,	0.24		Call for Sites	Greenfield	Low	8.5							8.5												8.5	Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoining the built up area. Whole of site lies within a Bradford Wildlife Area and most is covered by a TPO.	Yes		Developable		
SW/097	43 Beaconsfield Road, Clayton	0.22		Call for Sites	Mixture	Low	8							8												8	Potentially Suitable - Local Policy Constraints		Yes		Developable		
SW/098	Harris Court Mill, Great Horton Road, Great Horton	0.57		Urban Capacity	Previously Developed Land	Medium - High	38.5							28	10.5											38.5	Suitable Now	No constraints.	Uncertain	Site for sale. Permission was approved subject to signing of section 106 agreement. The business went into receivership before the agreement was signed so permission not valid.	Developable		
SW/100	Stanbeck Gardens, Buttershaw	0.24		Urban Capacity	Greenfield	Low	8.5					8.5														8.5	Suitable Now	No constraints.	Yes	Site identified from survey	Deliverable		
SW/101	Thornaby Drive, Clayton	0.20		Other	Mixture	Medium	9							9												9	Suitable Now	No constraints.	Uncertain	Site identified from survey	Developable		
SW/102	Little Moor, Clayton Heights	12.12	Green Belt	Call for Sites	Greenfield	Low	318.5									40	40	40	40	40	40	40	36.5	20	20	2	318.5	Potentially Suitable - Local Policy Constraints	A substantial extension into the green belt. The site does abut the built up area to the north.	Yes	3rd party land may be required	Developable	Access requires improvement
SW/103	Rear Edge End Road, Buttershaw	0.37		Urban Capacity	Previously Developed Land	Low	13							13												13	Suitable Now	No constraints.	Uncertain	Site put forward through t&a campaign	Developable		
SW/104	Cecil Avenue, Great Horton	2.15	Allotments	Other	Greenfield	Medium	73.5							30	30	13.5										73.5	Potentially Suitable - Local Policy Constraints	Site is covered by a Bradford Wildlife Area and RUDP Allotments designation. Site also identified within the Bradford Open Space Assessment.	Uncertain	Land suggested through t&a campaign. Owners intentions currently unknown but there appears to be no huge local demand	Developable		
SW/105	Clover Street/Haycliffe Lane, Wibsey	0.23		Other	Previously Developed Land	Medium	10							10												10	Potentially Suitable - Local Policy Constraints	Identified within the Bradford Open Space Assessment as an area of outdoor sports facilities.	Uncertain	Land suggested by community. Owners intentions presently unknown. Garages appear to be let	Developable		
SW/107	Summarseat Place Great Horton Road	0.38	Recreation open space	Call for Sites	Greenfield	Medium	17							17												17	Potentially Suitable - Local Policy Constraints	TPO covers part of site.	Yes	site put forward by community	Developable		
SW/108	Brafferton Arbor, Buttershaw	0.32		Other	Previously Developed Land	Medium	14.5							14.5												14.5	Suitable Now	No constraints.	Uncertain	Land suggested by community. Site could come forward at any time once owners intentions are clear. Community seem supportive of development on the site	Developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/109	Thornton Road, Four Lane, Ends	0.36		Other	Mixture	n/a																			0		Suitable Now	No constraints.	Uncertain	Site put forward by public through t&a campaign. Commercial development may be more appropriate with the current shops brought back into use	Not Achievable		
SW/110	Hilmore House, Thornton Road, Girlington	1.93		Other	Previously Developed Land	n/a																			0		Suitable Now	No constraints, but in an employment zone where new commercial business uses operate	Uncertain	Site put forward by community in t&a campaign. The site has recently been for sale although the owners intentions are unknown at present. Commercial development would be more appropriate	Not Achievable		
SW/111	Bradford Road/Thirsk Grove, Clayton	0.37		Housing Land Register	Greenfield	Actual	2			2															2		Suitable Now		Yes		Deliverable		
SW/112	Brianwood Grove, Odsal	1.09	Urban Greenspace	Other	Greenfield	Low																			0		Unsuitable						
SW/113	Newall Street/Bottomley Street Off Manchester Road	0.81		Housing Land Register	Previously Developed Land	Medium	37				4			30	3										37		Suitable Now		Uncertain		Developable		
NEW SITES TO THIS SHLAA																																	
SW/114	Land East Of Unity House, Little Horton Lane	0.04		Housing Land Register	Previously Developed Land	Actual	6	0			6														6		Suitable Now		Yes	Site with permission for café with apartments over	Deliverable		
SW/115	Land West Of 67 Bradford Road Clayton	0.17		Housing Land Register	Previously Developed Land	actual	10	0			10														10		Suitable Now		Yes		Deliverable		
SW/116	Pollit Farm - Dan Lane/Dunnoch Avenue	0.34		Housing Land Register	Previously Developed Land	Actual	11	0			11														11		Suitable Now		Yes		Deliverable		
SW/117	Land South Of 47 Crawford Avenue	0.17		Housing Land Register	Greenfield	Actual	6	0			6														6		Suitable Now		Yes		Deliverable		
SW/119	Former Odsal Clinic 55 Odsal Road	0.21		Housing Land Register	Previously Developed Land	Actual	1	0		1															1		Suitable Now		Yes		deliverable		
SW/120	Ingleby Road	3.25	Employment site	Employment Land Register	Previously Developed Land	Medium	111						30	30	30	20	1								111		Potentially Suitable - Local Policy Constraints		Yes		Developable		
SW/121	Princeroyd Way	2.01	Employment site	Employment Land Register	Previously Developed Land	medium	68.5						30	30	8.5										68.5		Potentially Suitable - Local Policy Constraints		Yes		Developable		



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SW/122	Church Street, Buttershaw			Housing Land Register	Previously Developed Land	Actual	5				5															5		Suitable Now		Yes		Deliverable	
SW/123	246-248 Haycliffe Lane, Great Horton			Housing Land Register	Previously Developed Land	Actual	5	2	3																	3		Suitable Now		Yes		Deliverable	
SW/124	Land off Buckingham Crescent, Clayton	11.21	Green Belt	Call for Sites	Greenfield	Low	294					40	40	40	40	40	40	40	26	20	8				294		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
		206.45					6560	177	65	153	298	487.5	286	1033	607	715.5	505.5	416	558	476	327.5	239.5	164.5	93	24.5	6449.5	61.5						
ADDITIONAL SITES FROM GROWTH STUDY																																	
SW/125	Land south of Blackberry Way, Clayton	3.07	Green belt	Growth Study	greenfield	Low	80.5								30	30	19.5	1								80.5		Potentially Suitable - Local Policy Constraints	Green belt	uncertain		Developable	
		209.52					6640.50	177.00	65.00	153.00	298.00	487.50	286.00	1033.00	607.00	745.50	535.50	435.50	559.00	476.00	327.50	239.50	164.50	93.00	24.50	6530.00	61.50						
SHLAA 3 - CANAL ROAD CORRIDOR																																	
CR/003	Valley Road	1.80		Urban Capacity	Previously Developed Land	Medium - High	122																			0		Potentially Suitable - Local Policy Constraints	Small part of the site is within flood zone 3a.	No		Not Achievable	Site not currently desirable residential location
CR/004	Bolton Road, Wapping	0.31		Housing Land Register	Greenfield	Medium - High	23.5					23	0.5													23.5		Suitable Now	No policy constraints. Grassy bank, few trees, sloping to the west.	Uncertain		Developable	No constraints
CR/011A	Olivers Locks, canal road	5.82	housing site/urban greenspace	Housing Land Register	Mixture	Actual	139		20	20	30	30	30	9												139		suitable Now	Land identified in the Canal Road Masterplan as having residential potential.	Yes		Deliverable	
CR/011B	Olivers Locks, canal road	26.21	Urban Greenspace	Call for Sites	Mixture	Medium	918				40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	560	358	Potentially Suitable - Local Policy Constraints	Land identified in the Canal Road Masterplan as having residential potential. Local policy change required before this site can come forward as part of wider masterplanning of the area. Site amended to remove houses. Several TPO's.	Yes		Deliverable	
CR/014	Bolton Woods Quarry, Bolton Woods Road	29.93	Urban Greenspace	Call for Sites	Mixture	Medium	1021					40	40	40	40	40	40	40	40	40	40	40	40	40	40	480	541	Potentially Suitable - Local Policy Constraints	Large area of urban greenspace designation together with smaller area designated as a Bradford Wildlife Area in southern part of the site.	Yes	part of site could come forward gradually with development over a long timespan as part of masterplan subject to remediation on whole or part of the site with infrastructure implemented as necessary	Developable	Site has resolveable constraints
CR/015	Bolton Road, Wapping	2.11	Housing site	Housing Land Register	Greenfield	Actual	46		10	20	16														46		Suitable Now	Site with planning permission	Yes		Deliverable	from year 1 work started after 2013 survey	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CR/016	Gaisby lane	1.22	Housing site	Housing Land Register	Previously Developed Land	Actual	45	39	6																	6		Suitable Now	No policy constraints. Most of site formerly allocated for housing development in the RUDP - - permission for 45 houses.	Yes		Deliverable	Under construction
CR/017	Wapping Road, Bolton Road	0.39		Housing Land Register	Greenfield	Low	23				9	14														23		Suitable Now	No policy constraints. Grassy area mostly flat.	Yes		Deliverable	Residential development refused recently on part of the site for poor design. Owner is having discussion with officers with expectation that a revised application will be submitted soon
CR/019	Poplar Crescent/Gaisby Lane	1.81	Recreation open space, Urban greenspace		Greenfield	Medium	82.5							30	30	22	0.5									82.5		Potentially Suitable - Local Policy Constraints	Northern and central sections of the site have RUDP designations as urban greenspace and recreation open space. The southern section has RUDP playing fields designation and is also identified within the Bradford Open Space Assessment.	Uncertain	Site currently leased to football club on land formerly used a foundry. Owners longer term intentions presently unknown	Developable	
CR/020	Dockfield Road northside, Shipley	0.54		Housing Land Register	Previously Developed Land	Medium - High	36.5							27.5	9											36.5		Suitable Now	Land forms part of a larger site	Uncertain		Developable	
CR/021	Dockfield Road, South, Shipley	1.33		Housing Land Register	Previously Developed Land	Medium - High	90							30	30	15.5	14.5									90		Suitable Now		Uncertain	Permission has expired	Developable	
CR/023	Crag Road, Windhill	0.92		Urban Capacity	Greenfield	Low	29							27.5	1.5											29		Suitable Now	Incidental open space between and in front of flats. Well maintained grassy bank with mature trees. Medium-steep slope.	Uncertain	Potentially available mid term but owners intentions presently unknown	Developable	greenfield no constraints
CR/024	Crag Road/East Bradford Beck	4.65		Urban Capacity	Mixture	Actual	101				20	30	30	21												101		Suitable Now		Yes		Deliverable	
CR/025	Dockfield Road	0.69		Housing Land Register	Previously Developed Land	Actual	93			20	20	30	23													93		Suitable Now	No policy constraints. The site comprises a mix of stone mill buildings and more modern infill buildings.	Yes		Deliverable	
CR/026	Market Hall, Kirkgate	0.18		Urban Capacity	Previously Developed Land	Medium - High	13.5																					Potentially Suitable - Local Policy Constraints	No SHLAA policy constraints. However as it falls within designated primary shopping area in RUDP then mixed use development / living over shop would be most likely form of development if a residential element pursued.	Uncertain	Owners intentions unknown.	Not Achievable	The site falls below the site threshold. Delete
CR/028	Camegie Hall, Leeds Road	0.04		Housing Land Register	Previously Developed Land	n/a	0																			0		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	
CR/029	Dockfield Road, Shipley	0.06		Housing Land Register	Previously Developed Land	Actual	6				6															6		Suitable Now	No policy constraints.	Yes		Deliverable	
CR/030	Atkinson Street	0.02		Housing Land Register	Previously Developed Land	Actual	8				8															8		Suitable Now	No policy constraints.	Yes		Deliverable	
CR/031	Briggate, Shipley	0.21		Other	Previously Developed Land	Medium - High	16							16												16		Suitable Now	No policy constraints.	Uncertain	Owners intentions currently unknown	Developable	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CR/033	North Avenue, Manningham	0.80		Call for Sites	Previously Developed Land	Medium	33							30	3											33		Suitable Now	Small snippet on northern edge identified within the Bradford Open Space Assessment as within a green corridor. Otherwise no suitability constraints.	Uncertain	Landowner states the site is available and has been in discussions with Council re future use of the site	Developable	
CR/034	Frizinghall Road, Frizinghall	0.81		Other	Previously Developed Land	Actual	42				20	22														42		Suitable Now	Small strip around northern and eastern site fringes lies within Bradford Open Space Assessment 'green corridor'.	Yes		Deliverable	
CR/035	Dock Lane/Canalside, Shipley	2.06		Housing Land Register	Previously Developed Land	Actual	114					30	30	30	24											114		Suitable Now	Flat vacant site to the rear of industrial building and a vacant industrial building enclosed by railway canal and factory. Adjoins the Leeds Liverpool Canal SEGI. Northern half of site allocated in RUDP for employment development.	Uncertain	Mixed use development approved but now expired	Developable	
CR/036	Bolton hall Road	0.83		Housing Land Register	Previously Developed Land	Medium	34							30	4											34		Suitable Now		Uncertain	Site has expired consent	Developable	
CR/037	Thornhill Avenue, Shipley	0.60	Housing site	Housing Land Register	Greenfield	Actual	21				20	1														21		Suitable Now	Small area covered by a TPO but site formerly allocated housing site	Yes		Deliverable	No known constraints
CR/038	Valley Road	0.96		Other	Mixture	Medium	39.5							30	9.5											39.5		Suitable Now		Uncertain		Developable	
NEW SITES TO THIS SHLAA																																	
CR/039	Buildings in Market Square, Shipley	1.01		Other	Previously Developed Land	Shipley and Canal Road Corridor AAP	25							25												25		Suitable Now		Uncertain		Developable	
CR/040	Market Street and Otley Road	0.79		Other	Previously Developed Land	Shipley and Canal Road Corridor AAP	50							50												50		Suitable Now		Uncertain		Developable	
CR/041	Dock Lane/Dockfield Terrace	0.13		Other	Previously Developed Land	Shipley and Canal Road Corridor AAP	25							25												25		Suitable Now		Uncertain		Developable	
CR/042	Dockfield Road/Dockfield Place	0.13		Other	Previously Developed Land	Shipley and Canal Road Corridor AAP	10							10												10		Suitable Now	No constraints	Uncertain	Owner intentions not presently known	Developable	This site is vacant and could come forward sooner
CR/044	Forster Place, 1 Singleton Street	0.38		Other	Previously Developed Land	Actual	60				60															60		Suitable Now		Yes		Deliverable	
CR/045	45-47 Otley Road, Shipley	0.02		Other	Previously Developed Land	Actual	5				5															5		Suitable Now		Yes		Deliverable	
		<b>86.76</b>					<b>3271.5</b>	<b>39</b>	<b>16</b>	<b>60</b>	<b>204</b>	<b>197</b>	<b>153</b>	<b>515</b>	<b>200.5</b>	<b>117.5</b>	<b>95.0</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>2198</b>	<b>899</b>						
SHLAA 3 - CITY CENTRE																																	
CC/001	Fulton Street/Tetley Street/Sunbridge Road and Thornton Road	0.51		Housing Land Register	Previously Developed Land	High	80.5							30	23	15	12.5									80.5		Suitable Now	No SHLAA policy constraints.	No	Student flats only	Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CC/003	Hamm Strasse/ Grammar School Street.	0.51		Other	Previously Developed Land	City centre AAP	100							30	30	30	10									100		Suitable Now	No SHLAA policy constraints.	Yes	Renewed interest in the site for residential is expected in the near future	Developable	
CC/005	Broadway	0.58		Housing Land Register	Previously Developed Land	Actual	162							30	40	40	40	12								162		Suitable Now	Most of site lies within flood zone 3a. Site has PP.	uncertain		Developable	
CC/007	Beehive Mills, Thornton Road	1.07		Other	Previously Developed Land	City centre AAP	220							40	40	40	40	40	20							220		Suitable Now	No SHLAA policy constraints.	Uncertain	Permission expired owner intentions currently unknown	Developable	
CC/010	Westgate/Grattan Road	0.04		Housing Land Register	Previously Developed Land	actual	25			20	5															25		Suitable Now	No SHLAA policy constraints. Planning Approval post base date for 25 apartments which is a renewal of the previous		Site has more recent permission	Deliverable	
CC/011	Listerhills Road/Longside Lane and Richmond Road.	1.42		Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now	No SHLAA policy constraints.	No		Not Achievable	Student flats. No units in trajectory
CC/012	National House/Woolston House, Sunbridge Road.	0.38		Housing Land Register	Previously Developed Land	Actual	30	114	20	10																30		Suitable Now	No SHLAA policy constraints.	Yes	Site has approval for new build of 30 apartments following demolition,	Deliverable	
CC/013	Salem Street	0.32		Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now	No SHLAA policy constraints.	Yes	Site has planning permission for student block of 160 units which is under construction	Deliverable	
CC/014	28 Manor Row	0.03		Housing Land Register	Previously Developed Land	High	5.5							5.5												5.5		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable	
CC/016	Fairfax House, Barkerend Road.	0.24		Urban Capacity	Previously Developed Land	medium	11																			0		Suitable Now	No SHLAA policy constraints.	Uncertain	Incidental open space to high rise tower blocks in joint ownership. Owners intentions presently unknown but not considered to be viable site	Not Achievable	Site in shadow of tower block

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CC/018	Stott Hill West/Bolton Road Junction.	0.30		Other	Previously Developed Land	n/a																				0		Suitable Now	No SHLAA policy constraints.	Uncertain	Site has had high rise residential development refused previously. Owner has not contacted to make future proposals on site known.	Developable	
CC/020	Sun street	0.78		Other	Greenfield	City centre AAP	200							40	40	40	40	40								200		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable	
CC/021	Pine Street	0.94		Other	Previously Developed Land	City centre AAP	100							30	30	30	10									100		Suitable Now	No SHLAA policy constraints.	Yes	Site is under consideration for family homes and a design concept has been prepared in advance of a planning application for around 102 homes	Deliverable	
CC/022	Midland Mills, Cape Street	0.95		Housing Land Register	Previously Developed Land	Actual	304							40	40	40	40	40	40	40	40	24				304		Suitable Now	Most of the site lies within flood zone 3a. Site has PP	Uncertain	Site has been for sale for some time despite permission in place. Development unlikely without renewal	Developable	
CC/023	Conditioning House, Old Canal Road	0.52		Urban Capacity	Previously Developed Land	High	81							30	23	15	13									81		Suitable Now	Part of the northern section of site lies within flood zone 3a.	Uncertain	The site is currently vacant and on the market and could be suitable for a number of uses including residential, but no formal inquiries have been made.	Developable	
CC/024	Thornton Road Car Park/ Water Lane	1.66		Other	Previously Developed Land	City centre AAP	400							40	40	40	40	40	40	40	40	40	40			400		Suitable Now	No SHLAA policy constraints.	Uncertain	Site available but no decision has yet been taken for its end use. Currently a well used informal car park	developable	
CC/025	179 Sunbridge Road	0.27		Housing Land Register	Previously Developed Land	Actual	163					40	40	40	40	3										163		Suitable Now	No SHLAA policy constraints.	Yes	New permissions in place for 163 apartments	Deliverable	
CC/026	122 Sunbridge Road	0.27		Call for Sites	Previously Developed Land	City centre AAP	75							30	30	15										75		Suitable Now	No SHLAA policy constraints.	Uncertain	Site has been cleared to allow development to take place.	Developable	yr 6
CC/027	Providence Mill, Thornton Road	0.33		Other	Previously Developed Land	City centre AAP	50							30	20											50		Suitable Now	No SHLAA policy constraints.	Uncertain	Site had conversion consent but the building has now been cleared following fire. Owners intentions presently unknown	Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CC/028	Wetherby Engineering, Croft Street.	1.20		Urban Capacity	Previously Developed Land	n/a																			0		Potentially Suitable - Local Policy Constraints	Most of site lies within flood zone 3a.	Unavailable	Site in use by engineering works and surface parking and in multiple ownership. The site has been bought by Bradford Council as the site for the new City Centre pool	Not Achievable		
CC/029	Longside Lane	0.24		Urban Capacity	Previously Developed Land	n/a																			0		Suitable Now	No SHLAA policy constraints.	Uncertain		Not Achievable		
CC/036	Chain Street redevelopment, Westgate	1.06		Urban Capacity	Previously Developed Land	Actual	48		16		30	2													48	0	Suitable Now	No SHLAA policy constraints.	Yes	New build and conversion scheme involving 16 family homes converted from bedsits and 32 new	Deliverable		
CC/037	Goitside Urban Village, off Grattan Road	0.67		Other	Previously Developed Land	High	105.5							35	35	20	15.5									105.5		Suitable Now	No SHLAA policy constraints.	Yes	Large site identified in masterplan, small part with current permission for new residential which is considered unlikely will come forward and other areas which are underused and available in the short, medium term subject to other strategic requirements	Developable	
CC/038	Market Urban Village, Rawson Road.	1.05		Other	Previously Developed Land	City centre AAP	200							40	40	40	40	40								200		Suitable Now	No SHLAA policy constraints.	Uncertain	Site identified from masterplan as having residential potential, but may be suitable for other uses currently being discussed by Council. Some of the buildings are in use and are currently not available and owners intentions are unknown	Developable	
CC/039	Former Yorkshire Water Depot, Leeds Road/A650	1.22		Housing Land Register	Previously Developed Land	Actual	400							40	40	40	40	40	40	40	40	40	40	40	40	400		Suitable Now	Most of the site lies within flood zone 3a.	Yes	Site has permission in outline for mixed use which includes 400 units and on the market.	Developable	buildings to be cleared before development
CC/040	Land bounded Parkgate/Upper Parkgate/Peckover St/Barkerend Road	0.12		Other	Previously Developed Land	High	20.5																		0		Suitable Now	No SHLAA policy constraints.	Uncertain	Owner intentions unclear at present but the site could be suitable for residential	Not Achievable	Site is too small to be in the SHLAA - delete	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CC/042	Thornton Road north	0.40		Other	Previously Developed Land	City centre AAP	100							30	30	30	10									100		Suitable Now	No SHLAA policy constraints.	Yes		developable	
CC/044	Forster Court, Bradford	1.46		Call for Sites	Previously Developed Land	High	229																			0		Potentially Suitable - Local Policy Constraints	Eastern half of site lies within flood zone 3a.	Yes	Site currently in use with the owner looking toward disposal in medium term	Developable	
CC/045	Wharf Street/Canal Road	3.12		Other	Previously Developed Land	City centre AAP	600							40	40	40	40	40	40	40	40	40	40	40	40	480	120	Suitable Now		Uncertain		Developable	No constraints
CC/047	Westgate/Grattan Road	0.13		Other	Previously Developed Land	City centre AAP	80							30	30	20										80		Suitable Now		Uncertain		Developable	
CC/048	149-151 Sunbridge Road	0.06		Housing Land Register	Previously Developed Land	Approx	5							5												5		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable	
CC/049	York House, Manor Row	0.14		Housing Land Register	Previously Developed Land	Actual	38	38																		0		Suitable Now	No SHLAA policy constraints.	Yes	Site work is underway	Deliverable	
CC/050	31-35 Piccadilly	0.07		Housing Land Register	Previously Developed Land	High	12.5							12.5												12.5		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable	
CC/055	108 Thornton Road	0.08		Housing Land Register	Previously Developed Land	Actual	28	28																		0		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	
CC/063	Mill Street/15-17 Canal Road	0.12		Housing Land Register	Previously Developed Land	Actual	74		20	20	20	14														74		Suitable Now	Whole of site lies within flood zone 3a.	Yes	Planning approval	Deliverable	work started - completions expected -
CC/064	Water Lane/Paradise Street	0.03		Housing Land Register	Previously Developed Land	Actual	15		15																	15		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	
NEW SITES TO THIS SHLAA																																	
CC/065	51/53 Grattan Road	0.04		Housing Land Register	Previously Developed Land	Actual	37		20	17																37		Suitable Now	Warehouses with permission for 37 apartments.	Yes	Work has started	Deliverable	
CC/066	School Street, Manor Row	0.11		Housing Land Register	Previously Developed Land	Actual	56				20	30	6													56		Suitable Now		Yes		Deliverable	
CC/067	Cheapside/Piccadilly/Duke Street/Kirkgate	0.76		Housing Land Register	Previously Developed Land	High	120.5							35	35	24.5	20	6								120.5		Suitable Now		Uncertain		Developable	
CC/068	Canal Road/Bolton Road/Balme Street	0.84		Housing Land Register	Previously Developed Land	High	132.5							35	35	28	20	14.5								132.5		Suitable Now		Uncertain		Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CC/069	Clifford Street Car Park	0.33		Other	Previously Developed Land	City centre AAP	225							40	40	40	40	40	25							225		Suitable Now		Uncertain		Developable	
CC/070	Britannia Street car park	0.27		Other	Previously Developed Land	High	46.5																			0		unsuitable					
CC/071	Britannia Street car park	0.6		Other	Previously Developed Land	High	94.5																			0		unsuitable					
CC/072	Sunbridge Road	1.29		Other	Previously Developed Land	City centre AAP	400							40	40	40	40	40	40	40	40	40	40	40	40	400		Suitable Now		Uncertain		Developable	
CC/073	Thornton Road, Grattan Road	0.33		Other	Previously Developed Land	City centre AAP	80							30	30	20										80		Suitable Now		Uncertain		Developable	
CC/074	Sunwin House, Godwin Street	0.39		Other	Previously Developed Land	City centre AAP	50							30	20											50		Suitable Now		Uncertain		Developable	
CC/075	Former Alexandra Hotel, Randall Well Street	0.42		Other	Previously Developed Land	City centre AAP	100							30	30	30	10									100		Suitable Now		Uncertain		Developable	
CC/076	Burnett Street Car Park, Little Germany	0.31		Other	Previously Developed Land	City centre AAP	50							30	20											50		Suitable Now		Uncertain		Developable	
CC/077	Olicana House, Little Germany	0.14		Other	Previously Developed Land	City centre AAP	20							20												20		Suitable Now		Uncertain		Developable	
CC/078	East Parade car park, Little Germany	0.16		Other	Previously Developed Land	City centre AAP	40							40												40		Suitable Now		Uncertain		Developable	
CC/079	Stone Street car park	0.14		Other	Previously Developed Land	City centre AAP	20							20												20		Suitable Now		Uncertain		Developable	
CC/081	Wilton car park and buildings	0.4		Other	Previously Developed Land	City centre AAP	50							30	20											50		Suitable Now		Uncertain		Developable	
		<b>28.81</b>					<b>5484.5</b>	<b>180</b>	<b>71.0</b>	<b>77.0</b>	<b>85.0</b>	<b>86.0</b>	<b>46.0</b>	<b>1028.0</b>	<b>881.0</b>	<b>680.5</b>	<b>521.0</b>	<b>392.5</b>	<b>245.0</b>	<b>200.0</b>	<b>184.0</b>	<b>160.0</b>	<b>160.0</b>	<b>40.0</b>	<b>40.0</b>	<b>4897.0</b>	<b>120</b>						

SHLAA 3 - SHIPLEY

SH/005	Wood End Crescent/Leeds Road	2.16		Housing Land Register	Previously Developed Land	Actual	136	52	30	30	24															84		Suitable Now	Cleared site, formerly housing under construction	Yes		Deliverable	
SH/010	Salts Mill Road	0.23		Urban Capacity	Previously Developed Land	n/a																				0		Suitable Now		Uncertain	Site in use for car parking. Unfeasible for residential use	Not Achievable	Delete from the SHLAA
SH/011	Salts Mill Road, Saltaire, Shipley	1.79		Call for Sites	Previously Developed Land	medium high	120.5																			0		Suitable Now	Existing business Use. Two v small snippets of the site lie within the Leeds Liverpool Green Corridor identified within the Bradford Open Space Assessment.	Uncertain	Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business	Not Achievable	No units in trajectory
SH/012	Dockfield Road	3.63		Urban Capacity	Previously Developed Land	Low	96																			0		Potentially Suitable - Physical Constraints	No policy constraints.	Yes	Site is currently for sale under Eddisons	not Achievable	Canal access bridge required



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SH/014	East Victoria Street	0.36	Canal conservation area and SEGI	Urban Capacity	Previously Developed Land	Medium High	27							24	3											27		Potentially Suitable - Local Policy Constraints	Part of site lies within the Leeds-Liverpool Canal SEGI and a green corridor identified within the Bradford Open Space Assessment.	Uncertain	The owner was in early discussions over the conversion of this property in 2009 to 73 units. There has been no further progress	Developable	Yield based on a reflection of what could be realistically achieved through conversion	
SH/015	Land South Of 47 Otley Road, Charlestown	0.36		Housing Land Register	Greenfield	Actual	8			8																8		Suitable Now	This site forms a small part of a much larger allocated RUDP employment site - Buck Lane S/E1.3 Lies within flood zone 3a. However allocated site has outline pp for a high tech business park, hotel and live work units in the SHLAA site area	Yes	Development being promoted by Yorkshire Forward	Deliverable		
SH/016	Leeds Road/Thackley Old Road	0.51	Recreation open space	Other	Greenfield	Medium	21							21												21		Potentially Suitable - Local Policy Constraints	Designated as recreation open space in RUDP. Site identified from survey as being unused open space in sustainable location close to formal open spaces nearby.	Uncertain	Policy constraint but good site. Owner intentions unknown at present	Developable		
SH/017	Lower Holme Mill, Otley Road	1.21		Housing Land Register	Previously Developed Land	n/a																				0		Suitable Now	Cleared site and partially completed residential conversion. Within flood zone 3a but multiple permissions = suitable now.	Unavailable		Not Achievable		
SH/018	Otley Road	0.60		Housing Land Register	Previously Developed Land	Low	19				19															19		Suitable Now	Within flood zone 3a. Previous permissions for both residential and retail / business use.	Yes		Deliverable		
SH/019	Carr Lane	1.25		Housing Land Register	Previously Developed Land	Medium	51							30	21											51		Suitable Now	No policy constraints. Derelict / overgrown sloping site. Majority of the site within former RUDP phase 1 housing allocation. Site had outline permission for 34 dwellings.	Uncertain		Developable		
SH/022	Wycliffe Road	1.38	Recreation open space	Urban Capacity	Greenfield	Low	43.5							30	13.5											43.5		Potentially Suitable - Local Policy Constraints	Central part of site designated as recreation open space in RUDP. Two small TPO's within the site. Previous approval 26 flats.	Uncertain	Urban capacity site where owners have confirmed wish to have residential considered	Developable	No real constraints to prevent development	
SH/026	Glenview Drive, Bankfield Road, Nabwood, Shipley	6.23	Green belt	Call for Sites	Greenfield	Low	163.5												35	35	35	35	23.5			163.5		Potentially Suitable - Local Policy Constraints	Fairly prominent green belt site adjoining built up area. Eastern part of site affected by TPO.	Yes	Large site with access and topographical constraint put forward by landowner	Developable	More significant constraints but resolvable	
SH/027	Bingley Road, Nabwood	5.31	Green belt		Greenfield	Low	139.5							35	35	35	34.5									139.5		Potentially Suitable - Local Policy Constraints		Yes		Developable		
SH/028	Bankfield Farm, Nabwood	1.57	Green belt	Call for Sites	Greenfield	Low	49																			0		Unsuitable	Within the green belt, not adjoining the built up area. However could be combined with site SH/027. Adjoins flood zone 3b boundary but only tiny part of the site within flood zone 3a at the northern end. Western and southern part of the site falls within a large TPO area.	Yes				

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
SH/030	Christ Church, Hall Lane, Windhill	0.10		Housing Land Register	Previously Developed Land	Approx	5							5												5		Suitable Now	TPO affects a small part of the site edge.	Uncertain		Developable		
SH/032	Westroyd Avenue, Leeds Road, Windhill	0.37		Urban Capacity	Previously Developed Land	Actual	14			14																14		Suitable Now	No policy constraints.	Yes		Deliverable		
SH/034	58 Kirkgate Shipley	0.03		Housing Land Register	Previously Developed Land	Actual	6	6																		0		Suitable Now	No policy constraints.	Yes		Deliverable		
SH/037	Hollin Hall Farm, High Bank Lane, Shipley	4.18	Green belt	Call for Sites	Greenfield	Low	109.5																			0		Potentially Suitable - Local Policy Constraints	Site lies within the green belt and adjoining steeply sloping land. Adjoins the built up area.	Yes	Land fut forward by agent for owner. Site has constraints	not Achievable		
SH/039	West Royd Gardens, Windhill	0.23		Other	Greenfield	Medium	11							11												11		Suitable Now	No policy constraints.	Uncertain	Owner intentions currently unknown	Developable		
NEW SITES TO THIS SHLAA																																		
SH/041	Former Tannery, Hollins Hill Works, Hollins Hill	1.79	Green belt	Call for Sites	Previously Developed Land	Low	56.5							30	24	2.5											56.5		Potentially Suitable - Local Policy Constraints	Green belt. Flood zone 3a crosses through the site but is unlikely to prevent redevelopment of buildings	Yes		Developable	
SH/042	Queens Road/Ferncliffe Road - Saltaire	0.63		Other	Previously Developed Land	Actual	45.0					30	15														45		Suitable Now	Strip of trees with TPO on northern boundary.	Yes		Deliverable	
SH/043	Springhurst Road	0.28	Recreation open space	Other	Mixture	Medium	12.5							12.5													12.5		Potentially Suitable - Local Policy Constraints		Yes		Developable	
SH/044	Glenview Close, Nabwood	1.91	Green belt	Call for Sites	Greenfield	Low	60.5									30	26	4.5									60.5		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable	
SH/045	The Old School, Wrose Brow Road, Shipley	0.22		Housing Land Register	Previously Developed Land	Actual	9				9																9		Suitable Now		Yes		Deliverable	
SH/046	46 Kirkgate	0.06		Housing Land Register	Previously Developed Land	Actual	7				7																7		Suitable Now		Yes		Deliverable	
SH/047	31 Briggate	0.01		Housing Land Register	Previously Developed Land	Actual	5				5																5		Suitable Now		Yes		Deliverable	
		36.39					1215	58	30.0	44.0	53.0	49.0	15.0	198.5	96.5	67.5	60.5	4.5	35.0	35.0	35.0	35.0	23.5	0.0	0.0	782.0	0.0							
SHLAA 3 - ILKLEY																																		
IL/001	Leeds Road	2.12	Housing site	Housing Land Register	Greenfield	Medium	72.5							30	30	12.5											72.5		Potentially Suitable - Local Policy Constraints	Most of site was formerly allocated for housing in RUDP - K/H1.9. Eastern half of site designated playing fields in RUDP and also identified within the Bradford Open Space Assessment. Majority of site covered by flood zone 3a.	Uncertain	The part of the site protected as playing field could come forward sooner subject to flood risk appraisal, however owner intentions currently unclear	Developable	Flood risk and openspace assessment needed. Year 6

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
IL/002	Valley Drive	1.47		Housing Land Register	Previously Developed Land	Actual	89	56			20	13														33		Suitable Now	Site has planning permission for 56 apartments which are complete and 33 family homes	Yes		Deliverable	Actual and potential yield
IL/004	Bolling Road	0.77		Housing Land Register	Previously Developed Land	Actual	9				9															9		Suitable Now	Cleared site with PP for apartments. TPO covers parts of site.	Yes	Permission for 19 apartments has now expired. Owners approached Council with revised scheme, new application expected for family homes	Deliverable	Revised scheme possible. Low forecasted yield
IL/005	Ashlands Road, Leeds Road	1.04	Employment site	Urban Capacity	Greenfield	Low	33							29	4											33		Potentially Suitable - Local Policy Constraints	Site currently allocated as employment land. TPO's affect the corners of the site. Whole of site lies within flood zone 3a	Yes	Site in process of being sold, although no formal applications had been submitted at the base date, mixed use is likely. However this may still include some residential and part of the site could still come forward again at a later date	Developable	yes
IL/006	Mayfield Road/Railway Road	1.59		Urban Capacity	Previously Developed Land	Medium	65																					Suitable Now		Uncertain	Tesco have recently announced that it will no longer be developing a store on this site and that it will be offered on the market	Developable	
IL/007	Springs Lane	1.20		Other	Previously Developed Land	n/a																				0		Suitable Now	No SHLAA policy constraints.	Uncertain	Site still in use for supermarket. Outline permission current at base date but no detailed application to date. Site could still come forward for residential use following site clearance	Not Achievable	
IL/008	Clifton Road / Ben Rhydding Road	0.70			Previously Developed Land	Low	22						22													22		Potentially Suitable - Local Policy Constraints	TPO's cover edges of site. Site boundaries on all sides affected by TPO's.	Uncertain	Owners current intentions unclear	Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
IL/009	Ben Rhydding Drive, Wheatley Grove	7.18	Green Belt	Call for Sites	Greenfield	Low	188							40	40	40	40	20.5	7.5							188		Potentially Suitable - Local Policy Constraints	Ben Rhydding area is residential enclave washed over by green belt. The site lies within the green belt and is located between this enclave and the current eastern edge of Ilkley urban area. Small area of TPO.	Yes		Developable	Access not considered a problem.
IL/010	Cheltenham Ave	0.37		Housing Land Register	Greenfield	Actual	6			6															6		Suitable Now	Tiny slither of TPO to eastern site boundary.	Yes	FULL PP	Deliverable		
IL/011A	Skipton Road west	0.82	Green Belt	Call for Sites	Greenfield	Low	26																			0		Unsuitable	Within green belt. When combined with IL/011b as in SHLAA 1 this would make a potential extension to the built up area. However the site on its own is unsuitable as it lies beyond the existing edge of the settlement. See also IL/032				
IL/011B	Skipton Road east	1.18	Green Belt	Call for Sites	Previously Developed Land	Low	37							30	7											37		Potentially Suitable - Local Policy Constraints	Within green belt when combined with IL/011a as in SHLAA 1 this would make a potential extension to the built up area.	Yes	Single ownership	Developable	No significant constraints
IL/012	Skipton Road	7.82	Green Belt	Call for Sites	Greenfield	Low	205							40	40	40	40	28	17							205		Potentially Suitable - Local Policy Constraints	Slightly sloping fields in the green belt on the western edge of Ilkley. Adjoins large area designated as Bradford Wildlife Area to south and south west.	Yes		Developable	
IL/013	Wheatley Lane, Ben Rhydding	1.28	Green Belt	Call for Sites	Greenfield	Low	40.5							30	10.5											40.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area. A small part of the site - the NE corner lies within flood zone 3a.	Yes		Developable	
IL/014	Coutances Way	25.65	Green Belt	Call for Sites	Greenfield	Low	673							40	40	40	40	40	40	40	40	40	40	40	40	480	193	Potentially Suitable - Local Policy Constraints	The site lies within the green belt and would represent a significant extension to the town. The land adjoins the existing built up area at its western side. There are two area TPO's within the site. Around a 1/4 of the site - the northern section - lies	Yes	Site was to be developed for new secondary school as part of BSF3 but also offers good potential for residential development as a mixed scheme.	Developable	Yield maybe less given flood risk
IL/015	Slates Lane	3.10	Green Belt	Call for Sites	Greenfield	Low	81.5																			0		Unsuitable	The site lies within the green belt but detached from the built up area.				
IL/016	Hadfield Farm, Skipton Road, Ilkley	23.85	Green Belt	Call for Sites	Greenfield	Low	626																					Unsuitable	The site lies within the green belt and barring one small section is detached from the built up area. 3/4 of the site is covered by TPO (all but the sw and se corners). Much of the northern and eastern sections of the site lie with flood zones 3a and 3b.				
IL/017	Coutances Way, Ilkley	1.72	Green Belt	Call for Sites	Previously Developed Land	Low	54																			0		Unsuitable	Within green belt and isolated and seperated from the built up area. Totally within flood zones 3a and 3b. Small area of TPO in centre of site.				

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
IL/018	Hardings Lane, Ilkley	0.87	Green Belt	Call for Sites	Greenfield	Low	27																			0		Unsuitable	Part of sloping field adjacent to urban area but within the green belt. Site lies within an area designated as a scheduled ancient monument - medieval settlement.				
IL/019	Hardings Lane	4.45	Green Belt	Call for Sites	Greenfield	Low	116.5												30	30	30	20	6.5			116.5		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the built up area. V small area of TPO. Adjoins a large Bradford Wildlife Area.	Yes		Developable	
IL/020	Ben Rhydding Drive	8.50	Green Belt	Call for Sites	Greenfield	Low	23																			0		Unsuitable	Lies within the green belt. Large TPO area within site.				Ben Rhydding Drive is in private ownership, although owners of properties on the road have assured access.
IL/021	Hangingstone Road.	1.67	Green Belt	Call for Sites	Greenfield	Low	52.5																			0		Unsuitable	Isolated field in middle of green belt and adjoining West Pennine Moors SPA / SAC.				
IL/022	Fieldway	1.10		Call for Sites	Previously Developed Land	Actual	45	7	18			20														38		Suitable Now		Yes		Deliverable	
IL/023	Grammar School, Cowpasture Road, Ilkley	3.37	Playing fields	Other	Previously Developed Land	Low	88.5																			0		Potentially Suitable - Local Policy Constraints	Around half site covered by playing fields designation. Small TPO area. Southern half also identified within the Bradford Open Space Assessment.	No	New school proposal at Coutances Way not supported by BSF3 funding. Consequently the site remains unavailable until alternative school funding becomes available	Not Achievable	
IL/024	Curly Hill	0.27		Housing Land Register	Previously Developed Land	Actual	2		2																	2		Suitable Now	Single tree / TPO. Has PP.	Yes		Deliverable	
IL/025	Queens Road	0.20		Housing Land Register	Previously Developed Land	Actual	1	1																		0		Suitable Now	Small TPO on northern boundary of site.	Yes		Deliverable	
IL/026	Clifton Road	0.33		Housing Land Register	Previously Developed Land	Actual	6		3	3																6		Suitable Now	TPO along w and n boundary of site. Site has PP.	Yes	Delay in development but site now fully active	Deliverable	
IL/028	Clifton Road	0.27		Housing Land Register	Previously Developed Land	Actual	5	5																		0		Suitable Now	Under construction	Yes		Deliverable	
IL/029	Owler Park Road	0.21		Housing Land Register	Previously Developed Land	Actual	1	1																		0		Suitable Now	A number single tree TPO's. Site has PP.	Yes	Under construction	Deliverable	
IL/030	Ben Rhydding Road	0.27		Housing Land Register	Greenfield	Actual	1				1															1		Suitable Now	Whole of site has TPO but permission stands for one house	Yes		Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
IL/031	Ilkley Water Treatment works, Ashlands Road	6.50	Green Belt	Call for Sites	Mixture	Low	170.5												35	35	35	35	30.5			170.5		Potentially Suitable - Local Policy Constraints	All but the central section of the site lies within flood zone 3a. The n boundary fringe of site lies within the R Wharfe green corridor identified within the Bradford Open Space Assessment. The NW section of the site lies within a Bradford Wildlife Area.	Yes		Developable	Currently in use
IL/032	Skipton Road	3.54	green Belt	Call for Sites	Greenfield	Low	93												30	30	25	8			93		Potentially Suitable - Local Policy Constraints	Site lies within the green belt - it adjoins sites IL/011a and IL/011b - together they could form an urban extension to the settlement. However at present the site is detached from the built up area. TPO affects the eastern 1/3 of the site.			Developable		
IL/033	Stockheld Road	0.23		Urban Capacity	Greenfield	Medium	11						11													11		Suitable Now	No SHLAA policy constraints.	Uncertain	Owner intentions presently unknown, site identified thorough survey	Developable	
IL/034	Beanlands Parade	0.27		Urban Capacity	Greenfield	Medium	12.5						12.5													12.5		Suitable Now		Uncertain	Owner intentions unknown. Site identified by survey	Developable	
NEW SITES TO THIS SHLAA																																	
IL/035	The Franklin, Easby Drive/Victoria Road	0.15		Housing Land Register	Previously Developed Land	Actual	9				9															9		Suitable Now		Yes		Deliverable	
IL/036	Owler House - Park Road	0.24		Housing Land Register	Previously Developed Land	Actual	4			4																4		Suitable Now		Yes		Deliverable	
IL/037	Ben Rhydding Drive/Railway Lane	9.00	Green Belt	Call for Sites	Greenfield	Low	236.5																					Unsuitable	The site is in the existing green belt, is close but not attached to the main urban area and thus not currently considered to be suitable. This aside Ben Rhydding Drive serves a large number of large residential properties and new retirement village				
IL/038	9-9A Leeds Road	0.02		Housing Land Register	Previously Developed Land	Actual	5			5																5		Suitable Now		yes		Deliverable	
IL/040	Cowpasture Road	1.83		Other	Previously Developed Land	Actual	9				9															9		Suitable Now		yes		Deliverable	
		125.13					3146.5	70	23	3	45	51	0	284.5	171.5	132.5	120	88.5	159.5	135	130	103	77	40	40	1603.5	193	0					
ADDITIONAL SITES FROM GROWTH STUDY																																	
IL/039	Moorfield Road, Ben Rhydding	1.45	Green Belt	Growth Study	Greenfield	Low	45.5												30	15.5						45.5		Potentially Suitable - Local Policy Constraints		Uncertain		Developable	
		126.58					3192	70	23	3	45	51	0	284.5	171.5	132.5	120	88.5	189.5	150.5	130	103	77	40	40	1649	193						

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/001	Barr House Lane/Hollins Lane, Utley	4.15	green Belt	Call for Sites	Greenfield	Low	108.5																			0		Potentially Suitable - Local Policy Constraints	Boundaries of site contain group TPO. Site in green belt but adjoins built up area. Southern half is very steep and may not be suitable/ capable of accommodating houses at a reasonable density to justify greenbelt release.	Yes		not Achievable	Topographical and access constraint
KY/002	Hollins Lane, Utley	4.06	Green Belt	Call for Sites	Greenfield	Low	106.5									30	30	30	15.5	1						106.5		Potentially Suitable - Local Policy Constraints	Site lies within green belt but adjoining the built up area. TPO affects eastern boundary.	Yes		Developable	Access constraint
KY/003	Hollins Lane	3.66	Safeguarded Land	SafeGuarded Land	Greenfield	Low	96				30	30	26	10												96		Suitable Now	All but the western third of the site lies within a designated area of safeguarded land. The western third lies within the green belt. Group TPO's affects the site's eastern boundary and a belt running through the middle of the site.	Yes		Deliverable	steep slopes and trees
KY/004	Greenhead Lane	0.42	Housing site	Housing Land Register	Previously Developed Land	Low	13						13													13		Suitable Now	Former school site. Tree Preservation Order covers around 25% of site along Skipton Road. Site formerly allocated as Housing Site in RUDP K/H1.29.	Uncertain	Site in use as nursery as tenant at present. Owners long term intentions unknown	Developable	Reduced yield as TPO
KY/005	Spring Gardens Lane Keighley	0.67	Urban Greenspace	Call for Sites	Greenfield	Actual	5				5															5		Potentially Suitable - Local Policy Constraints	Lies within a wider belt of land which is designated in the RUDP as Urban Greenspace. TPO's affect the southern and western boundaries.	Yes	Owner pursuing the release of the site	Developable	Resolveable. Trees to boundary only
KY/006	Hawkstone Drive	0.87		Housing Land Register	Greenfield	Actual	1		1																	1		Suitable Now	No SHLAA policy constraints.	Yes	Application is pending for 3 houses in the grounds of the house. Has potential for higher number	Developable	subject to permission and conservation area
KY/007	Shann Lane	4.75	Housing site	Housing Land Register	Greenfield	Actual	135			30	30	30	30	15												135		Suitable Now	Formerly allocated in the RUDP as a phase 2 housing site. No SHLAA policy constraints.	Yes	Site has planning permission	Deliverable	No constraints.
KY/008	Shann Lane	0.83	Housing site	Housing Land Register	Previously Developed Land	Actual	30		20	10																30		Suitable Now	Formerly allocated within the RUDP as a phase 1 housing site. No SHLAA policy constraints.	Yes		Deliverable	Renewed detailed planning permission for 30 homes
KY/009	Black Hill Lane	8.04	green Belt	Call for Sites	Mixture	Low	211									40	40	40	40	30.5	20	0.5				211		Potentially Suitable - Local Policy Constraints	Lies within the green belt but adjoins the built up area.	Yes		Developable	Access constraint-resolveable
KY/010	Black Hill Lane, Keighley	8.10	green Belt	Call for Sites	Previously Developed Land	Low	212.5																					Unsuitable	The site does not adjoin the urban area and will rely on KY/009 coming forward A tiny part of the site at the southern end is affected by a TPO				

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/011	Braithwaite Road	1.06	Playing Fields part only	Call for Sites	Previously Developed Land	Medium	43.5					30	13.5													43.5		Suitable Now	RUDP playing fields designation affects part of site. Area also identified within the Bradford Open Space Assessment.	Yes	Site put forward by landowner as part of new council house build programme	Deliverable	
KY/012	Whinfield Drive	1.24	Housing site	Housing Land Register	Previously Developed Land	Medium	51						30	21												51		Suitable Now	Formerly allocated as a phase 1 housing site in the RUDP. No SHLAA policy constraints.	Uncertain	Site cleared of temporary portakabins but owners immediate intentions are unknown	Developable	
KY/013	Braithwaite Avenue	0.52		Urban Capacity	Mixture	Medium	21						21													21		Suitable Now	No SHLAA policy constraints.	Uncertain	Unknown whether brewery intend to re open pub, building is rapidly becoming derelict	Developable	lower yield
KY/014	North Dean Avenue	6.44		Housing Land Register	Greenfield	Actual	195	25	25	25	25	25	25	25	20											170		Suitable Now		Yes	25 completions recorded at 2013 HLR Survey	Deliverable	
KY/015	Braithwaite Avenue, North Dean Avenue	4.40	Housing site	Call for Sites	Mixture	Medium	150						35	35	35	35	10									150		Potentially Suitable - Local Policy Constraints	Western part of site lies within a former phase 2 housing allocation in RUDP. Central and western parts are affected by various open space designations.	Yes	Owners preparing planning application for the site. New school built on neighbouring housing site and this land is now surplus for educational needs	Developable	
KY/016	North Dean Road	1.09	Housing site	Urban Capacity	Greenfield	Low	34						29.5	4.5												34		Potentially Suitable - Local Policy Constraints	RUDP playing fields designation affects the whole of the site.	Uncertain	Owners intentions presently unknown. Site lies outside of the school boundary and is not playing field	Developable	Beck will need to be culverted
KY/017	North Dean Road	0.74	Allotments	Urban Capacity	Greenfield	Low	23.5						23.5													23.5		Potentially Suitable - Local Policy Constraints	Southern half of site lies within an area of allotments as designated in RUDP. This southern area also identified within the Bradford Open Space Assessment. N half of site has no SHLAA policy constraints.	Uncertain	The level part of the site could be developed without affecting the open space designation, but owners intentions currently unknown	Developable	
KY/018	North Dean Road	0.97	Allotments	Call for Sites	Greenfield	Low	30.5																			0		Potentially Suitable - Local Policy Constraints	Whole of site covered by allotments designation from RUDP. Site also identified as allotments in the Bradford Open Space Assessment. Southern half of site falls within flood zone 3a. SE corner affected by TPO.	Yes		Not Achievable	No access and many other constraints



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
KY/019	Holme Mill Lane	7.47	Housing site	Call for Sites	Mixture	Low	196					30	30	40	40	30	24	2								196		Suitable Now	Large part suitable now but the much of the rest is policy constrained. Heavily wooded in parts and covered in part by tree preservation orders. Part of site in use for employment use. Part is presently allocated as phase 2 housing site K/H2.40 and part i	Yes	Site likely to need masterplan, but housing site could come forward sooner as a phased development. Owner in discussion with Council	Deliverable	with masterplan in next 5 years	
KY/020	Fell Lane	0.57	Housing site	Housing Land Register	Greenfield	Actual	53	37	16																	16		Suitable Now	Site formerly allocated as housing K/H1.32 in adopted UDP. A couple of single TPO's on site.	Uncertain		Developable		
KY/021	Wheathead Lane	5.14	green Belt	Call for Sites	Greenfield	Low	135							35	35	35	28	2								135		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes	Site identified at last UDP as potential site. Landowner has now put forward a much larger site for consideration which includes adjacent site KY/022	Developable	Access constraint but not unsurmountable	
KY/022	Higher Wheathead Farm	0.61	Safeguarded Land	SafeGuarded Land	Mixture	Low	19.5				19.5															19.5		Suitable Now	Site allocated Safeguarded Land K/UR5.35.	Yes	This site and adjacent KY/021 owned by same owner and is available for development. See also KY/022	Deliverable	Access available thorough farmyard	
KY/023	Keighley Road Exley Head	5.68	Safeguarded Land	SafeGuarded Land	Greenfield	Low	119					35	35	35	14												119		Suitable Now	Green Belt covers western 1/4 of this site, the rest is designated in the RUDP as safeguarded land.	Yes		Deliverable	Toography and access constraint not unsurmountable
KY/024	Oakworth Road	3.96	Playing fields (part)	Urban Capacity	Mixture	medium	135.5					30	30	30	30	15.5										135.5		potentially Suitable - Local Policy Constraints/Suitable Now	Part of the site is designated as playing fields and other areas are affected by Tree Preservation Orders. Part of the site is identified as an outdoor sports area in the Bradford Open Space Assessment.	Yes	Site identified in social housing providers build programme	Deliverable	Site is identified in social housing providers programme	
KY/025	Exley Road/Oakworth Road	4.68	Safeguarded Land	SafeGuarded Land	Greenfield	Low	122.5							30	30	30	22.5	10								122.5		Potentially Suitable - Local Policy Constraints	Site is allocated as a safeguarded land site in adopted RUDP - K/UR5.7 Several large areas of TPO.	Yes		Developable	No access but adjacent to Oakworth Road	
KY/026	The Oaks, Oakworth Road, Keighley	0.70		Call for Sites	Previously Developed Land	Medium - High	47							30	16	1										47		Suitable Now	No SHLAA policy constraints.	Uncertain	Site currently in use.	Developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/027	West Lane	0.93		Housing Land Register	Previously Developed Land	Actual	48			20	20	8														48	Suitable Now	No SHLAA policy constraints.	Yes	Site has permission and land cleared in readiness. O	Deliverable	no known constraints	
KY/028	Devonshire Street/West Lane	0.44		Urban Capacity	Greenfield	Low	14						14													14	Suitable Now	No SHLAA policy constraints.	Uncertain	Owner intentions unknown	Developable		
KY/029	Keighley Road, Exley Head	5.76	Safeguarded Land	SafeGuarded Land	Mixture	Low	151.5					35	35	35	35	11.5										151.5	Suitable Now	The site is designated as safeguarded land K/UR5.8-11	Yes	Site has backing of landowners and has developer interest, linked to KY/023	Deliverable	Access available from 3 points along Keighley Rd	
KY/030	Parsons Street, Keighley	0.38		Urban Capacity	Previously Developed Land	n/a																				0	Suitable Now	No SHLAA policy constraints.	Uncertain	Site has permission for hand car wash	Not Achievable		
KY/031	Mitchell Street/Chatsworth Street/Beeches Road	2.26	Employment site	Call for Sites	Previously Developed Land	Medium - High	127						35	35	33	20	4									127	Potentially Suitable - Local Policy Constraints	Part of the site is allocated in RUDP for employment use. Site adjoins Tower and Stains Gas Compound which is classed as a Major Hazard Site, however discussions have taken place to relocate this use. The suitability category in this instance assumes that this will occur during the SHLAA period.	Yes	The landowner is progressing proposals for a mixed use development which will have to include the relocation of the gas compound	Developable		
KY/032	Bradford Road	1.00		Urban Capacity	Previously Developed Land	Medium - High	67.5																				Suitable Now	Major Hazard Site affects a small part of the northern section of site but most of the site unaffected.	Uncertain	Largely vacant site but the buildings seem to be still in some use. Site adjoins housing and KY/031. Unknown owner	not Achievable		
KY/033	Brewery Street	0.90		Urban Capacity	Previously Developed Land	n/a																				0	Suitable Now	No SHLAA policy constraints.	Unavailable		Not Achievable		
KY/034	Dalton Mills, Dalton Lane	1.33		Urban Capacity	Previously Developed Land	Medium - High	90																				Potentially Suitable - Local Policy Constraints	Southern part of site is within Flood Zone 3a.	Uncertain	Site could come forward as a residential conversion in the medium term with significant investment, but could also be suitable for other uses	not Achievable		
KY/035	Harclo Road	1.74	Employment site	Urban Capacity	Previously Developed Land	n/a																				0	Potentially Suitable - Local Policy Constraints	Allocated as Employment site E1.14 in adopted RUDP. Flood Zone 3a covers eastern 3rd of site.	Unavailable	Site in more active employment use than previous survey indicated	Not Achievable		
KY/036	Royd Ings Avenue	2.61		Call for Sites	Previously Developed Land	N/A																				0	Unsuitable	Nearly all of the site is within Flood Zone 3a.					

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/037	Scott Lane, Riddlesden	1.92	Housing site	Call for Sites	Mixture	n/a																				0	Potentially Suitable - Local Policy Constraints	Parts of the site are covered by Tree Preservation Orders. Western part of site formerly allocated as K/H2.38 in adopted RUDP	Uncertain	No site access and requires collaboration of many owners. Site potentially unrealistic	Not Achievable	Units removed from trajectory	
KY/038	Western Avenue, Riddlesden	2.02	green Belt	Call for Sites	Greenfield	Low	53.5									30	23	0.5								53.5	Potentially Suitable - Local Policy Constraints	Site is designated as Green Belt within the adopted RUDP but lies adjacent to the built up area.	Yes		Developable	3rd party land likely to be required for access	
KY/039	Banks Lane Riddlesden	2.08	green Belt	Site Omission	Greenfield	Low	54.5									30	23.5	1								54.5	Potentially Suitable - Local Policy Constraints	Tree Preservation Order within site along Banks Lane. Whole site designated Green Belt in adopted RUDP.	Yes		Developable		
KY/040	Ilkley Road, Riddlesden (Barley Cote Farm)	7.06	green Belt	Call for Sites	Mixture	Low	185.5																			0	Unsuitable	A large site which is within the green belt. The majority of the site is detached from the built up area.					
KY/041	Ilkley Road, Riddlesden, Keighley	8.32	green Belt	Call for Sites	Greenfield	Low	218																			0	Unsuitable	A large area of green belt land completely detached from the built up area.					
KY/042	Barley Cote Road, Riddlesden	0.65	green Belt	Call for Sites	Greenfield	Low	20.5						20.5													20.5	Potentially Suitable - Local Policy Constraints	Small site which lies within the green belt but adjoins the existing urban area.	Yes		Developable	No constraints	
KY/043	Bradford Road, Riddlesden	0.70	Housing site	Housing Land Register	Previously Developed Land	Low	22						22													22	Suitable Now	Most of the site excluding the southern strip is a formerly allocated housing site within the RUDP. The land at the southern strip is designated as green belt - either development could be excluded from this area or the site boundary could be changed to e	Uncertain	But may come forward sooner	Developable		
KY/044	Bradford Road, Riddlesden	7.67		Call for Sites	Greenfield																					0	Unsuitable	Majority of site lies in flood zones 3b and 3a. Whole of site is located within green belt boundary. A very small area of site adjoining Bradford Road is affected by Tree Preservation Order.					
KY/046	Carr Bank Riddlesden	5.31	green Belt	Call for Sites	Greenfield	Low	139						35	35	35	34										139	Potentially Suitable - Local Policy Constraints	Whole site is located in the green belt. Scheduled Ancient Monument is located on NW edge of the sites western boundary next to water course. Tree Preservation Order also affects site along the western boundary.	Yes	Site being promoted by Taylor Wimpey with access resolved. Detailed site promotion submitted	Developable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/047	Carr Bank Riddlesden	0.52		Call for Sites	Previously Developed Land	Low	16.5					16.5														16.5		Suitable Now	No SHLAA policy constraints.	Yes	Owner intends to market the site	Deliverable	
KY/048	Bradford Road, Sandbeds, Keighley	1.45	green Belt	Call for Sites	Greenfield	Low	45.5																			0		Potentially Suitable - Local Policy Constraints	Western strip lies within flood zones 3a and 3b. River Aire. Whole site is located in Green Belt and majority of site sits within Bradford Urban Wildlife Area.	Yes		Not Achievable	Flood risk and trees, outweigh achievability
KY/049	Bradford Road Riddlesden	0.41		Housing Land Register	Previously Developed Land	Medium	16.5																			0		Suitable Now	Site has group tree preservation orders affect areas in north and south of site but has had permission before so is considered suitable	Unavailable	Site with valid permission at base date. An application is pending for demolition and replacement with a nursing home	Not Achievable	
KY/050	Bradford Road, Riddlesden	1.49	Employment site	Call for Sites	Greenfield	Medium	61							30	27.5	3.5										61		Potentially Suitable - Local Policy Constraints	Flood Zone 3a affects southern half of site area. Site allocated as Employment site K/E1.23 by adopted RUDP.	Yes	Site removed from green belt at last Plan for employment use.	Developable	pipeline crosses the site which reduces the developable area
KY/051	Thwaites Brow Road, Regency Court	8.47	Employment site	Call for Sites	Greenfield	Low	222.5																			0		Unsuitable	Majority of the site is allocated as Green Belt by adopted UDP. None of the site adjoins urban area.				
KY/052	Thwaites Brow Road	1.06	Housing site	Housing Land Register	Greenfield	Low	33.5																			0		Suitable Now	Site formerly allocated for housing in adopted UDP - K/H2.11. Site has additional physical constraints including access and slope	Uncertain	unknown owner intentions	Not Achievable	
KY/053	Thwaites Brow Road	0.75	Safeguarded Land	SafeGuarded Land	Greenfield	Medium	31							29	2											31		Suitable Now	Site allocated as Safeguarded Land - K/UR5.18.	Uncertain		Developable	
KY/054	Moss Carr Road	4.94	Safeguarded Land	SafeGuarded Land	Greenfield	Low	129.5					30	30	30	25.5	14										129.5		Suitable Now	Allocated as Safeguarded Land K/UR5.19 in RUDP.	Yes	Site has developer interest	Deliverable	
KY/055	Moss Carr Road	1.43	Safeguarded Land	SafeGuarded Land	Previously Developed Land	Low	45.5									30	15.5									45.5		Suitable Now	Allocated as Safeguarded Land in RUDP K/UR5.6	Uncertain		Developable	Some quarry remains but not unsurmountable.
KY/056	Long Lee Lane	1.27	Safeguarded Land	SafeGuarded Land	Greenfield	Medium	52					30	22													52		Suitable Now	Allocated as Safeguarded Land K/UR5.20 in adopted RUDP.	Yes	The owner is taking steps to bring the site forward	Deliverable	No constraints.
KY/057	Redwood Close	1.00	Safeguarded Land	SafeGuarded Land	Greenfield	Medium	41					30	11													41		Suitable Now	Allocated as Safeguarded Land in adopted RUDP - K/UR5.21.	Yes	Pre application enquiry pending	Deliverable	No constraints.
KY/058	Park Lane, Keighley	2.78	Housing site	Housing Land Register	Greenfield	Low	73					30	30	13												73		Suitable Now	Formerly a housing allocation H2.17 in adopted RUDP. No SHLAA suitability constraints.	Yes	Developer has an option agreement on the site	Deliverable	No known constraints
KY/059	Parkwood Rise	0.74	Housing site	Housing Land Register	Greenfield	Medium	30							28.5	1.5											30		Suitable Now	Formerly allocated as Housing site in adopted RUDP - K/H2.44 No SHLAA suitability constraints.	Yes	Owner now come forward and in discussion on how to proceed on the site	deliverable	No known constraints.

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/060	Parkwood Rise	1.04	Housing site	Housing Land Register	Greenfield	Low	29					29	3.5													32.5		Suitable Now	Former RUDP allocated housing site K/H2.39. No SHLAA suitability constraints.	Yes	Owner contact made who is progressing the sale of the site	Deliverable	No real constraints.
KY/061	Broom Street	0.46		Housing Land Register	Previously Developed Land	Actual	12				12															12		Suitable Now	No SHLAA suitability constraints.	Yes	Site has current permission for 12 units on part of the site, renewed after the base date	Deliverable	Sloping grassland
KY/063	Gresley Road	0.33		Housing Land Register	Previously Developed Land	Medium High	25																			0		Suitable Now	Planning consent 04/04756/Ful. Site is located within flood zone 3a area and also within Town Centre Expansion area.	Uncertain	Site has full permission for conversion and work has started but halted. The building is now derelict and in a precarious state following a fire. It may no longer be convertible	Not Achievable	Units removed from trajectory until more known
KY/064	The Walk	1.69		Urban Capacity	Mixture	Medium	69									35	33	1								69		Potentially Suitable - Local Policy Constraints	Western part of site located in Flood Zone 3a. Identified in the Bradford Open Space Assessment as a green corridor.	Yes	Site in mixed use area so could come forward with residential in short term. Owners investigating mixed use development	Developable	Constraints will need to be resolved
KY/065	Marriner Road	3.22		Urban Capacity	Greenfield	Medium - High	181							35	35	35	35	21.5	19.5							181		Potentially Suitable - Local Policy Constraints	Most of the site lies within flood risk 3a. Edges of the site on most sides covered by TPO's. Sites lies within an area identified within the Bradford Open Space Assessment as a green corridor.	Uncertain	No contact with owner and therefore intentions unknown	Developable	subject to access.
KY/067	Woodhouse Road	4.31		Urban Capacity	Previously Developed Land	n/a																				0		Potentially Suitable - Local Policy Constraints	Most of the site is covered by TPO's. Two separate sections are identified within the Bradford Open Space Assessment as within green corridors. The western fringe lies within flood risk zone 3a.	No		Not Achievable	Business use operating.. No units in trajectory
KY/068	Land between Woodhouse and Glen Lee Lane	4.33	green Belt	Survey	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	Majority of site is allocated as Green Belt. Tree Preservation Orders cover small part of site.	Yes	Site put forward by landowner. Adjacent estate undergoing remodding	Not Achievable	Some additional physical constraints.

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/069	Hainworth Road	0.52	Housing site	Housing Land Register	Greenfield	Low	16.5																			0		Suitable Now	Tree Preservation Order covers area of site in the south. Site formerly allocated as K/H2.18 - Housing in the RUDP.	Uncertain	Owner intentions presently unknown	Not Achievable	Site has additional physical constraints
KY/070	Hainworth Road	1.61	Housing site	Housing Land Register	Greenfield	Low	51									30	21									51		Suitable Now	Formerly housing site K/H2.19 in adopted UDP. Tree Preservation Order affect southern edges of site.	Uncertain	Owners current intentions unknown	Developable	
KY/071	Hainworth Wood Road	1.54	Safeguarded Land	SafeGuarded Land	Greenfield	Low	49						30	19												49		Suitable Now	Area allocated as Bradford wildlife area and also Safeguarded Land in adopted UDP.	uncertain		Developable	
KY/072	Hainworth Lane/Haincliffe Road, Ingrow	0.47		Housing Land Register	Previously Developed Land	Actual	16				16															16		Suitable Now	Site with planning permission	Yes	Site has full permission for 16 homes	Deliverable	formerly railway land with potential for constrain
KY/073	Hainworth Lane/Halifax Road	1.00		Urban Capacity	Greenfield	Low	31.5																			0		Potentially Suitable - Local Policy Constraints	Much of site covered by TPO's.	Uncertain	Owners intentions unknown	Not Achievable	Steep slopes and mature trees
KY/074	Grove Mills Ingrow	4.04		Housing Land Register	Mixture	Actual	155	133	22																	22		Suitable Now	Site with PP and under construction. Part of site covered by TPO's.	Yes		Deliverable	
KY/075	Staveley Way	0.70		Urban Capacity	Mixture	Medium	29					28	1													29		Suitable Now	In 2007 planning consent was granted for 14 dwellings on part of site. On another part of the site a planning application has been submitted to build a nursing home and additional dwellings. Eastern fringe of site located in Flood Zone 3a.	Yes		Deliverable	some parts of the site currently in use.
KY/076	Primrose Street	0.58	Urban Greenspace	Other	Greenfield	Low	18.5																			0		Potentially Suitable - Local Policy Constraints	Site sits in area designated in the RUDP as Urban Green Space and is partially covered by Bradford Wildlife Area. Steep site.	Uncertain	Owner unknown	Not Achievable	Site unlikely to be developable due to slope
KY/077	Parkwood Street, Keighley	2.17	Urban Greenspace	Call for Sites	Mixture	n/a																				0		Potentially Suitable - Local Policy Constraints	Part is within a RUDP Bradford Wildlife Area. Two thirds of site is designated as part of Urban Greenspace in RUDP	Uncertain	Owner indicates site is available for residential in short term but is in use for storage attached to business at the moment and is in an industrial area	Not Achievable	Significant topographical constraints
KY/079	Higherwood Close	1.04	Urban Greenspace	Other	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints	Site allocated as Urban Greenspace in RUDP.	Uncertain	Owner intentions unknown	Not Achievable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/080	Land between Park Lane and KWVR	2.38		Urban Capacity	Greenfield	n/a																			0		Potentially Suitable - Physical Constraints	Site slopes steeply from Park Lane to former railway route which is level ground. No apparent access.	Uncertain		Not Achievable		
KY/081	Woodhouse Road	1.06		Urban Capacity	Greenfield	Medium	43.5							30	13.5										43.5		Suitable Now	No SHLAA suitability constraints.	Uncertain	Site currently unused and is quite attractive, may come forward sooner	Developable	Access but could be taken from adjacent estate	
KY/082	Damside	0.40		Urban Capacity	Previously Developed Land	n/a																			0		Potentially Suitable - Local Policy Constraints	Large part of site located within Flood Zone 3a. TPO's cover edges of site.	No		Not Achievable		
KY/083	Beck Street/Bridge Street	0.57		Housing Land Register	Previously Developed Land	n/a																			0		Suitable Now	Large part of site located in Flood Zone 3a. Site with planning permission for supermarket and 8 units	uncertain	Permission granted in 2010	not Achievable		
KY/085	Wesley Place Halifax Road Keighley	0.44		Housing Land Register	Greenfield	Low	14																		0		Potentially Suitable - Local Policy Constraints	Significant part of site area covered by TPO's. Full planning permission for 17 dwellings approved in 2006 now expired	Uncertain		Not Achievable	No recent progress	
KY/086	Oakbank Broadway	0.42		Housing Land Register	Previously Developed Land	Actual	11	4		7															7		Suitable Now	Former RUDP phase 1 housing site - K/H1.25 No SHLAA policy constraints.	Yes		Deliverable		
KY/088	Florist Street	0.11		Housing Land Register	Previously Developed Land	Approx	5							5											5		Potentially Suitable - Local Policy Constraints	Site lies within flood zone 3a	Uncertain	Owners intentions unknown at present	Developable		
KY/089	Canal Road, Stockbridge Wharf	0.40		Housing Land Register	Previously Developed Land	Actual	42				20	22													42		Suitable Now	No SHLAA policy constraints.	Yes	Renewal of change of use permission approved in Nov 2011	Deliverable		
KY/090	Woodhouse Road	0.14		Housing Land Register	Previously Developed Land	Actual	10	10																	0		Suitable Now	No SHLAA policy constraints.	Yes	Outline permission. Development under construction adjacent	Deliverable		
KY/092	Cark Road	0.32		Housing Land Register	Greenfield	Actual	10			10															10		Suitable Now	No SHLAA policy constraints.	Yes	Work started	Deliverable		
KY/093	70 Bradford Road, Riddlesden	0.21		Housing Land Register	Previously Developed Land	Actual	4				4														4		Suitable Now	No SHLAA policy constraints.	Yes	Site with permission and started development which has been slow to complete. New permission pending to take the development forward	Deliverable		
KY/095	Woodville Road, Spring Gardens Lane	0.77		Housing Land Register	Previously Developed Land	Actual	27			20	7														27		Suitable Now	TPO affects a small part of site but would not prevent development. PP for residential	Yes	Permission for 27 self contained retirement units attached to nursing home	Deliverable		
KY/096	Elmwood Terrace, Bracken Bank	0.11		Housing Land Register	Previously Developed Land	Actual	6				6														6		Suitable Now	Site affected by a number of amll TPO's but has residential PP.	Yes		Deliverable		

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/097	South Street , Spring Row	0.04		Housing Land Register	Previously Developed Land	n/a																			0		Suitable Now	Within an area designated in RUDP as urban greenspace however has PP for residential.	Unavailable	Site in full use despite having permission for change of use. Site may become available again in the future	Not Achievable	Delete from the SHLAA	
KY/098	West Lane	0.09		Housing Land Register	Greenfield	Actual	12		12																12		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable		
KY/099	James Street East	0.22		Housing Land Register	Previously Developed Land	Medium	10							10											10		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable		
KY/100	Heber Street	0.07		Housing Land Register	Previously Developed Land	Medium High	5.5																		0		Suitable Now	No SHLAA policy constraints.	Uncertain		Not Achievable		
KY/101	Parkwood Rise	0.21		Housing Land Register	Greenfield	Medium	9.5							9.5											9.5		Suitable Now	No SHLAA policy constraints.	Uncertain		Developable		
KY/102	St Pauls Rise	0.25		Housing Land Register	Previously Developed Land	Actual	3				3														3		Suitable Now	No SHLAA policy constraints.	Yes	Planning permission renewed in jun 2012	Deliverable		
KY/103	Wyngarth, Parkwood Rise	0.23		Housing Land Register	Previously Developed Land	Actual	12			12															12		Suitable Now	V small strip of the site at eastern edge lies with RUDP urban greenspace. NE part of site is identified within the Bradford Open Space Assessment as allotments. However site has PP for residential.	Yes		Deliverable		
KY/104	Oxford Sreet, Keighley	0.37		Housing Land Register	Previously Developed Land	Actual	30				30														30		Suitable Now	No SHLAA policy constraints.	Yes	Sheltered housing approved	Deliverable		
KY/105	Harewood Hills Farm, Goose Cote Lane	7.68	green Belt	Call for Sites	Greenfield	Low	201.5												40	40	40	40	26.5	15	201.5		Potentially Suitable - Local Policy Constraints	No SHLAA policy constraints.	Yes		Developable	Access constraint	
KY/106	Black Hill Lane, Braithwaite	3.20	green Belt	Call for Sites	Greenfield	Low	84							30	30	21	3								84		Potentially Suitable - Local Policy Constraints	This site lies within the designated green belt but adjoins the built up area.	Yes		Developable		
KY/107	Aire Valley Road	0.20	green Belt	Call for Sites	Greenfield	Low	7																		0		Unsuitable	Site lies within the green belt but adjoins the built up area.					
KY/108	Harewood Rise, Bracken Bank	2.27	Urban Greenspace	Call for Sites	Greenfield	Medium	77.5									30	30	17.5							77.5		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but detached from the built up area as defined in the RUDP.	Yes		Developable	Potential access constraint.	
KY/109	Harewood Hill Farm, Goose Cote Lane	8.35	green Belt	Call for Sites	Greenfield	Low	219												40	40	40	40	34	20	5	219		Potentially Suitable - Local Policy Constraints	Whole of site leis within an area designated within the RUDP as urban greenspace.	Yes		Developable	Site is not adjacent to highway.
KY/110	Ingram Street, Wesley Place	0.54	green Belt	Call for Sites	Mixture	Low	17.5							17.5											17.5		Potentially Suitable - Local Policy Constraints	Site lies within the green belt. Based on current boundary the site lies just beyond the built up area. However it would be logical to join the site with KY/105 or at least treat in similar fashion. Both sites are similar in strategic terms and would resu	Yes		Developable		



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/111	Woodhouse, Keighley	2.23		Housing Land Register	Previously Developed Land	Actual	96	53	30	13																43		Suitable Now	All but the NW section lies within the green belt. However the site adjoins the RUDP designaed built up area.	Yes		Deliverable	
KY/112	Blackhill Service Reservoir, Shann Lane	1.99	green Belt	Call for Sites	Mixture	Low	63.5							30	27.5	6										63.5		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes		Developable	
KY/113	Keighley Shann reservoir, Shann Lane, Keighley	0.63	green belt	Call for Sites	Mixture	Low	20									20										20		Suitable Now	3 small TPO's at site edges would probably not prevent or constrain development.	Yes		Developable	Potential constraints
KY/114	Oldfield Water Treatment works, Oldfield Lane, Keighley	1.52	green Belt	Call for Sites	Greenfield	Low	48																			0		Unsuitable	3 small TPO's at site edges would probably not prevent or constrain development.	No			
KY/115	Off Central Avenue, Bracken Bank, Keighley	0.25		Urban Capacity	Mixture	Low	9							9												9		Suitable Now	Site lies within the green belt and detached from the main urban area.	Uncertain	Owner intentions presently unknown	Developable	
KY/116	Brewery Street, Keighley	0.51	Wildlife Area	Urban Capacity	Mixture	Low	16							16												16		Potentially Suitable - Local Policy Constraints	No SHLAA policy constraints.	Uncertain	Site put forward by local community	Developable	
KY/117	Damens Lane, Halifax Road, Keighley	2.49	Wildlife Area	Urban Capacity	Greenfield	Low	65.5																			0		Potentially Suitable - Local Policy Constraints	Western slice of the site lies within a designated Bradford Wildlife Area.	Uncertain	Site identified by local community	Not Achievable	
KY/118	North side of Becks Road, Keighley	0.22		Urban Capacity	Previously Developed Land	Medium	10																			0		Potentially Suitable - Local Policy Constraints	Whole of site lies within a Bradford Wildlife Area and whole site has TPO.	Uncertain	Site identified by local community	Not Achievable	
KY/119	West Lane, Keighley	0.23		Urban Capacity	Previously Developed Land	Medium	17							17												17		Suitable Now	TPO covers mostof site. Northern part of site lies within flood zone 3a.	Uncertain	part still in use but identified by local community	Developable	
NEW SITES TO THIS SHLAA																																	
KY/120	Former 80 Cavendish Street Keighley	0.02		Housing Land Register	Previously Developed Land	Actual	8	8																		0		Suitable Now		Yes		Deliverable	
KY/121	Hainworth Wood Road	0.22		Housing Land Register	Greenfield	Actual	8			8																8		Suitable Now	Planning permission for 8	Yes		Deliverable	
KY/122	Keelham Lane - Low Utley	0.64	green Belt	Call for Sites	Greenfield	Low	20																			0		Unsuitable					
KY/123	Halifax Road - Keighley	0.41	green Belt	Call for Sites	Greenfield	Low	13																			0		Unsuitable					

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
KY/124	Bramwell House Park Lane Keighley	0.21		Other	Mixture	Medium	10					10														10		Suitable Now	The site is in the green belt but is not attached to the main urban area despite it being close and opposite other houses and not considered presently suitable with a fundamental change in this area A group of trees are protected with TPOs to the western	Yes		developable	
KY/125	Former Branshaw Special School - Nashville Street	0.52		Other	Previously Developed Land	Medium	21					21														21		Suitable Now		Yes		Deliverable	
KY/126	Scott Lane, Riddlesden	0.24		Housing Land Register	Greenfield	Actual	4				4															4		Suitable Now		Yes		Deliverable	
KY/127	Canalside, Riddlesden	0.20		Housing Land Register	Previously Developed Land	Actual	14				14															14		Suitable Now		Yes		Deliverable	
KY/128	Edge House Farm, Braithwaite Edge Road	7.83	green Belt	Call for Sites	Greenfield	Low	205.5																					unsuitable	The site is in the Green belt and is not attached to the urban area.				
KY/129	Land off Occupation Lane	5.14	green Belt	Call for Sites	Greenfield	Low	135												40	40	38	17				135		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable	
KY/130	23 Russel Street	0.04		Housing Land Register	Previously Developed Land	Actual	9			9																9		Suitable Now		Yes		Deliverable	
KY/131	Higher Moss Farm, Moss Carr Road, Long Lee	0.45		Housing Land Register	Greenfield	Actual	5			5																5		Suitable Now		Yes		Deliverable	
		<b>246.33</b>					<b>6624</b>	<b>270</b>	<b>89</b>	<b>158</b>	<b>209</b>	<b>524</b>	<b>326</b>	<b>964.0</b>	<b>557</b>	<b>580.5</b>	<b>417.5</b>	<b>139.5</b>	<b>195</b>	<b>151.5</b>	<b>138</b>	<b>97.5</b>	<b>60.5</b>	<b>35</b>	<b>5</b>	<b>4647</b>							
ADDITIONAL SITES FROM GROWTH STUDY																																	
KY/132	Land off Scott Lane west/Elam Wood Road, Riddlesden	1.12	green Belt	Growth Study	Greenfield	Low	35											30	5							35		Potentially Suitable - Local Policy Constraints	Green belt. Woodland subject to group TPO to the south and east. Land to the south is also a Bradford Wildlife Area	Uncertain	Land could be developed alongside KY/038	Developable	Access to be investigated
KY/133	Golden View Drive, Thwaites	0.98	green Belt	Growth Study	Greenfield	Low	31										28.5	2.5								31		Potentially Suitable - Local Policy Constraints	green belt	Yes		Developable	
KY/134	Land off long Lee Lane/Harden Road, Long Lee	0.24	green Belt	Growth Study	Greenfield	Low	8.5						8.5													8.5		Potentially Suitable - Local Policy Constraints	green belt	Uncertain		Developable	
KY/135	Land off Damens Lane	1.98	green Belt	Growth Study	Greenfield	Low	62						30	26.5	5.5											62		Potentially Suitable - Local Policy Constraints	green belt	Uncertain		Developable	
		<b>250.65</b>					<b>6760.5</b>	<b>270.00</b>	<b>89</b>	<b>158</b>	<b>209</b>	<b>524</b>	<b>326</b>	<b>1002.5</b>	<b>583.5</b>	<b>644.5</b>	<b>425</b>	<b>139.5</b>	<b>195</b>	<b>151.5</b>	<b>138</b>	<b>97.5</b>	<b>60.5</b>	<b>35</b>	<b>5</b>	<b>4783.5</b>							

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BI/001	Victoria Street,	0.77		Call for Sites	Previously Developed Land	Medium - High	52							30	17.5	4.5										52	Suitable Now	Small part of the edge of the site lies within a green corridor identified within the Bradford Open Space Assessment.	Uncertain	Owners agent indicated the site was available as they were looking for alternative premises, but no progress appears to have been made. The adjacent magistrates court is also now available and the site has been extended to incorporate this property.	Developable		
BI/002	Lilycroft Mills, Dubb Lane	0.56	Retail Expansion area	Urban Capacity	Previously Developed Land	n/a																				0	Suitable Now	No SHLAA policy constraints.	Unavailable	Cleared site with supermarket permission	Not Achievable	Site to be deleted	
BI/003	Whitley Street	0.71	Mixed use area	Housing Land Register	Previously Developed Land	Medium - High	48.5							30	16.5	2										48.5	Suitable Now	V small strip of land within southern edge of site lie within Leeds / Liverpool Canal SEGI / RIGS and within a green corridor identified within the Bradford Open Space Assessment.	Uncertain	Owners short term intentions unknown.	Developable		
BI/004	Ireland Street	0.95		Urban Capacity	Previously Developed Land	Approx	5							5												5	Potentially Suitable - Local Policy Constraints	Adjoins River Aire and a strip of the northern edge of the site lies within flood zone 3a. TPO covers north west section of the site. Tiny part of southern boundary overlaps into green belt but presumably any site development boundary could be drawn to avo	Uncertain	Recent application refused on trees. Owner of western part of the site most likely to continue to seek approval	Developable	Potential constraint of access and pipes	
BI/005	Coolgardie, Keighley Road	2.99	Employment site	Call for Sites	Greenfield	Medium High	168							35	35	35	32	20	11							168	Potentially Suitable - Local Policy Constraints	Eastern edge of site within flood zone 3a. Site allocated employment site in the RUDP - S/E1.8. Grammar school had previous interest in the site for 6th form facilities	Yes	Owner is safeguarding the value of the site by renewing the business use permission, whilst seeking change to residential allocation in the process	Developable	Subject to policy change	
BI/006	Keighley Road	1.46	Playing fields	Urban Capacity	Previously Developed Land	Low	47																			0	Potentially Suitable - Local Policy Constraints	Southern part of the site is currently protected in RUDP as playing fields although this area is not maintained and is scrubby grassland. This area is also identified as outdoor sports facilities in the Bradford Open Space Assessment. Western edge of site	Unavailable	Application pending for changing facilities by local football club meaning the site is likely to be unavailable	Not Achievable	Site to be deleted	
BI/007	Micklethwaite Lane (Airedale Mills), Crossflatts	0.76	Housing site	Call for Sites	Greenfield	Actual	27	4	20	3															23	Suitable Now	Site under construction with permission for 27	Yes	Site under construction 4 completions at survey with remainder well advanced	Deliverable			

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
BI/008	Sty Lane	16.89	Housing site	Housing Land Register	Greenfield	Low	443.5					40	40	40	40	40	40	40	40	40	40	30	20	20	10	3.5	443.5		Suitable Now	Formerly allocated as a phase 2 housing site in the RUDP. Small part of north eastern edge has TPO.	Yes	Developer pursuing the development of the site in the short term. New application expected shortly. Trajectory shows lowest calculable yield	Deliverable	Subject to access
BI/009	Greenhill Drive, Micklethwaite	1.58	Green Belt	Call for Sites	Greenfield	Low	50																			0		Unsuitable	Site lies on the edge of the village but the village is a washed over settlement in the green belt. A single tree TPO lies in the middle of the site.		Site is available but considered unsuitable. Units removed from the trajectory		Access constraint resolveable	
BI/010	Land off Sleningford Road/adjacent to five rise locks, Crossflatts Bingley	0.87	Urban Greenspace	Call for Sites	Greenfield	Low	27									27										27		potentially Suitable - Local Policy Constraints	The whole of the site is designated in the RUDP as urban greenspace.	Yes	Owner indicates that very limited development of 10 units would be appropriate	Developable	Much smaller site than last SHLAA	
BI/011	Greenhill Barn, Lady Lane	0.79	Green Belt	Call for Sites	Greenfield	Low	25						25													25		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes	The owner considers the site would now be suitable for a higher level of development and thus should be reconsidered, above the 5 homes originally submitted	Developable		
BI/012	Lady Lane, Bingley	0.63		Housing Land Register	Previously Developed Land	Actual	11		2	9																11		Suitable Now	No SHLAA policy constraints.	Yes	Work on access and private garages for existing homes has started and there have been a number of pre sales. At the last survey 2 starts were recorded. Progress on site is very slow	Deliverable	Progress will be monitored and trajectory updated	
BI/013	Heights Lane (west side) Eldwick	1.19	Green Belt	Call for Sites	Greenfield	Low	37.5							30	7.5											37.5		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes		Developable	Narrow approach but not a significant constraint	
BI/014	Heights Lane (west side) Eldwick	0.91	Green Belt	Call for Sites	Greenfield	Low	29.0																			0		Unsuitable	Lies within the green belt but detached from the built up area.					
BI/015	Otley Road, Eldwick	0.63	Green Belt	Call for Sites	Greenfield	Low	20																			0		Unsuitable	Isolated site within green belt, not adjoining urban area.					

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BI/016	Spring Lane, Saltaire Road Eldwick	0.23	Green Belt	Call for Sites	Greenfield	Low	8							8												8	Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area.	Yes	Site now meets size threshold	Developable	Generated yield too high for the site	
BI/017	Spring Lane, Eldwick	5.78	Green Belt	Call for Sites	Greenfield	Low	151.5																			0	Potentially Suitable - Local Policy Constraints	Green belt covers nearly all the site but the site adjoins the built up area. Western boundary of site lies within flood zone 3a - flood zone area substantially reduced since last SHLAA. TPO covers large part of central and western section.	Yes		Not Achievable	Poor Access	
BI/018	Sheriff Lane, Eldwick	10.59	Green Belt	Call for Sites	Greenfield	Low	259																			0	Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area.	Yes	Site understood to be in ownership of trustees	Not Achievable	Poor access, widening my involve many 3rd parties	
BI/019	Sheriff Lane, Eldwick	2.45	Green Belt	Call for Sites	Greenfield	Low	64																			0	Potentially Suitable - Local Policy Constraints	Within green belt but adjoins built up area. Several small TPO's.	Yes	Owners willing to sell and approach made by developers	Not Achievable	access and tpo constraint. 3rd party access	
BI/020	Gilstead Lane	7.52	Green Belt	Call for Sites	Greenfield	Low	199.0																			0	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area. The site is surrounded by a Bradford Wildlife Area which overlaps into the site at ist SE corner.	Uncertain	Site in active use. Farm buildings being improved. Some doubt over owner intentions as farm shop now operational	Not Achievable	2/3 of the site is too steep and is very wet	
BI/021	Gilstead Water works, Warren Lane, Eldwick	4.55		Call for Sites	Previously Developed Land	Low	118.0												30	30	30	20.5	7.5			118	Suitable Now	No SHLAA policy constraints.	Yes	Operational site at present but will be available in the longer term. Yield revised to medium	Developable	Year 11 based on owners indications	
BI/022	Fernbank Drive	0.78		Urban Capacity	Previously Developed Land	Actual	47				47															47	Suitable Now	Several small TPO's around site boundaries but should not prevent development.	Yes	Site has post base date permission which is shown as actual yield	Deliverable	Trajectory influenced by info from agent	
BI/023	Stanley Street	0.41	Housing site	Housing Land Register	Previously Developed Land	Actual	10				10															10	Suitable Now	Formerly S/H1.15 - RUDP allocated phase 1 housing site. Several small TPO's	Yes	Site has outline planning permission	Deliverable		
BI/024	Sheriff Lane, (Laurel Bank)	0.33	Housing site	Call for Sites	Mixture	Low	11.5				11.5															11.5	Suitable Now	Most of site falls within an area formerly allocated in RUDP as a phase 1 housing site - S/H1.11	Yes	Small site. Owner currently thought to be pursuing a development proposal for the site. Trees and local access constraint	Deliverable	Site now meets size threshold	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
BI/025	Myrtle Walk, Ferncliffe Road/Main Street	0.23	Town centre uses	Housing Land Register	Previously Developed Land	Actual	66							30	30	6										66		Suitable Now	No SHLAA constraints. Site has PP.	Uncertain	Permission covers 2 phases. Phase 1 is the retail element and 10 apartments. Phase 2 comprises a further 66 units. The retail element has been undertaken. Residential on hold at present until market improves	Developable		
BI/026	Crossley View/Primrose Hill, Gilstead	6.24	Urban greenspace	Urban Capacity	Greenfield	Low	164																			0		Potentially Suitable - Local Policy Constraints	Around half of the site is within RUDP designated urban greenspace and within this lies a smaller area identified as a scheduled prehistoric settlement. Around half of the site has no designations.	Uncertain	Site suitable for comprehensive redevelopment and infilling with Incommunities. See comments	Not Achievable	All units removed until more info available	
BI/027	Dowley Gap Lane	0.79	Green Belt	Call for Sites	Greenfield	Low	25									25										25		Potentially Suitable - Local Policy Constraints	Land within the green belt to east side of Dowley Gap Lane including low Lathe Farm buildings.	Yes	Site put forward by landowner.	Developable	Subject to consultation of environmental health	
BI/028	The Green, off College Road	0.21		Housing Land Register	Previously Developed Land	Actual	4	4																		0		Suitable Now	Several small TPO's but site has PP.	Yes	Development complete	Deliverable	Site complete at 2013 survey	
BI/029	Keighley Road, Crossflatts	0.08		Housing Land Register	Previously Developed Land	Actual	8				8															8		Suitable Now		Yes		Deliverable		
BI/030	Whitley Street	0.38	Mixed use area	Housing Land Register	Previously Developed Land	Actual	34	34	0																	0								
BI/031	Mornington Road/Ferncliffe Road, Bingley	0.13		Housing Land Register	Greenfield	Actual	14				14															14		Suitable Now	Site has PP. No SHLAA policy constraints.	Yes	Planning approval FOR 14	Deliverable		
BI/032	Micklethwaite Lane, Crossflatts	0.31		Other	Previously Developed Land	Actual	14	14																		0		Suitable Now	Site has PP. 2 v small TPO's	Yes		Deliverable	complete at 2013 survey	
BI/033	Gilstead Lane, Gilstead	0.28		Housing Land Register	Previously Developed Land	Actual	3						3													3		Suitable Now	Site has several small TPO's.	Uncertain	Some clearance at survey, but permission has lapsed and owners intentions presently unknown	Developable		
BI/034	Park Road	0.25		Housing Land Register	Previously Developed Land	Actual	4	4																		0		Suitable Now	Site has PP. 1 small TPO.	Yes	Site was complete at 2013 survey	Deliverable		
BI/035	Lady Lane	0.32		Housing Land Register	Previously Developed Land	Actual	3	3																		0		Suitable Now	A few single tree TPO's but the site has PP.	Yes	Development complete	Deliverable		
BI/036	Dowley Gap Lane	3.01	Green Belt	Call for Sites	Greenfield	Low	79									30	30	19								79		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area.	Yes	Site put forward by landowner	Developable	No significant constraints except proximity to sewerage works	

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									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment		
BI/037	Dowley Gap Lane	0.47	Green Belt	Call for Sites	Greenfield	Low	15									15										15		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the built up area.	Yes	Site put forward by landowner. Could be consolidated with neighbouring site BI/027	Developable	Access constraint and proximity to sewerage wks		
BI/038	Marley Court	0.30		Other	Previously Developed Land	Actual	16			16																16		Suitable Now	Planning permission	Yes	Site with planning permission for 16	Deliverable			
BI/039	Former Bingley Auction Mart, Keighley Road	2.36	Employment site	Other	Previously Developed Land	medium	132.5							35	35	35	20	7.5									132.5		Potentially Suitable - Local Policy Constraints	Part of RUDP allocated employment site - Bingley Auction mart S/E1.7 NE section of site falls within flood zone 3a.	Uncertain	Owners intentions presently unknown - site put forward by local community. Retail has previously been refused on the site and there have been no approaches for employment use on the land	Developable	Site in a sustainable location	
BI/040	Whitley Street, Bingley	0.50	Mixed use area	Other	Previously Developed Land	Medium - High	34							26.5	7.5												34		Suitable Now	N o SHLAA policy constraints.	Uncertain	Owners intentions unknown. Site put forward by local community. Other residential new build and conversion has and is taking place now at medium density, but as a conversion we would expect higher	Developable		
BI/041	Milner Fields Woods, Coach Road south	4.35	Green Belt	Call for Sites	Greenfield	Low	115																				0		Unsuitable	The site lies within the green belt and detached from the built up area. A TPO affects the northern boundaries of the site.					
BI/042	East Lodge, Off Lower Coach Road	3.95	Green Belt	Call for Sites	Greenfield	Low	104																				0		Unsuitable	The site lies within the green belt and detached from the built up area. A RUDP designated Bradford Wildlife Area which also has TPO designation surrounds the site and just overlaps to a tiny degree in a couple of places.					
BI/043	Coach Road North	2.12	Green Belt	Call for Sites	Greenfield	Low	56																				0		Unsuitable	The site lies within the green belt and detached from the built up area. Site adjacent to Wildlife Area and area of significant woodland protected by TPOS. Other protected trees are part of the southern boundary of the site					
BI/044	Lower Sheriff Lane/Coach Road	3.69	Green Belt	Call for Sites	Greenfield	Low	97																				0		Unsuitable	The site lies within the green belt and detached from the built up area. The site is surrounded on most sides by a Bradford Wildlife Area and TPO but these designations do not overlap into the site area itself.					

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BI/045	Land off Primrose Lane, Gilstead	1.58	Green Belt	Call for Sites	Greenfield	Low	50																			0		Unsuitable	The site lies within the green belt and detached from the built up area. A small part of the sw section of the site is covered by a Bradford Wildlife Area / TPO - both of which also surround much of the rest of the site.				
BI/046	Primrose Lane, Gilstead	1.98	Green Belt	Call for Sites	Greenfield	Low	62							30	26.5	5.5										62		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area to the west. The whole site is covered by a Bradford Wildlife area and the northern and southern sections by a TPO.	Yes		Developable	
NEW SITES TO THIS SHLAA																																	
BI/047	Canary Drive, Eldwick	1.05		Housing Land Register	Greenfield	Actual	36		10	26																36		Suitable Now	Site with permission for 36 elderly flats	Yes	Joint scheme with Bradford Council and short development period	Deliverable	under construction-short delivery contract
BI/048	Sleningford Road, Crossflatts	0.15		Housing Land Register	Previously Developed Land	Actual	6	3	3																	3		Suitable Now	Site with planning permission	Yes	3 units complete at last survey	Deliverable	
BI/049	Lea Bank, Sleningford Road, Crossflatts	0.18		Housing Land Register	Previously Developed Land	Actual	6			6																6		Suitable Now	Site with outline planning permission for 6 houses and the demolition of the current property	Yes		Deliverable	
BI/050	Micklethwaite Lane, Bingley			Call for sites	Greenfield	25 approx	25									25										25		Potentially suitable- Local Policy constraints		Yes	Site put forward by agent for landowner	developable	
BI/052	Former Bradford and Bingley Offices, Main Street, Bingley	0.86		Other	Previously Developed Land	Medium High	58.5				30	20	8.5													58.5		Suitable Now		Yes		developable	
BI/053	Marley Court, Crossflatts, Bingley	0.2		Call for Sites	Greenfield	Medium	9				9															9		Suitable Now		Yes		Deliverable	
ADDITIONAL GROWTH STUDY SITES																																	
BI/051	Pengarth, Eldwick	2.8	Green Belt	Growth Study	Greenfield	Low	73.5																					Potentially suitable- Local Policy constraints	Site is in the green belt with good access from Pengarth	Uncertain		Developable	
SHLAA 3 - QUEENSBURY																																	
QB/001	Albert Road, Brighouse and Denholme Road	0.70	Green belt	Call for Sites	Greenfield	Low	22						22													22		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes	Site in control of auditors who also own QB/001 and want to bring the site forward. Pre app expected	Developable	Site adjacent to QB/002
QB/002	Albert Road	0.97	Housing site	Housing Land Register	Previously Developed Land	Low	30.5					28	2.5													30.5		Suitable Now	Former RUDP allocated phase 1 housing site. BS/H1.42 No SHLAA policy constraints.	Yes	Pre app on the site in feb 2013 for 32 units by Barratt	Deliverable	Expectation of new permission.
QB/003	Broomfield Street/High Street	3.63	Housing site	Housing Land Register	Greenfield	Actual	112			20	20	30	30	12												112		Suitable Now	Site with detailed planning permission for 112 units	Yes		Deliverable	112 shown in trajectory



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
QB/004	Black Dyke Mills, Brighouse Road	5.84	Employment site	Call for Sites	Mixture	Medium	75.5																		0		Potentially Suitable - Local Policy Constraints	RUDP Employment site allocation covers southern part of site. V small TPO in far eastern corner of site.	Yes	No recent information from owner on whether they are still likely to pursue residential use on the site	unachievable		
QB/005	Roper Lane/Cross Lane	0.53	Housing site	Housing Land Register	Greenfield	Actual	16			16															16		Suitable Now	No SHLAA policy constraints. Formerly allocated phase 2 housing site - in RUDP.	Yes	permission post base date for 16 units.	Deliverable		
QB/006	Park Lane	4.30	Housing site	Housing Land Register	Greenfield	Actual	124			20	30	30	30	14											124		Suitable Now	Site with detailed planning permission	Yes	Full permission for 124 graded after base date.	Deliverable		
QB/007	Brighouse Road	1.52	Green belt	Call for Sites	Greenfield	Low	48						30	18											48		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the built up area. TPO's along southern boundary of the site.	Yes	Owner has come forward and wishes to promote the site	Developable	No real constraints	
QB/008	Deanstone Lane	0.79		Urban Capacity	Greenfield	Medium	32.5								29.5	3									32.5		Potentially Suitable - Local Policy Constraints	Bradford Open Space Assessment classified this as part of the outdoor sports facilities for the adjoining school. Otherwise no policy constraints.	Yes	Access from Deanstone Lane not fully owned. Owner in discussions to secure access. No further information available	Developable	Subject to access yr8	
QB/009	Hazelhurst Quarry, Long Lane	5.16	Housing site	Housing Land Register	Mixture	Actual	128	8	20	20	20	30	30												120		Suitable Now	Formerly allocated phase 2 housing site in RUDP. No policy constraints.	Yes	Site is under construction.	Deliverable		
QB/010	Jackson Hill Lane, Brighouse Road	1.30	green Belt	Call for Sites	Greenfield	Low	41						30	11											41		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area.	Yes	Landowner has submitted additional information to further their case that the site would make a good housing site	Developable	No real constraints	
QB/011	Station Road west, Sharket Head Close	2.34	Green belt	Call for Sites	Greenfield	Low	61.5						30	26.5	5										61.5		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area. Small area of TPO at SE corner of site.	Yes	Site considered at last inquiry, owner continues to pursue	Developable	Access can be taken from adjacent site	
QB/012	Station Road east	2.56	Green belt	Call for Sites	Greenfield	n/a																			0		Unsuitable	Steeply sloping fields in the green belt and detached from the edge of the built up area.					
QB/013	Cross Lane/Old Guy Road	2.86	Green belt	Call for Sites	Greenfield	Low	75												30	30	15				75		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area.	Yes	potential longer term site	Developable	Narrow accesses on both approaches	
QB/014a	Old Guy Road, Fleet Lane	3.80	Green belt	Call for Sites	Greenfield	Low	100								30	30	28	12							100		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area.	Yes	Part of larger site submitted to 1st SHLAA	Developable	Site is more contiguous, access narrow	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
QB/014b	Old Guy Road, Fleet Lane	19.28	Green belt	Call for Sites	Greenfield	Low	506.5												40	40	40	40	40	40	40	280	226.5	Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area.	Yes	Site originally part of a larger site now subdivided to make 2	Developable	Access constraint
QB/015	Halifax Road,	0.47	Green belt	Call for Sites	Greenfield	Low	15																			0		Unsuitable	Isolated area of green belt detached from the built up area.				
QB/016	Halifax Road	0.32	Green belt	Other	Greenfield	Low	11						11													11		Potentially Suitable - Local Policy Constraints	Site lies within the green belt and adjoins the built up area.	Yes	Owner has come forward indicating that the site is available	Developable	
QB/017	Roper Lane, Ambler Thorn	0.80	Safeguarded Land	SafeGuarded Land	Greenfield	Low	25.5																			0		Suitable Now	Site designated as safeguarded land in the RUDP - BS/UR5.1	Uncertain	Safeguarded land site but owner intentions unknown	Not Achievable	Very steep and no access available yet
QB/019	Charles Street, Derby Street	0.19		Housing Land Register	Mixture	Actual	9		9																	9		Suitable Now	No SHLAA policy constraints.	Yes	Site has full planning permission	Deliverable	
QB/020	Brewery Lane	0.29		Housing Land Register	Previously Developed Land	Actual	5		5																	5		Suitable Now	No SHLAA policy constraints.	Yes	Work started, but very slow only 1 start recorded on HLR	Deliverable	
QB/021	Sandbeds, Back Lyon Street	0.26		Housing Land Register	Greenfield	Actual	10		10																	10		Suitable Now	No SHLAA policy constraints. Has PP for 10 units.	Yes	Site work has started	Deliverable	
QB/022	Cricknet Ground, Mill Lane, Mountain	1.79	Green belt, Playing fields	Call for Sites	Greenfield	Low	56									30	24	2								56		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area. Most of the site is designated in the RUDP as playing fields.	Yes		Developable	Access and topographical constraint
QB/024	Perseverance Lane/Green Lane, Mountain	2.46	green Belt	Call for Sites	Greenfield	Low	64.5																					unsuitable	The site lies within the green belt and is detached and isolated from the existing built up area.				
QB/025	Ing Head Farm, Hill Crest Road	3.30	Green belt	Call for Sites	Greenfield	Low	86.5									30	30	22	4.5							86.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Access constraint, could come through QB/004
QB/026	Hill End Lane	1.40	Green belt	Call for Sites	Greenfield	Low	44									30	14									44		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Access and topographical constraint
NEW SITES TO THIS SHLAA																																	
QB/027	West Scholes Mill - Lane Side - Queensbury	0.31		Housing Land Register	Previously Developed Land	Actual	5			5																5		Suitable Now		Yes		Deliverable	
QB/028	Small Tail Farm - Preserverance Road	2.22	green Belt	Call for Sites	Greenfield	Low	58																					unsuitable	The site is detached from the main urban area of Queensbury and not considered suitable				
QB/029	Roper Lane - Queensbury	1.93	Green Belt	Call for Sites	Greenfield	Low	61																			0		Unsuitable	The site is not attached to the edge of the main urban area and is thus not considered currently suitable				
QB/030	62 Long Lane, Queensbury	0.43		Other	Previously Developed Land	Actual	9			9																9		Suitable Now		Yes		Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
QB/031	Former reservoir, Mountain	0.47	green belt	Call for Sites	Previously Developed Land	Actual	15									15										15		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
QB/032	Royal eastern Restaurant, Brighouse Road, Queensbury	0.12		Housing Land Register	Previously Developed Land	Actual	12			12																12		Suitable Now	Site with redevelopment permission for 12 apartments	Yes		Deliverable		
		72.35					1858.5	8	20	64	102	118	92.5	165	69.5	169.5	101	52	86.5	70	55	40	40	40	40	1325	226.5	ADDITIONAL SITES FROM GROWTH STUDY						
QB/033	Land south of Thornton Road, east of Harp Lane	3.47	Green belt	Growth Study	Greenfield	Low	91									30	30	24	7							91		Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		Developable		
QB/034	Land east of Halifax Road, Shibden Head	2.21	Green belt	Growth Study	Greenfield	Low	56									30	24	2								56		Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		Developable		
QB/035	Long Lane	0.84	Green belt	Growth Study	Greenfield	Low	26.5					26.5														26.5		Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		Developable		
		78.87					2005.5	8	20.00	64.00	102.00	118.00	92.50	191.50	69.50	229.50	155.00	78.00	93.50	70.00	55.00	40.00	40.00	40.00	40.00	1472	226.5							
SHLAA 3 - SILSDEN																																		
SI/001	North Dene Road	1.36	Safeguarded Land	SafeGuarded Land	Greenfield	Low	43					30	13													43		Suitable Now	Tree Preservation Order adjoins the E boundary and just overlaps in to a tiny part of the part the site. The site is designated as Safeguarded land - K/UR5.15	Yes	Pre app advice sought with possibility that landowner considering selling the site in the near future	Deliverable		
SI/002	Breakmoor Avenue, Silsden	1.43		Call for Sites	Greenfield	Low	45					30	15													45		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	Agent indicates that developers have inquired	
SI/003	Brownbank Lane, Silsden	20.44	Safeguarded Land	SafeGuarded Land	Greenfield	Low	536.5					40	40	40	40	40	40	40	40	40	40	40	30	20	20	510	26.5	Suitable Now	Safeguarded land - K/UR5.39 There are a number of TPO's within the site.	Yes		Deliverable		
SI/004	Bolton Road Brown Bank Lane	8.51	Safeguarded Land	SafeGuarded Land	Greenfield	Low	223.5						40	40	40	40	36	20	7.5							223.5		Suitable Now	Safeguarded land - K/UR5.38 There are a number of TPO's within the site.	Uncertain	Owner seeking information on the site recently suggesting that site is available	Developable	Longer term with off site infrastructure	
SI/005	Daisy Hill	3.47		Housing Land Register	Greenfield	Actual and approx	105				14	26		30	30	5										105		Suitable Now	Apart from a few single tree TPO's which would not impact on its development this site has no SHLAA policy constraints.	Yes		Deliverable	No obvious constraints	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SI/006	Hainsworth Road	8.97	Safeguarded Land	Call for Sites	Greenfield	Low	235.5									40	40	40	40	40	21	14.5			235.5		Suitable Now	Safeguarded land - K/UR5.36 Site affected by several single tree TPOs	Yes	Owner information and intentions provided by the landowner on part of the site	Developable	Off site infrastructure needed	
SI/007	Keighley Road, Belton Road	13.13	Safeguarded Land	Call for Sites	Greenfield	Low	344.5					40	40	40	40	40	40	40	27.5	20	17				344.5		Suitable Now	The western half of the site lies within flood zones 3a and 3b. In SHLAA 1 the western half was only affected by zone 3a. Thus this may now impact on the developable area? The site is designated in the RUDP as Safeguarded land - K/UR5.40	Yes	The site is in full ownership of a developer and could be developed immediately. There are no physical or legal constraints to development	Deliverable	Pre application discussions have been started	
SI/008	Woodside Road	5.56	Safeguarded Land	SafeGuarded Land	Greenfield	Low	146						40	40	40	22.5	3.5									146		Suitable Now	Safeguarded land - K/UR5.14. There are several TPO's within the site.	Uncertain	Owner intentions unknown	Developable	subject to access.
SI/009	Westerly Crescent, Silsden	1.48	Green Belt	Call for Sites	Greenfield	Low	46.5							30	16.5											46.5		Potentially Suitable - Local Policy Constraints	This site lies within the green belt but adjoins the existing built up area.	Yes		Developable	
SI/010	Skipton Old Road, Silsden	1.15	Green Belt	Call for Sites	Greenfield	Low	36									30	6									36		Potentially Suitable - Local Policy Constraints	This site lies within the green belt but adjoins the existing built up area.	Yes		Developable	
SI/011	Skipton Road, Silsden	2.14	Green Belt	Call for Sites	Greenfield	Low	56									30	24	2								56		Potentially Suitable - Local Policy Constraints	This site lies within the green belt but adjoins the existing built up area.	Yes	Owner indicates access could be taken from track between properties which is in the same ownership	Developable	Subject to access
SI/012	Sykes Lane	2.97	Housing site	Housing Land Register	Mixture	Medium	101					30	30	30	11											101		Suitable Now	Formerly allocated in the RUDP as a phase 1 housing site - K/H1.40.	Yes		Deliverable	
SI/013	Sykes Lane	5.99	Safeguarded Land	SafeGuarded Land	Greenfield	Low	157.5						40	40	40	27.5	10									157.5		Suitable Now	Western half allocated in RUDP as safeguarded land and easern half as an employment site - K/UR5.37 and K/E1.9. South west part of the safeguarded land is sited within the floodzone- a v small area of 3b and a slightly larger area of 3a.	Yes	Larger site submitted for consideration includes employment site	Developable	Site access can only come through adjacent site

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
SI/015	Land off Hainsworth Road	11.44	Green Belt	Call for Sites	Greenfield	Low	300																			0		Unsuitable	The site lies within the green belt detached from the built up area. It does however lie adjacent to designated safeguarded land to its N. The western most section of the site (around 1/5 of the site area) lies within flood zones 3a and 3b.				
NEW SITES TO THIS SHLAA																																	
SI/016	132 Skipton Road	0.43		Housing Land Register	Previously Developed Land	actual	8			8																8		Suitable Now		Yes		Deliverable	
SI/017	Keighley Road	0.31		Housing Land Register	Previously Developed Land	actual	12			12																12		Suitable Now		Yes		Deliverable	
SI/018	Weaving Shed, Waterloo Mills	0.07		Housing Land Register	Previously Developed Land	actual	5		5																	5		Suitable Now		Yes		Deliverable	
		88.84					2401	0	5.0	8.0	26.0	196.0	138.0	290.0	257.5	305.0	240.0	171.5	127.5	107.5	78.0	54.5	30.0	20.0	20.0	2074.5	26.5						
ADDITIONAL SITES FROM GROWTH STUDY																																	
SI/019	Land off Holden Lane	5.75	Green Belt	Growth study	Greenfield	Low	150.5						30	30	30	30	19.5	11								150.5		Potentially Suitable - Local Policy Constraints	Green belt		uncertain	Developable	
		94.59					2552	0.0	5.0	8.0	26.0	196.0	138.0	320.0	287.5	335.0	270.0	191.0	138.5	107.5	78.0	54.5	30.0	20.0	20.0	2225.0	26.5						
SHLAA 3 - STEETON																																	
ST/001	Summerhill Lane	7.72	Green Belt	Urban Capacity	Greenfield	Low	203						40	40	40	40	27	16								203		Potentially Suitable - Local Policy Constraints	The majority (all but the far NW corner) lies within the green belt. However the site adjoins the existing built up area. SE quarter of the site lies within flood zones 3a and 3b which would cut the developable area of the site.	Yes	Green belt site predominantly, enlarged to include area of unallocated land. Access unclear at moment	Developable	Access to be resolved
ST/002	Aireburn Avenue	0.70	Housing site	Housing Land Register	Greenfield	Medium	29						28	1												29		Suitable Now	Site formerly allocated as a phase 2 housing site in adopted UDP - K/H2.42 No SHLAA policy constraints.	Uncertain	Landowner unknown	Developable	
ST/003	Hollins Bank Lane	0.23	Green Belt	Site Omission	Greenfield	n/a																				0		Potentially Suitable - Local Policy Constraints		Uncertain		Not Achievable	
ST/005	Longlands - Skipton Road	0.66		Housing Land Register	Previously Developed Land	Actual	9			9																9		Suitable Now	TPO's line western and eastern site boundaries. However site has PP.	Yes	Site has recent permission for 9 with reserved matters approved after the base date	Deliverable	
ST/006A	Sycamore Grove Eastburn	1.16	Safeguarded Land	SafeGuarded Land	Greenfield	Actual	19			19																19		Suitable Now		Yes		Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
ST/006B	Sycamore Grove Eastburn	0.65	Green Belt		Greenfield	Low	20.5									20.5										20.5		Potentially Suitable - Local Policy Constraints	green belt	Yes		Developable	
ST/007	The Croft, Lyon House Farm, Eastburn	0.72		Call for Sites	Greenfield	Low	22.5					19.5	3													22.5		Suitable Now	No SHLAA policy constraints.	Yes	Owner willing to sell, developer interest also shown	Deliverable	
ST/008	Lyon Road	3.20	Safeguarded Land	SafeGuarded Land	Mixture	Low	84																			0		Suitable Now	Site allocated as safeguarded land K/UR5.41 in adopted RUDP.	Uncertain	Site put forward by agent for landowner although it is unclear whether the owner still intends to pursue residential as part of the site will be used for manufacturing extension and upgraded dairy buildings	Not Achievable	Site access and owner intentions unclear
ST/009	Skipton Road/Lyon Road, Eastburn	14.95	Green Belt	Call for Sites	Greenfield	Low	392.5												40	40	40	40	40	40	40	280	112.5	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	
ST/010	Main Road Eastburn	6.24	Safeguarded Land	SafeGuarded Land	Greenfield	Low	163.5					35	35	35	35	23.5										163.5		Suitable Now	Designated as safeguarded land in the RUDP - K/UR5.4 Several single tree TPO's within the site.	Yes		Deliverable	
ST/011	Ings Road	1.48		Urban Capacity	Greenfield	Low	50.5			4					30	16.5										50.5		Potentially Suitable - Local Policy Constraints	Whole site is located in flood zone 3a. SW corner of site has planning consent for residential development - 4 houses - 08/01948/SUB1.	Uncertain	Owner intentions presently unknown. Skipton properties had previous interest in the site	Developable	Good access but flood risk prevents development
ST/012	Parkway, Steeton	6.02		Housing Land Register	Greenfield	Actual	196	2	30	30	30	40	40	24												194		Suitable Now	Formerly allocated as Housing site in RUDP - K/H2.1. Recently received planning consent for full residential development. Several single tree TPO's within the site.	Yes		Deliverable	
ST/013	Hob Hill, Chapel Road	0.82	Green Belt	Call for Sites	Greenfield	Low	25.5																			25.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Subject to access

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
ST/014	Skipton Road, Steeton	0.35		Urban Capacity	Previously Developed Land	Medium	15.5							15.5												15.5		Potentially Suitable - Local Policy Constraints	SW corner of site lies within a Village Green Space designation from RUDP and a part of this SW corner lies within flood zone 3a.	Uncertain	Site identified by survey	Developable	
NEW SITES TO THIS SHLAA																																	
ST/015	The High Hall St Steeton With Eastburn	0.81	Village Greenspace	Housing Land Register	Previously Developed Land	Actual	2			2																2		Suitable Now		Yes		Deliverable	
ST/016	Chapel Road, Steeton	4.44	Green Belt	Call for sites	Greenfield	Approx	116.5												30	30	30	20	6.5			116.5		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable	
		50.14					1349	2	30	45	49	94.5	78	172.5	92.5	84	40	27	111.5	70	70	60	46.5	40	40	1150.5	112.5						

SHLAA 3 - THORNTON																																	
TH/001	Thornton Road	2.53	Phase 1 Housing Site	Housing Land Register	Greenfield	Actual	113	85	28																	28		Suitable Now	Formerly allocated as a phase 1 housing site in RUDP - BW/H1.13 No SHLAA policy constraints.	Yes		Deliverable	
TH/002	Close Head Lane,	2.11	Phase 1 Housing Site	Housing Land Register	Greenfield	Low	55			20	28.5	5	1.5													55		Suitable Now	TPO affects much of site. Se corner is identified as centeries and church yards in the Bradford open Space Assessment.	Yes		Deliverable	Some constraints
TH/003	Thornton Road	5.02	Phase 2 Housing Site	Housing Land Register	Greenfield	Medium	171							40	40	40	37	14								171		Suitable Now	NW section of the site is identified as Village Greenspace in the RUDP. Southern section - about 3/4 of the site has no SHLAA policy constraints and is a former phase 2 housing allocation in the RUDP.	Uncertain		Developable	
TH/004	Sapgate Lane	0.67	Phase 2 Housing Site	Housing Land Register	Greenfield	Actual	17			17																17		Suitable Now	Site formerly allocated as phase 2 housing site in the RUDP - BW/H2.4 No SHLAA policy constraints.	Yes		Deliverable	Permission approved after base date
TH/005	Cragg Lane, Thornton Road	2.11	Green Belt	Call for Sites	Greenfield	Low	55									30	23.5	1.5								55		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	Access
TH/006	Thornton Road	0.47	Green Belt	Call for Sites	Greenfield	Medium	19						19													19		Potentially Suitable - Local Policy Constraints	Level to sloping overgrown land. Land to south side of Thornton Road. Early planning application for elderly persons accomodation refused. Yield revised to medium given good access and level site. The site lies within a parcel of land identified by the growth study	Yes		Developable	Site relates to urban form
TH/007	Green Lane Thornton, Bradford	2.35	Green Belt	Call for Sites	Greenfield	Low	62									30	26.5	5.5								62		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area. The site lies within a parcel of land identified by the growth study	Yes		Developable	
TH/008	Old Road, School Green	1.74	Green Belt/Village greenspace	Call for Sites	Greenfield	Low	54.5									30	23.5	1								54.5		Potentially Suitable - Local Policy Constraints	Eastern half of the site lies within the green belt. NE corner lies within a Bradford Wildlife Site. Western half of the site is designated in the RUDP as village greenspace.	Yes	Landowner has submitted a alger site for consideration	Developable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
TH/009	Hill Top Road	1.29	Safeguarded Land	SafeGuarded Land	Greenfield	Low	40.5							30	10.5											40.5		Suitable Now	Designated as safeguarded land in RUDP - BW/UR5.2	Uncertain	Site in more than one ownership. One owner prepared to sell but this would lead to lack of comprehensive development, however infill development along road side would be appropriate	Developable	
TH/010	Hill Top Road,	2.10	Safeguarded Land	SafeGuarded Land	Mixture	Low	55							30	23.5	1.5										55		Suitable Now		Uncertain	Owners intentions unclear	Developable	Access constraint
TH/011	Old Road, School Green	1.75		Housing Land Register	Greenfield	Actual	64	8	20	20	16															56		Suitable Now	Site under construction	Yes		Deliverable	
TH/012	Dole and Prospect Mills, Thornton Road	1.21	Phase 1 Housing Site	Housing Land Register	Previously Developed Land	Medium - High	81.5							30	27.5	15	9									81.5		Suitable Now	Western half of the site - formerly allocated as a phase 1 housing site. BW/H1.12	Uncertain	Previous discussions with a developer on the conversion of the mill and redevelopment of the adjacent site failed due to costs. Further land will be necessary for enabling this conversion to go ahead.	Developable	Subject to larger site coming forward
TH/013	Spring Holes Lane	2.31	Green Belt	Call for Sites	Greenfield	Low	60.5												30	26	4.5					60.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Narrow roads on approach
TH/014	Back Lane, Thornton	1.26	Green Belt	Call for Sites	Greenfield	Low	39.5												30	9.5						39.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Narrow access
TH/015	James Street	0.09		Housing Land Register	Previously Developed Land	Actual	18			18																18		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	popular area
TH/016	Sappgate Lane/Northcliffe Lane	0.23		Housing Land Register	Greenfield	Actual	3			3																3		Suitable Now	TPO around part of the site boundaries, but site has PP.	Yes		Deliverable	
TH/017	Cliffe Lane	0.47		Housing Land Register	Greenfield	Actual	9			2	4	3														9		Suitable Now	No SHLAA policy constraints. Site has PP.	Yes	Check which are most recent approvals and adjust trajectory	Deliverable	
TH/018	Old Road	0.29		Urban Capacity	Previously Developed Land	Medium	13					13														13		Suitable Now	No SHLAA policy constraints.	Yes	Cleared site advertised as development opportunity	Deliverable	
TH/019	Back lane	1.22	Green Belt	Call for Sites	Greenfield	Low	38.5												30	8.5						38.5		Potentially Suitable - Local Policy Constraints	Strange shaped site in green belt but does adjoin the built up area at its southern end. TPO's along parts of western and eastern site / field boundaries.	Yes		Developable	Narrow approach
TH/020	Spring Holes Lane	0.56	Green Belt	Call for Sites	Greenfield	Low	17.5																			17.5		Potentially Suitable - Local Policy Constraints	Site lies in the green belt but just beyond the edge of the built up area. Strict application of the suitability rules would suggest categorising as unsuitable. However this has been waived on this occasion as the site lies so close to the built up edge a	Yes	Site submitted by landowner	Developable	Narrow approach



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
TH/021	Former Imperial restaurant, Thornton Road	0.50		Other	Previously Developed Land	n/a																			0		Suitable Now	No SHLAA policy constraints.	Unavailable	Site identified by local community. Owners intentions unknown	Not Achievable		
NEW SITES TO THIS SHLAA																																	
TH/022	North Cliffe Lane	1.06	Green Belt	Call for Sites	Greenfield	Low	33.5						29.5	4												33.5		Potentially Suitable - Local Policy Constraints		Yes		Developable	Housebuilders have made enquiries during 2012.
ADDITIONAL SITES FROM GROWTH STUDY																																	
TH/023	Land south of Prospect Mills, Thornton Road	0.89	Green belt	Growth Study	Greenfield	Low	28									27	1									28		Potentially Suitable - Local Policy Constraints	Green belt, Prospect Mill was identified as a housing site in the RUDP	Uncertain		Developable	Access through the land to the north
TH/024	Land east of Green Lane	1.39	Green belt	Growth Study	Greenfield	Low	43.5																					Unsuitable					
TH/025	North Back Lane	4.39	green belt	Growth Study	Greenfield	Low	115.5												30	30	30	19.5	6			115.5		Potentially Suitable - Local Policy Constraints		Uncertain		Developable	
SHLAA 3 - WILSDEN																																	
WI/001	Harden Lane/Bents Lane, Wildsen	10.24	Green Belt	Call for Sites	Greenfield	Low	268.5						40	40	40	40	40	35	20	13.5						268.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	NO significant constraints
WI/002	Crooke Lane	0.54		Housing Land Register	Greenfield	Actual	11					11														11		Suitable Now	No SHLAA policy constraints.	Yes	Site is for sale Some initial development has started so development could continue at any time	Deliverable	
WI/003	Coplowe Lane	61.25	Green Belt	Call for Sites	Greenfield	Low	1608																			0		Unsuitable	Lies within the green belt with the NW section and parts of the site boundaries covered by TPO's. The NW section is also part of a much larger designated Bradford Wildlife Site. A very small bit of the NW edge of the site clips into flood zone 3a.				
WI/004	Shay Lane	1.05		Housing Land Register	Mixture	Low	41	41																		0		Suitable Now	No SHLAA policy constraints.	Yes	Development almost complete but still some activity on site	Deliverable	
WI/005A	Crack Lane	3.40	SafeGuarded Land	SafeGuarded Land	Greenfield	Actual	82		10	20	20	30	2													82		Suitable Now	The safeguarded part of the site has post base date permission for 82 homes and is under construction	Yes		Deliverable	
WI/005B	Crack Lane	1.47	Green Belt	Call for Sites	Greenfield	Low	46.5									30	16.5									46.5		Potentially Suitable - Local Policy Constraints	The eastern section of former WI/005 - within the greenbelt.	Yes		Developable	subject to access

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
WI/006	Crack Lane	11.30	Green Belt	Call for Sites	Greenfield	Low	296.5												40	40	40	40	40	40	27	267	29.5	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes	Extensive site with poor access. See also adjacent site W1/010, which could unlock the development potential of the site	Developable	Poor access from north and south
WI/007	Laurel bank Wilsden	0.22		Housing Land Register	Previously Developed Land	Actual	7	7																		0		Suitable Now		Yes		Deliverable	
WI/008	High Meadows	1.64	Village green space/green belt	Call for Sites	Greenfield	Low	51.5									30	21.5									51.5		Potentially Suitable - Local Policy Constraints	The NW section of the site lies within the green belt. The rest of the site - around 2/3 of the site area - is designated as village greenspace in the RUDP.	Yes		Developable	Potential access constraint.
WI/009	Laneside	1.98	Green Belt	Call for Sites	Greenfield	Low	62									30	26.5	5.5								62		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	
WI/010	Haworth Road	3.80	Green Belt	Call for Sites	Greenfield	Low	100									30	30	28	12							100		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable	
WI/011	Laneside/Haworth Road	0.32	Green Belt	Call for Sites	Greenfield	Low	11.5																			0		Unsuitable	The field adjoins residential on 2 sides but is beyond the urban edge of the settlement as defined by the current green belt				
		<b>97.21</b>					<b>2585.5</b>	<b>48</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>41</b>	<b>2</b>	<b>40</b>	<b>40</b>	<b>160</b>	<b>134.5</b>	<b>73.5</b>	<b>87</b>	<b>60</b>	<b>53.5</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>27</b>	<b>888.5</b>	<b>29.5</b>						

**SHLAA 3 - BURLEY IN WHARFEDALE**

BU/001	Ilkley Road, Burley	23.44	Green belt	Call for Sites	Greenfield	Low	615								40	40	40	40	40	40	40	40	40	40	40	480	135	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area. A TPO affects part of the NE edge of the site.	Yes	Site is larger than 1st SHLAA, more available land has been added	Developable	
BU/002	Menston Old Lane, Burley in Wharfedale	10.51	Green belt	Call for Sites	Greenfield	Low	275.5									40	40	40	40	40	38	20	17.5		275.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area. A small part of the site at its N edge lies within flood zone 3a.	Yes		Developable	Narrow access but resolveable	
BU/003	Moor Lane resource centre, Moor Lane	1.11	Green belt	Call for Sites	Previously Developed Land	Actual	37				20	17														37		Suitable Now	Land is PDL in the green belt but where redevelopment would be acceptable on the former buildings footprint	Yes		Deliverable	
BU/004	Hag Farm Road, Burley in Wharfedale	2.68	Green belt	Call for Sites	Greenfield	Low	70																					Potentially Suitable - Local Policy Constraints	Green belt.	Yes		Not Achievable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BU/005		1.09	Green belt	Call for Sites	Greenfield	low	34							29.5	4.5											34		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes	Detached house in own grounds and adjacent field - lies within the green belt. House in own grounds not visible from road and attractive mown area used for garden. Sustainable location, but strong green belt edge	Developable	
BU/007	Bradford Road	0.65	Safeguarded land	SafeGuarded Land	Greenfield	Low	40																			0		Suitable Now	Site now considered to be suitable now as Safeguarded land in the RUDP	Uncertain	Owner unknown. Local knowledge suggests there is a covenant on the site preventing development	Not Achievable	Conflicting information
BU/008	Main Street/A65	2.01	Green belt	Other	Greenfield	Low	52.5							30	22.5											52.5		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the built up area.	Yes		Developable	
BU/010	East End Allotments, Oak Avenue, Burley	1.56	Allotments	Call for Sites	Greenfield	Low	50							30	20											50		Potentially Suitable - Local Policy Constraints	Identified in RUDP and the Bradford Open Space Assessment as allotments.	Yes	Site put forward by allotments society	Developable	Access
BU/011	Greenholme Mills, Great Pasture Lane	2.89	Green belt	Call for Sites	Previously Developed Land	Low	76							30	30	16										76		Potentially Suitable - Local Policy Constraints	The site lies within the green belt and although it does not directly adjoin the existing built up area it is only detached by a small field. Although this would ordinarily lead to an unsuitable categorisation, this has been waived in this instance as the buildings are underused and would be suitable for redevelopment/conversion	Yes	Call for site proforma submitted by landowner	Developable	Site could come forward sooner as a conversion
BU/012	The Malt Shovel Inn, Main Street	0.27		Housing Land Register	Previously Developed Land	Actual	9		9																	9		Suitable Now	Site with planning permission	Yes		Deliverable	No constraints
BU/013	Scalebor House Moor Lane	3.15	Green belt	Call for Sites	Greenfield	Low	83							30	30	20.5	2.5									83		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins both the existing urban area of Burley and the residential enclave created on the site of the former Scalebor Hospital site in washed over green belt to the SW. There is a small area of TPO in the SW corner of the site.	Yes	Site put forward by landowner. Further contact made by agent wanting to do more info to promote the site	Developable	Access available from neighbouring estate
BU/014	Bradford Road	2.27	Green belt	Call for Sites	Greenfield	Low	59.5							30	25.5	4										59.5		Potentially Suitable - Local Policy Constraints	Green belt .Floodzone 2	Yes		Developable	
		51.62					1401.5	0	0	9	20	17	0	219.5	172.5	120.5	82.5	80	80	78	60	57.5	40	40	1156.5	135							
ADDITIONAL SITES FROM GROWTH STUDY																																	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BU/015	Great Pasture Lane	1.74	Green belt	Growth Study	Greenfield	Low	55																					Unsuitable	Green belt. The site is separated from the main urban area by the Burley By pass, but adjoins Greenholme Mills and homes fronting Great Pasture. For SHLAA consistency the site is not considered to be suitable.				
		53.36					1456.5	0.0	0.0	9.0	20.0	17.0	0.0	219.5	172.5	120.5	82.5	80.0	80.0	80.0	80.0	78.0	60.0	57.5	40.0	40.0	1156.5	135.00					

SHLAA 3 - MENSTON

ME/001	Bingley Road, Menston	6.22	Phase 2 Housing Site	Housing Land Register	Greenfield	Actual	165				30	40	40	40	15												165		Suitable Now	Formerly RUDP allocated phase 2 housing site H2.17. TPO's affect section corner of site.	Yes	Application pending at base date with true yield in the trajectory from year 4	Deliverable	
ME/002	Bingley Road, Menston	2.32	Green Belt	Other	Greenfield	Low	61									30	26	5									61		Potentially Suitable - Local Policy Constraints	Most of the site lies within the green belt. The site adjoins the existing built up area. There is a belt of TPO along western boundary of site.	Uncertain	Site identified by survey owners intentions unknown at present	Developable	As an extension to ME/001 subject to access
ME/003	Derry Hill, Menston	5.44	Phase 2 Housing Site	Housing Land Register	Greenfield	Actual	173				30	40	40	40	23												173		Suitable Now	Formerly RUDP allocated phase 2 housing site - S/H2.18 No SHLAA policy constraints.	Yes	Planning application pending at base date.	Deliverable	
ME/004	Crag Top Farm, Burley Woodhead	9.98	Green Belt	Call for Sites	Greenfield	n/a																					0		Unsuitable	In a very sensitive area of the countryside - adjoins S Pennine Moors SAC and SPA. Isolated area of land in the green belt - 1.4km north west of Menston. 2 small TPO's.				
ME/005	Beech Close, Menston	5.70	Green Belt	Call for Sites	Greenfield	Low	149.5							35	35	35	35	9.5									149.5		Potentially Suitable - Local Policy Constraints	Sloping and undulating fields with areas of woodland, lies within green belt but adjoins built up area.	Yes		Developable	
ME/007	Burley Road, Menston	15.19	Green Belt	Call for Sites	Greenfield	Low	399									40	40	40	40	40	40	40	40	31	20		371	28	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area. Small belt of TPO through the centre of the site.	Yes		Developable	No significant constraints but large site
ME/008	Bleach Mill Lane, Menston	43.08	Green Belt	Call for Sites	Greenfield	Low	1130.5																				0		Unsuitable	The site lies within the green belt. It adjoins the built up area in a couple of places. However the vast majority of the site abuts open countryside and this would represent a major extension out of scale with the adjoining settlement. Therefore in its cu				
ME/009	Leathley Close	0.22		Housing Land Register	Previously Developed Land	Actual	3	3																								Site complete		Delete from SHLAA
ME/010	Famley Road	0.47		Housing Land Register	Mixture	Actual	30	30																										Delete from SHLAA
ME/011	Burley Road	0.25		Housing Land Register	Previously Developed Land	Actual	4			4																	4		Suitable Now	No SHLAA policy constraints. Has PP.	Yes		Deliverable	Site with permission for demolition and 4 homes

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
ME/012	Reevadale, Clarence Drive	0.56		Housing Land Register	Mixture	Actual	3			3																3		Suitable Now	Several small TPO's within the site. Otherwise no SHLAA policy constraints.	Yes	Reevadale is vacant	Deliverable	
ME/013	Otley Road,	4.10	Green Belt	Call for Sites	Greenfield	Low	107.5									30	30	30	16	1.5						107.5		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area. A small part of the site along parts of the eastern and northern boundaries lies within flood zone 3a.	Yes		Developable	Topographical constraints-not significant
ME/014	Whiddon Croft	0.55	Green Belt	Call for Sites	Greenfield	Approx	15									15										15		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but the site adjoins the existing built up area. SE part of site has TPO designation. The site is smaller than the last SHLAA and is now confined to the field accessible from land owned also by the landowner via 5 Whiddon Croft	Yes		Developable	Possible 3rd party access constraint
ME/015	Farnley Road	0.33		Other	Previously Developed Land	Actual	12			12																12		Suitable Now	2 small TPO's but would not significantly affect development potential.	Yes		Deliverable	
NEW SITES TO THIS SHLAA																																	
ME/016	Bradford Road	0.19		Housing Land Register	Previously Developed Land	Actual	8			8																8		Suitable Now		Yes		Deliverable	
		<b>94.61</b>					<b>2260.5</b>	<b>33</b>	<b>0</b>	<b>11</b>	<b>76</b>	<b>80</b>	<b>80</b>	<b>115</b>	<b>73</b>	<b>150</b>	<b>131</b>	<b>84.5</b>	<b>56</b>	<b>41.5</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>31</b>	<b>20</b>	<b>1069</b>	<b>28</b>						

SHLAA 3 - ADDINGHAM																																		
AD/001	Turner Lane	0.63	Green Belt	Call for Sites	Greenfield	Low	20																			20		Potentially Suitable - Local Policy Constraints	The site lies in the green belt but adjoins the built up area.	Yes	Indicative site layout plan showing 21 homes prepared by agent for landowner	Developable	Site is constrained by access	
AD/002	Moor Lane, Addingham	1.08	Safeguarded Land	SafeGuarded Land	Greenfield	Low	34.5				5	27	2.5													34.5		Suitable Now	The site is designated as safeguarded land in the RUDP and has outline approval for 5 units on a small part of the site a further application for another 11 is pending. The site could accommodate additional development to the 16 proposed	Yes		Deliverable	The road on approach is narrow	
AD/003	Main Street/Southfield Terrace	1.68	Village Greenspace	Call for Sites	Greenfield	Low	47.5							30	22.5											52.5		Potentially Suitable - Local Policy Constraints	The site is designated as Village Greenspace in the RUDP and there is a single tree TPO within the site.	Yes	Access agreement will need to be put in place with adjacent owner	Developable	no access but opportunity from adjacent land	
AD/004	Main Street/ Addingham Bypass (Southfield Farm),	17.43	green Belt/village greenspace	Call for Sites	Greenfield	Low	457.5							40	40	40	40	40	40	40	40	40	40	36	20	20	436	21.5	Potentially Suitable - Local Policy Constraints	Northern western part lies within village greenspace but majority - the part to the south lies within the green belt. There is a small area TPO along the SE boundary.	Yes	Site available with few constraints.	Developable	Access from neighbouring estate
AD/005	Main Street	4.53	Green belt	Call for Sites	Greenfield	Low	119							30	30	30	21	8								119		Potentially Suitable - Local Policy Constraints	A small part of the site is affected by flood zone 2	Yes		Developable	Larger Site	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
AD/006	Wharfe Park, Addingham	1.91		Call for Sites	Greenfield	Approx	38					30	8													38		Suitable Now	South west part of the site is designated as Village Greenspace in the RUDP. The southern and central section lies within flood zone 3a. The remainder is unallocated. An application is pending for 38 units which would avoid these parts of the site	Yes	site available, developer looking at the site. Flood risk along one edge of the site only	deliverable	Flood zone should not prevent development
AD/007	Stockinger Lane, Addingham	3.07	Green belt	Call for Sites	Greenfield	Low	80.5							30	30	19.5	1									80.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt with only a small part adjoining the urban area	Yes	Site available in short term according to owner	Developable	access from adjacent site
AD/008	Main Street	4.59	Green belt	Call for Sites	Greenfield	Low	120.5							30	30	30	21.5	9								120.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.				
AD/009	Main Street, Addingham	0.83	green belt	Call for Sites	Greenfield	Low	26																			0		Unsuitable	The site lies within the green belt but is not attached to the main urban area and thus is not considered to be suitable unless it comes forward with AD/008				
AD/010	Site merged with AD/004 on owners request																																
AD/011	Chapel Street	1.39	Phase 2 Housing Site/playing fields	Housing Land Register	Mixture	Low	44									30	14									44		Potentially Suitable - Local Policy Constraints	South eastern half of site formerly allocated as a phase 2 housing site in RUDP - K/H2.9. TPO along part of site boundary. North western half of site is designated as playing fields in the RUDP.	Yes	Adjacent site also soon available for disposal but little progress made	Developable	Playing field notation will delay the site
AD/012	Moor Lane, Addingham	0.94	Green Belt	Call for Sites	Greenfield	Low	29.5									27.5	2									29.5		Potentially Suitable - Local Policy Constraints	The site lies in the green belt but adjoins the built up area.	Yes	owner states site is available in medium term	Developable	Access
AD/013	Bolton Road, Addingham	1.36	Green Belt	Call for Sites	Greenfield	Low	43							30	13											43		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes	Owner wishing to sell	Developable	No specific constraints
AD/014	Back Beck Lane, Addingham	0.55	Green Belt	Call for Sites	Greenfield	Low	17.5																			0		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Not Achievable	Access
AD/015	Sugar Hill	0.61	Village Greenspace	Call for Sites	Greenfield	Low	19.5																			0		Potentially Suitable - Local Policy Constraints	Lies within area designated in RUDP as village greenspace.	Yes	Site has short term grazing licence that can be terminated at short notice,	Not Achievable	Narrow access
AD/016	Manor Garth, Addingham	2.03	Village Greenspace	Call for Sites	Greenfield	Approx	35									30	5									35		Unsuitable	Eastern / south eastern 1/4 of site lies within flood zone 3a. Nearly all the site is designated in the RUDP as village greenspace.	Yes		Developable	Access

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
AD/017	Ilkley Road, Addingham	5.72	Green Belt	Call for Sites	Greenfield	n/a	0																		0		Unsuitable	Whole of site within the green belt, separated from the built up area and also within flood zone 3b.						
AD/018	1 Moor Lane	0.12		Housing Land Register	Previously developed land	Actual	5		5																5		Suitable Now		Yes		Deliverable			
								48.48	0	0	5	0	35	35	192.5	165.5	227	104.5	57	40	40	40	40	36	20	20	1057.5	21.5						
ADDITIONAL GROWTH STUDY SITES																																		
AD/019	High Mill Lane	2.39	Green belt	Growth Study	Greenfield	Low	63						30	27	6											63		Potentially Suitable - Local Policy Constraints	The site is in the greenbelt with its north eastern boundary flanked by flood zone 3a.	Uncertain		Developable		
								50.87	0	0	5	0	35	35	222.5	192.5	233	104.5	57	40	40	40	40	36	20	20	1120.5	21.5						
SHLAA 3- BILDON																																		
BA/001	Jenny Lane	1.85	Playing fields	Call for Sites	Greenfield	Low	58.5						30	25	3.5											58.5		Potentially Suitable - Local Policy Constraints	Majority of site is designated as Playing fields in the RUDP. This part is also identified within the Bradford Open Space Assessment. Tree Preservation Order protects the wood in central part of site.	Yes		Developable	Site has permission for fencing to prohibit public access to all but the playground	
BA/002	Stubbings Road	0.51	Housing site	Housing Land Register	Greenfield	Approx	5				5														5		Suitable Now	Tree Preservation Order affects small parts of site. Former allocated phase 2 housing site in RUDP - S/H2.5	Yes		Deliverable			
BA/003	West Lane	0.74	Housing site	Housing Land Register	Greenfield	Approx	10				10														10		Suitable Now	Tree preservation order affects eastern boundary of the site. Former Phase 2 housing site in the RUDP - S/H2.4	Yes	Owner intends to seek planning permission soon	Deliverable			
BA/004	The Rowans, BILDON	2.12	Green belt	Call for Sites	Greenfield	Low	56						30	24	2										56		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area. Several single tree TPO's along northern boundary.	Yes		Developable			
BA/005	West Lane	8.32	Green belt	Call for Sites	Greenfield	Low	218.5											40	40	40	40	33.5	20	5	218.5		Potentially Suitable - Local Policy Constraints	Lies within the green belt but adjoins the existing built up area. Small scheduled Ancient Monument located in far northern part of this site. Several TPO's affect the site.	Yes		Developable	Off site infrastructure likely		
BA/006	Strawberry Gardens, Moorland Avenue	0.36	Green belt	Call for Sites	Greenfield	Low	12.5						12.5												12.5		Potentially Suitable - Local Policy Constraints	Lies within the green belt but adjoins the existing built up area. Several TPO's affect the site's boundaries.	Yes	Site available with developer interest. Now meets site threshold	Developable	Subject to suitable development avoiding trees		
BA/007	Ferniehurst Farm	0.57	Housing site	Housing Land Register	Greenfield	Low	18						18												18		Suitable Now	Former phase 1 housing site in the RUDP - S/H1.6 No SHLAA policy constraints.	Uncertain	Farm is tenanted. The owner intends bringing the site forward for development in the near future but no current proposals	Developable			

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
BA/008	Valley View	2.76	housing site, recreation open space	Housing Land Register	Mixture	Medium	94.5					30	30	27.5	7											94.5		Suitable Now	Two areas in north eastern part of site are affected by Playing Field and Recreation Open Space designation in the adopted RUDP. These areas are also identified in the Bradford Open Space Assessment. Majority of site formerly allocated as a phase 1 housing	Yes	site incorporates disused playing field which will be deemed disused for education purposes in 2011, owner to sell in 2010/11	Deliverable	
BA/009	West Lane	3.10	Housing site	Housing Land Register	Previously Developed Land	Actual	74	68	6																	6		Suitable Now	Former allocated phase 1 housing site in the RUDP - S/H1.32 No SHLAA policy constraints.	Yes	under construction	Deliverable	
BA/010	Tong Park	3.10	Housing site	Housing Land Register	Greenfield	Low	81.5					30	30	20	1.5											81.5		Suitable Now	Tree Preservation Orders cover different parts of this site but the majority of the area could be developed around the orders. Part of eastern section is allocated for employment development in RUDP - S/E1.1. Majority of site was formerly allocated as a	Yes	Landowner indicates the site is available in the short term and that they have been approached by developers recently.	Deliverable	
BA/011	Green Lane	1.24	Housing site	Housing Land Register	Previously Developed Land	Medium	51					30	21													51		Suitable Now	Small part of the south eastern corner of site encroaches in to flood zone 3a. Majority of the site formerly allocated as a phase 2 housing site in the RUDP - S/H2.2.	Yes	Owner starting sale proceedings	Deliverable	
BA/012	Cliffe Avenue/Otley Road	0.15		Housing Land Register	Previously Developed Land	Actual	9			9																9		Suitable Now	Southern half of site within flood zone 3a.	Yes		Deliverable	
BA/013	Laverley House West Lane	0.52		Housing Land Register	Previously Developed Land	n/a	0																			0		Suitable Now	No SHLAA policy constraints.	No		Deliverable	
BA/014	Whitelands Crescent	0.64	Housing site	Housing Land Register	Mixture	Actual	2		2																	2		Suitable Now	Most of the site, barring the eastern section was formerly allocated as a phase 1 housing site in the RUDP. The site is fully covered by TPO.	Yes		Deliverable	
BA/015	Rear Merlinwood Drive,	2.84	Green belt	Call for Sites	Greenfield	Low	74.5																			0		Potentially Suitable - Local Policy Constraints	Within the green belt but adjoins the existing built up area.	Yes		unachievable	Major access constraint
BA/018	Glen Road	5.05	Green belt	Call for Sites	Greenfield	Low	133												35	35	35	28				133		Potentially Suitable - Local Policy Constraints	Site lies within the green belt but adjoins the existing built up area.	Yes		Developable	Access from Glen Road - narrow
NEW SITES TO THIS SHLAA																																	
BA/019	Coach Road	0.13		Housing Land Register	Previously Developed Land	Actual	7			7																7		Suitable Now				Deliverable	
BA/020	Prod Lane - Baildon	0.39		Housing Land Register	Previously Developed Land	Actual	9			9																9		Suitable Now		Yes		Deliverable	
BA/021	Land West Of Hardaker Croft Baildon	0.27		Housing Land Register	Previously Developed Land	Actual	4	2	2																	2		Suitable Now		Yes		Deliverable	
34.64						918		70	8	2	25	105	81	138	57.5	5.5	0	0	75	75	75	68	33.5	20	5	773.5	0						
ADDITIONAL SITES FROM THE GROWTH STUDY																																	
BA/022	Meadowside Road	2.16		Growth Study	Greenfield	Low	56.5					30	24	2.5												56.5	0	Potentially Suitable - Local Policy Constraints	The site is in the Green belt	Uncertain		Developable	
36.80						974.5		70.0	8.0	2.0	25.0	105.0	81.0	168.0	81.5	8.0	0.0	0.0	75.0	75.0	75.0	68.0	33.5	20.0	5.0	830.0	0.0						



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
CO/001	Land off Cottingley Cliffe Road	7.21	Green Belt	Call for Sites	Greenfield	Low	189																		0		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Uncertain	The site has a recently renewed short term grazing licence	Not Achievable	No current access exists	
CO/002	Marchcote Lane	8.45	Green Belt	Call for Sites	Greenfield	Low	222						40	40	40	40	35	20	7						222		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes	Landowner states the site would be available in the short term.	Developable		
CO/003	Cottingley Moor Road, Cottingley	10.41	Green Belt	Call for Sites	Greenfield	Low	273																		0		Unsuitable	Tree Preservation Orders affect land along western boundary. The site lies within the green belt a no part adjoins the main urban area	Yes				
CO/004	Bradford Road	1.15		Housing Land Register	Previously Developed Land	None	15			12	3														15		Suitable Now	Different parts of site are affected by TPO's. Very small area of northern site edge lies within flood zone 3a. Site has 2 valid detailed permissions totalling 15 units	Yes		Deliverable	Number of large trees	
CO/005	Hazel Beck	1.05		Housing Land Register	Greenfield	Actual	27				20	7													27		Suitable Now		Yes		Deliverable	No significant constraints	
CO/006	Hazel Beck, Cottingley Bridge	4.84	Green Belt	Call for Sites	Greenfield	Low	127																		0		Potentially Suitable - Local Policy Constraints	Development of site affected by Green Belt designation and is also part of Bradford Wildlife Area. There are also several single tree TPO's.	Uncertain	Owner indicates site is available but doesnot give any information when.	Not Achievable	Site has no independent access	
CO/007	Hazel Nook, Lee Lane	1.26	Green Belt	Call for Sites	Greenfield	n/a																			0		Unsuitable	The site lies within the green belt.					
CO/008	Lee Lane, Cottingley	3.79	Green Belt	Call for Sites	Greenfield	n/a																			0		Unsuitable	Lies within the green belt and isolated form the edge of the built up area.					
CO/009	New Brighton, Cottingley	0.32	Green Belt	Call for Sites	Greenfield	Low	11																		0		Unsuitable	New Brighton is a residential enclave washed over green belt. The site adjoins New Brighton but in respect of the SHLAA methodology it lies within the green belt isoplated from the edge of the built up area.					
CO/010	Cottingley Moor Road	0.32	Green Belt	Call for Sites	Greenfield	Low	11									11									11		Potentially Suitable - Local Policy Constraints	Site attached to edge of existing development	Yes		Developable	A right of way runs from existing estate	
CO/011	Cottingley Cliffe Road	6.02	Green Belt	Call for Sites	Greenfield	Low	158																		0		Unsuitable	Site is in the green belt away from the defined urban edge					
		44.82					1033	0	0	12	23	7	0	40	40	40	51	35	20	7	0	0	0	0	0	275	0						

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability			
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment		
CU/001	Halifax Road	1.86		Urban Capacity	Previously Developed Land	Low	58.5					30	25	3.5												58.5		Suitable Now	Small strip along the site's western boundary lies within a designated Bradford Wildlife Area and also an area identified in the Bradford Open Space Assessment as a green corridor.	Yes		Deliverable			
CU/002	Manywells Industrial estate, Manywells Road, Cullingworth	10.67	Employment site	Housing Land Register	Mixture	Actual	233				15	30	30	30	30	30	30	30	8							233		Suitable Now	Much of the eastern half of the site is allocated for employment development in the RUDP. Part of the eastern half of the site is a designated Bradford Wildlife Area in the RUDP. The parcels of land immediately east and immediately west of this BWA has PP	Yes		Deliverable			
CU/003	Haworth Road	1.57	Green Belt	Call for Sites	Greenfield	Low	49.5						30	19.5												49.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable			
CU/004	Cullingworth Mill	1.17		Other	Previously Developed Land	Medium	47.5					30	17.5													47.5		Suitable Now	No SHLAA policy constraints.	yes	Site identified from site visit only. Consultant working with landowner to bring the site forward	Deliverable	Owner come forward		
CU/005	Haworth Road	0.85		Other	Previously Developed Land	n/a																				0		Suitable Now	No SHLAA policy constraints.	Unavailable		Not Achievable			
CU/006	Haworth Road	0.25		Housing Land Register	Previously Developed Land	Actual	8	8																		0		Suitable Now		Yes		Deliverable	No real constraints		
CU/007	Cullingworth Road	3.66	Green Belt	Call for Sites	Greenfield	Low	96																			0		Unsuitable	The site lies within the green belt and is detached from the built up area.	Yes		Developable			
CU/008	Woodfield Road / Bingley Road	0.58	Green Belt	Call for Sites	Greenfield	Low	18.5						18.5													18.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt and adjoins the settlement boundary as defined in the RUDP, although it is fairly detached from the main part of the village. Part of the site does abut to residential use. There is an area TPO at the NE site boundary. A	Yes		Developable	No real constraints		
NEW SITES TO THIS SHLAA																																			
CU/009	High Mill - Mill Street Cullingworth	0.09		Housing Land Register		Actual	7				7															7		Suitable Now	Site with planning permission post base date	Yes		Deliverable			
CU/010	Hallas Lane	0.86	Green Belt	Call for Sites		Low	27									27										27		Potentially Suitable - Local Policy Constraints		Yes		Developable			
								545	8	0	0	22	90	72.5	82	49.5	57	30	30	8	0	0	0	0	0	0	0	441	0						
ADDITIONAL SITES FROM GROWTH STUDY																																			
CU/011	Haworth Road	2.19	Green Belt	Growth Study	Greenfield	Low	57.5																					Unsuitable	The site is in the green belt. It adjoins CU/003 but on its own is separate from the urban edge of the village and consequently cannot be regarded as potentially under SHLAA methodology						
								23.74				22	90	72.5	82	49.5	57	30	30	8	0	0	0	0	0	0	0	441							
SHLAA 3 - DENHOLME																																			
DH/001	Seven Acres	0.41	Housing site	Housing Land Register	Greenfield	Actual	94	77				17														17		Suitable Now	Part of former RUDP housing site allocation. No SHLAA policy constraints.	Yes	Remaining part of larger site with existing permission for 94 units. 77 have been complete for some time.	Deliverable			

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
DH/002	Main Road/New Road	3.14		Housing Land Register	Previously Developed Land	Actual	80.5				20	30	30	0.5												80.5		Suitable Now	No SHLAA policy constraints.	Yes	Site has outline permission for mixed use and varied the permission of this application recently to give more clarity on the future development of the site	Deliverable	Outline permission is most recent.
DH/003	New Road/Long Causeway	1.23	Safeguarded Land	SafeGuarded Land	Greenfield	Actual	35					30	5													35		Suitable Now		Yes	Planning permission post base date	Deliverable	
DH/004	Foster View	0.51	Safeguarded Land	SafeGuarded Land	Greenfield	n/a	0																			0		Suitable Now	Site allocated as Safeguarded Land S/UR5.1 in RUDP.	No	Site is in full community use but the owners current intentions are unknown	Not Achievable	Poor access and in full use
DH/005	Old Road/Saltaire Road	5.96	Safeguarded Land	SafeGuarded Land	Greenfield	Low	156.5					35	35	35	35	16.5										156.5		Suitable Now	Site is allocated as Safeguarded land S/UR5.3 in RUDP. Floodzone 3a affects the southern fringe area of the site. Majority of site is located in Bradford Wildlife Area.	Yes	Site now changed hands and is in the ownership of a development co and has recently been promoted by auction. Site proforma also submitted	Deliverable	Site of interest to developers
DH/006	Long Causeway	4.26	Green Belt	Call for Sites	Greenfield	Low	112							30	30	30	18	4								112		Potentially Suitable - Local Policy Constraints	The site lies in the green belt but adjoins the existing built up area. Part of the SW corner is affected by TPO.	Yes		Developable	Site can be accessed from adjacent estate
DH/007	Hill Top Farm	5.49	Green Belt	Call for Sites	Greenfield	Low	144.5							35	35	35	35	4.5								144.5		Potentially Suitable - Local Policy Constraints	The site lies in the green belt but adjoins the existing built up area.	Yes	Owner states site is available in short term	Developable	
DH/008	Heatherlands Avenue	0.88	Green Belt	Other	Greenfield	Low	28																			0		Potentially Suitable - Local Policy Constraints	The site lies in the green belt but adjoins the existing built up area.	Uncertain	No contact with owner, although approach made to last UDP for sites release	Not Achievable	Limited information on the site
DH/009	Beech Avenue, Keighley Road, Denholme	8.04	Green Belt	Call for Sites	Greenfield	Low	211																			0		Unsuitable	The site lies within the green belt and is detached from the built up area.				
DH/010	Halifax Road, Denholme Gate	3.11	Green Belt	Other	Previously Developed Land	n/a																				0		Potentially Suitable - Local Policy Constraints	Existing industrial land and buildings in the green belt.	No	Site in use for business	Not Achievable	P app pending for retention of units for business
DH/011	Halifax Road, Denholme Gate	1.94	Green Belt	Housing Land Register	Previously Developed Land	Actual	35			20	15															35		Suitable Now	Land with permission for 35 family homes	Yes		Deliverable	
DH/012	Haworth Road	0.69	Green Belt	Call for Sites	Greenfield	n/a																				0		Unsuitable	Site lies some distance from edge of the urban area - in area of washed over green belt.				
DH/013	Stradmore Road	0.08		Housing Land Register	Previously Developed Land	Actual	6	6																		0		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable	
DH/015	Halifax Road, Denholme Gate	0.27	Green Belt	Housing Land Register	Previously Developed Land	Actual	9			9																9		Suitable Now	Green belt. Has PP for 9 units -	Yes		Deliverable	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
DH/016	Station Road	4.38		Housing Land Register	Previously Developed Land	Actual	73				20	30	23													73		Suitable Now		Yes		Deliverable	
		40.39					984.5	83	0	29	55	142	93	100.5	100	81.5	53	8.5	0	0	0	0	0	0	0	662.5	0						

SHLAA 3 - EAST MORTON

EM/001	Dimples Lane	0.67	Safeguarded Land	SafeGuarded Land	Greenfield	N/a																				0		Suitable Now	Site designated as safeguarded land in RUDP - K/UR5.5 Large part of the site falls within flood zone 3a.	Uncertain	Availability unknown at present	Not Achievable	Access constraint
EM/002	Morton Lane	1.54	Green Belt	Call for Sites	Greenfield	Low	48							30	18											48		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area of Bingley	Yes	Landowner states site is available in short term	Developable	
EM/003	Highfield Close, East Morton	0.49		Housing Land Register	Mixture	Actual	12			12																12		Suitable Now	A couple of TPO's otherwise no SHLAA policy constraints.	Yes	Site available now	Deliverable	
EM/004	Street Lane	2.50	Green Belt	Call for Sites	Greenfield	Low	65.5											30	28	7.5						65.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	Access proposal submitted by agent
EM/005	Morton Hall, Morton Lane	1.78	Green Belt	Site Ommission	Greenfield	Low	56																			0		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Uncertain		Not Achievable	Lack of information available. No units in traject
EM/006	The Cloisters, Street Lane	0.37		Housing Land Register	Greenfield	Actual	3			3																3		Suitable Now	Site has planning permission	Yes		Deliverable	
EM/007	High Stead, Street Lane	0.79	Green Belt	Call for Sites	Greenfield	Low	24.5									24.5										24.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	Access on approach is narrow
EM/008	Green End Road	1.35	Village Greenspace	Call for Sites	Greenfield	N/A																				0		Potentially Suitable - Local Policy Constraints	Parts of the site at the northern end and southern end have TPO. NE section lies within flood zone 3a. The whole site is designated as village greenspace in the RUDP.	Yes		Not Achievable	Significant access and physical cosnstraints
EM/009	Morton Lane	3.40	Green Belt	Call for Sites	Greenfield	Low	89							30	30	23	6									89		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	
EM/010	Morton Lane/Hawthorne Way	3.94	Green Belt	Call for Sites	Greenfield	Low	103.5											30	30	29.5	14					103.5		Potentially Suitable - Local Policy Constraints	The land lies within the green belt but adjoins the built up area.	Yes	Agent indicates 2 parcels of land could be developed at either end of the site leaving central area open	Developable	Access and third party land constraint
EM/011	Carr Lane	1.63	Green Belt	Call for Sites	Greenfield	Low	51.5																			0		Unsuitable	The site lies within the green belt and is seperated from adjoining the built up area by a single parcel of land.				

NEW SITES TO THIS SHLAA

EM/012	Carr Lane	5.73	Green Belt	Call for Sites	Greenfield	Low	150.5							35	35	35	35	10.5								150.5		Potentially Suitable - Local Policy Constraints		Yes		Developable	
		24.18					603.5	0	0	0	15	0	0	65	83	89.5	58	16.5	60	58	37	14	0	0	0	496	0						

SHLAA 3 - HAWORTH

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
HA/001	Worstead Road, Crossroads Haworth	3.15	SafeGuarded Land	SafeGuarded Land	Greenfield	Low	83												30	30	20.5	2.5				83		Suitable Now	Safeguarded Land site UR5.31 No other SHLAA policy constraints.	Yes		Developable	Potential topographical constraint.
HA/002	Jacobs Lane	1.07		Housing Land Register	Greenfield	Actual	38	21	17																	17		Suitable Now		Yes		Deliverable	
HA/003	Lees Lane, Crossroads	0.87	Housing site	Housing Land Register	Greenfield	Low	27.5							27	0.5											27.5		Suitable Now	Small area TPO at southern end of site. Formerly allocated for housing in RUDP K/H1.36. Full planning consent to construct 33 dwellings on the site now expired	Uncertain		Developable	No obvious constraints/tractive market
HA/004	Lees Lane, Crossroads	0.97	Village Greenspace	Other	Greenfield	Low	30.5							28	2.5											30.5		Potentially Suitable - Local Policy Constraints	Whole site lies within a much larger area identified as Village Greenspace in the RUDP.	Uncertain	Owner unknown at present, but site does not appear to have an active use and could be developed alongside HA/003	Developable	
HA/005	Ebor Mills, Ebor Lane	1.63	Village Greenspace	Urban Capacity	Previously Developed Land	Low	51.5									30	21.5									51.5		Potentially Suitable - Local Policy Constraints	Majority of the site(all but the NE section) is designated as village greenspace in RUDP the remainder to the NE side is green belt. Flood zone 3a affects the western fringe of site and tree preservation order affects site along NE boundary.	Uncertain	Site has been for sale, but owners current intentions are not known	Developable	Access is poor
HA/006	Mytholmes Lane, Haworth	2.70	Green Belt	Call for Sites	Greenfield	Low	71																					Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area. Part of the NW edges of the site are affected by flood zone 3a.	Yes	Owner indicates site available in short term	not Achievable	Poor access
HA/007	Portland Street	0.55		Urban Capacity	Greenfield	low	17.5							17.5												17.5		Suitable Now	No SHLAA policy constraints.	Uncertain	Site available but no plans to sell at present	Developable	
HA/008	Ashlar Close	0.61	Unallocated	Urban Capacity	Greenfield	Low	19							19												19		Suitable Now	No SHLAA policy constraints.	Uncertain	Owners intentions presently unknown but could come forward at any time	Developable	no obvious constraints to development
HA/009	Bridgehouse Mill	1.88		Other	Previously Developed Land	Medium	76.5							30	30	16.5										76.5		Potentially Suitable - Local Policy Constraints	Western half of site within flood zone 3a. There is a small strip of TPO along part of the eastern boundary. Change in category as no planning permission.	Yes	Planning advice has been sought for residential on the site	Developable	
HA/010	Ivy Bank Lane, Haworth	1.16	Unallocated	Housing Land Register	Mixture	Actual	54				20	30	4													54		Suitable Now		Yes		Deliverable	
HA/011	Sun Street, Haworth	1.21	Village Greenspace	Call for Sites	Greenfield	Low	38.5							30	8.5											38.5		Potentially Suitable - Local Policy Constraints	The site has a number of TPO's, both area TPO's and single trees. The whole of the site lies within an area designated in the RUDP as Village Greenspace.	Yes		Developable	Site has urban feel and access. See also HA/012
HA/012	Sun Street	1.94	Village Greenspace	Other	Greenfield	Low	61																			0		Potentially Suitable - Local Policy Constraints	A large area TPO affects part of the central section of the site. The whole of the site lies within an area designated in the RUDP as Village Greenspace.	Uncertain	Unknown owner, but site could come forward sooner alongside HA/011	Not Achievable	Lack of information

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
HA/013	Bramwell Drive, Marsh Lane, Haworth	6.20	Green Belt	Call for Sites	Greenfield	Low	162.5																		0		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes	Site submitted for consideration, but no further details on availability given on timescales. Site in use for grazing	Not Achievable	Limited information available	
HA/014	Weavers Hill, Haworth	4.28	green Belt/village greenspace	Call for Sites	Greenfield	Low	112												30	30	30	18	4		112		Potentially Suitable - Local Policy Constraints	75% of site is designated as green belt the remainder is village greenspace.	Yes	Landowner has been active in seeking an appropriate scheme for the site	Developable	No real constraints	
HA/015	Brow Top Road, Haworth	0.37	Green Belt	Call for Sites	Greenfield	Low	13																		0		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes	Agent states site is available in short term. Rejected at last SHLAA as too small, but now meets threshold	Not Achievable		
HA/016	Baden Street	1.92	SafeGuarded Land	SafeGuarded Land	Greenfield	Approx	18							18											18		Suitable Now	The western section of the site is a designated Bradford Wildlife Area. The whole site is allocated as Safeguarded Land in the RUDP - K/UR5.12. TPO's affect most of the site - all but the central section.	Yes	Owner has submitted a call for sites proforma indicating that 0.6ha of the site could be developed which would not impact on the trees or the wildlife area. This would equate to around 18 houses	developable	Subject to approval	
HA/017	Chapel Works, Station Road	0.07		Housing Land Register	Previously Developed Land	Actual	9			9															9		Suitable Now	Site has PP. Small TPO at SE boundary of site.	Yes		Deliverable		
HA/018	Cliffe Street	0.07		Housing Land Register	Previously Developed Land	Actual	7			7															7		Suitable Now	No SHLAA policy constraints.	Yes		Deliverable		
HA/019	Hebden Road, Crossroads	0.97	Green Belt	Call for Sites	Greenfield	Low	30.5									28	2.5								30.5		Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the built up area.	Yes		Developable	Junction/off site improvements needed	
NEW SITES TO THIS SHLAA																																	
HA/020	Oak Street - Haworth			Housing Land Register	Previously Developed Land	Actual	6				6														6		Suitable Now		Yes		Deliverable		
HA/021	The Hayfields, Crossroads	0.21	Village Greenspace	Call for Sites	Greenfield	Low	11.5																		0		Potentially Suitable - Local Policy Constraints	Village greenspace	Yes		not Achievable		
HA/022	West Lane Haworth	0.84	Green Belt	Call for Sites	Greenfield	Low	26.5									26.5									26.5		Potentially Suitable - Local Policy Constraints	Green belt	Yes		Developable		
HA/023	Mytholmes Lane Haworth	3.02	Village Greenspace	Call for Sites	Greenfield	Low	84																		0		Potentially Suitable - Local Policy Constraints		Yes		not Achievable		
ADDITIONAL SITES FROM GROWTH STUDY																																	
HA/024	Land off Lees Bank Drive	2.53	Green belt	Growth Study	Greenfield	Low	66.5																				Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		not Achievable		
Total		35.70					1048	21	17	16	26	30	4	169.5	41.5	101	24	0	60	60	50.5	20.5	4	0	0	624	0						

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
HA/025	Halifax Road	1.37	Green belt	Growth Study	Greenfield	Low	43							30	13											43	Potentially Suitable - Local Policy Constraints	Site in the green belt. Group tree preservation area affects species fronting Halifax Road which is not expected to hinder development	Uncertain		Developable		
HA/026	Land off Nares Street and Albion Street	6.72	Green belt	Growth Study	Greenfield	Low	176.5						40	40	40	35.5	20	1								176.5	Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		Developable		
HA/027	Land off Sedge Grove	0.61	green belt	Growth Study	Greenfield	Low	19						19													19	Potentially Suitable - Local Policy Constraints	Green belt	Uncertain		Developable		
		46.93					1353.00	21.0	17.0	16.0	26.0	30.0	4.0	258.5	94.5	141.0	59.5	20.0	61.0	60.0	50.5	20.5	4.0	0.0	0.0	862.5							

SHLAA3 - HARDEN

HR/001	Harden Road, Harden, Bingley	3.23	Green Belt	Call for Sites	Greenfield	Low	85												30	30	21.5	3.5					85	Potentially Suitable - Local Policy Constraints	The site lies in the green belt on the edge of the built up area of Harden, between cottages on the west and commercial/retail use in the form of a garden centre on the east side.	Yes	Further information provided by the agent	Developable	
HR/002	Bingley Road	0.93	Safeguarded Land	SafeGuarded Land	Greenfield	Low	29					27.5	1.5													29	Suitable Now	The site is designated as safeguarded land site S/UR5.4 in the RUDP.	Yes	Call for site information submitted	Deliverable		
HR/003	Harden Road/Keighley Road, Harden	0.63	Village Greenspace	Call for Sites	Greenfield	Low	20						20													20	Potentially Suitable - Local Policy Constraints	Most of the site - except the far E corner which is designated safeguarded land - is allocated as Village Greenspace in adopted RUDP.	Yes	Site could come forward alongside HR/002	Developable		
HR/004	Chelston House	0.56	Green Belt	Call for Sites	Greenfield	Low	17.5									17.5										17.5	Potentially Suitable - Local Policy Constraints	All but a small part of the SE corner of the site lies within the green belt, but adjoins the built up area.	Yes	Call for sites proforma submitted	Developable		
HR/005	South Walk	0.91	Safeguarded Land	SafeGuarded Land	Greenfield	Low	29											27.5	1.5							29	Suitable Now	This site is allocated as safeguarded land reference S/UR5.5 in adopted RUDP.	uncertain	Owner intentions currently unknown.	Developable	Access constraint	
HR/006	Long Lane	1.66	Green Belt	Other	Greenfield	Low	52.5																			0	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but it adjoins the existing built up area.	Yes	Owner intentions currently unknown.	Not Achievable		
HR/007	Hill End Lane, Harden	0.36	Green Belt	Call for Sites	Greenfield	Low	12.5																			0	Unsuitable	The site lies within the green belt but detached from the current built up area. Buildings to the west of the site have been redeveloped recently for residential and homes extend to the eastern site boundary					

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability		
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment	
HR/008	Ryecroft Road, Harden	6.79	Green Belt	Call for Sites	Previously Developed Land		n/a																			0		Unsuitable	The site lies within the green belt and is detached from the built up area. The NW half of the site lies within a Bradford Wildlife Area.					
HR/009	Goit Stock Lane	0.24	Green Belt	Call for Sites	Greenfield		n/a																			0		Unsuitable	The site lies within the green belt and is detached from the built up area. The eastern half of the site lies within flood zone 3a. The site is surrounded by a large area which is designated a Site of Ecological / Geological interest.					
HR/010	Harden Road	0.09		Housing Land Register	Previously Developed Land	8	Actual	8																		0		Suitable Now				Deliverable		
NEW SITES TO THIS SHLAA																																		
HR/011	Hill End Lane - Harden	6.25	Green Belt	Call for Sites	Greenfield	Low	164.50																				0		Unsuitable	Site is in the green belt but does not adjoin the urban area consequently it is not considered to be suitable presently				
HR/012	Long Lane Harden	1.19		Housing Land Register	Greenfield	actual	4			4																4		Suitable Now		Yes		Deliverable		
		22.83					414	8	0	0	4	27.5	1.5	20	0	17.5	0	0	57.5	31.5	21.5	3.5	0	0	0	184.5	0							
ADDITIONAL SITES FROM GROWTH STUDY																																		
HR/013	Land off South Walk/Wilsden Road	2.52	Green Belt	Growth Study	Greenfield	Low	65.5												30	28	7.5					65.5		Potentially Suitable - Local Policy Constraints	Green belt on the edge of the urban area	uncertain		developable	Access to be further investigated. Year 11	
		25.35					0	8	0	0	4	27.5	1.5	20	0	17.5	0	0	87.5	59.5	29	3.5	0	0	0	250	0							
SHLAA 3 - OAKWORTH																																		
OA/001	Providence Lane, Providence Farm	1.37	Green Belt	Call for Sites	Greenfield	Low	43											30	13							43		Potentially Suitable - Local Policy Constraints	All bar a tiny part of the site lies within the green belt but adjoins the existing built up area.	Yes	Owner wishes to dispose of the site for housing for local needs in near future	Developable	subject to access	
OA/002	Pasture Lane, Oakworth	1.06	Green Belt	Call for Sites	Greenfield	Low	33.5						29.5	4												33.5		Potentially Suitable - Local Policy Constraints	Most of the site is allocated as safeguarded land K/UR5.30	Yes	No owner details at present and access is an issue. Site also of potential value locally as amenity for cottages close to the site	Developable		
OA/003	Waterwheel Lane	1.41	Safeguarded land	SafeGuarded Land	Greenfield	Low	44.5																			0		Suitable Now	The site lies within the green belt but adjoins the built up area.	Uncertain		Not Achievable		



Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
OA/004	Hill Top Road,	0.76	Green Belt	Call for Sites	Greenfield	Low	24									24										24	Potentially Suitable - Local Policy Constraints	The three areas of land all lie within the green belt but adjoin the built up area. A single tree TPO affects the western edge of the central of the three area.	Yes	Significant constraints to land west of Hillside Ave, but land east of Tim Lane has potential	Developable	Only parts of the site may be suitable.	
OA/005	Denby Hill Road, Oakworth	4.87	Green Belt	Call for Sites	Greenfield	Low	128											30	30	30	25	13				128	Potentially Suitable - Local Policy Constraints	No SHLAA policy constraints.	Yes	The owners agent indicates the site is available now.	Developable		
OA/006	Moorfield Drive, Oakworth	0.45		Call for Sites	Mixture	Low	14			3		11														14	Suitable Now	The site lies within the green belt but adjoins the built up area.	Yes	Large site likely to require infrastructure improvements	Deliverable		
OA/007	Keighley Road, Sykes Lane	5.59	Green Belt	Call for Sites	Greenfield	Low	147									35	35	35	35	7						147	Potentially Suitable - Local Policy Constraints	Several single tree TPO's. Site has PP.	Yes	Site understood to be owned by developer with detailed permission for 5. Sign on site advertising homes for sale	Developable		
OA/008	Keighley Road	0.74		Housing Land Register	Previously Developed Land	Actual	7	7																		0	Suitable Now	The site lies within the green belt and most of the site lies within flood zone 3a. Assuming site's PP has expired the suitability category must change to 'potentially suitable'.	Yes	Application has expired and the buildings still appear to be in manufacturing use	Deliverable	Delete from SHLAA	
OA/009	Vale Mills, Mytholme Lane,	0.89	Green Belt	Housing Land Register	Previously Developed Land	n/a																				0	Potentially Suitable - Local Policy Constraints	No SHLAA policy constraints.	Unavailable		Not Achievable		
OA/010	15 Church Street Colne Road	0.22		Housing Land Register	Mixture	Actual	9			9																9	Suitable Now		Yes		Deliverable		
OA/011	Cackleshaw Farm, Sykes Lane	2.09	Green Belt	Call for Sites	Mixture	n/a																				0	Unsuitable						
OA/012	Griffe Gardens, Low Bank Lane	0.11		Housing Land Register	Previously Developed Land	Actual	12			12																12	Suitable Now	The site lies in the green belt just beyond the edge of the existing built up area and also adjoining SHLAA site OA/001. The whole of the site is covered by TPO's.	Yes	Site submitted by landowner	Deliverable		
OA/013	Providence Lane	0.32	Green Belt	Call for Sites	Previously Developed Land	Low	11								11											11	Potentially Suitable - Local Policy Constraints	The site lies within the green belt but adjoins the existing built up area.	Yes		Developable		
OA/014	Boston Hill Low Bank Lane Oakworth	2.96	Green Belt	Call for Sites	Greenfield	Low	78									30	30	18								78	Potentially Suitable - Local Policy Constraints	Site identified in open space assessment	Yes	Land put forward by community, but site in use and not considered to be available. Owner unknown	Developable		
OA/015	Dockroyd Lane	0.23		Other	Greenfield	Low	8																			0	Potentially Suitable - Local Policy Constraints	Land ion the green belt adjoining the urban area. A small TPO to the southern part of the site and Wildlife area abutst the western edge	Uncertain		Not Achievable	Lack of information	

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	Estimated Residual capacity	Suitability		Availability		Achievability	
									2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			Suitability Appraisal	Suitability comment	Available?	Availability comment	Achievability	Achievability comment
OA/016	Wide Lane	2.17	Green Belt	Call for Sites	Greenfield	Low	57									30	24.5	2.5								57		Potentially Suitable - Local Policy Constraints		Yes		Developable	
NEW SITES TO THIS SHLAA																																	
OA/017	Victoria Road			Housing Land Register	Greenfield	actual	13			13																13		Suitable Now		Yes		Deliverable	
OA/018	Dockroyd Lane	0.2		Call for Sites	greenfield	Low	7				7															7		Suitable Now		Yes		Deliverable	
		<b>25.44</b>					<b>636</b>	<b>7</b>	<b>0</b>	<b>28</b>	<b>9</b>	<b>18</b>	<b>0</b>	<b>40.5</b>	<b>4</b>	<b>149</b>	<b>102.5</b>	<b>55.5</b>	<b>65</b>	<b>37</b>	<b>30</b>	<b>25</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>576.5</b>	<b>0</b>						
SHLAA 3 - OXENHOPE																																	
OX/001	Denholme Road	0.98	Village Green Space	Call for Sites	Greenfield	Low	31							28.5	2.5											31		Potentially Suitable - Local Policy Constraints		Yes		Developable	Narrow access
OX/002	Denholme Road	0.51		Housing Land Register	Previously Developed Land	Actual	14	14																		0		Suitable Now		Yes		Deliverable	
OX/003	Crossfield Road	0.84	green belt	Call for Sites	Greenfield	Low	26.5							26.5												26.5		Potentially Suitable - Local Policy Constraints	Allocated as Green Belt	Yes		Developable	
OX/004	Church Street, Hebden Bridge Road	1.72		Other	Greenfield	Actual	2	2																		0		Suitable Now		Uncertain	Site owner/s unknown and there is not enough available information cor this to be a viable site at the moment	Not Achievable	Significant access constraint.
OX/005	Crossfield Road	0.38		Housing Land Register	Previously Developed Land	Actual	3	3																		3		Suitable Now		Yes		Deliverable	
NEW SITES TO THIS SHLAA																																	
OX/006	Thornton Moor treatment Work - Oxenhope	0.20	green belt	Housing Land Register	Previously Developed Land	Actual	5			5																5		Suitable Now		Yes		Deliverable	
OX/007	Lea Hill Oxenhope	0.59		Housing Land Register	Previously Developed Land	Actual	2			2																2		Suitable Now		Yes		Deliverable	
OX/008	Moorhouse Lane	2.08	green belt	Call for Sites	Greenfield	Low	55							30	23.5	1										54.5		Potentially Suitable - Local Policy Constraints		Yes		Developable	
		<b>7.31</b>					<b>138</b>	<b>16</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>26</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>0</b>						

Site Summary
Flat cleared site. An application for 30 units has been approved subject to the signing of a section 106 agreement.
Site with retail permission across the whole site which has been implemented. The site will be deleted
Cleared site under construction. 106 complete at last survey of 436 total with most of southern end of site inhabited. Site area adjusted
Clearance site with permission for 49 units and further 28 pending. Part of the site is under construction and there were 33 starts in July 2013. 20 of these are expected to be completed in year 1 with full completion of the site by year 4
Fairly level field. A small part of the site on the south east boundary slopes down to a level areal and comprises overgrown rear gardens. An application for residential development on part of the site was pending at base date.
Fairly level field with access from Westfield Lane. The site has been reduced since last SHLAA with the part with planning permission removed. See NE/006A
Cleared site. Planning approval has now expired. Owners intentions not known
Buildings and grounds. The owner intends to redevelop the site and is furthering proposals to bring the site forward for development. Low yield is appropriate on the site given mature trees
Cleared site to the rear of operational warehouse which was granted planning permission for apartments in 2006 and where some work had begun. This permission has lapsed but a new application was pending at base date for 21. Forecasted yield in trajectory
Fully developed site
A flat site comprising rough grazing and business with planning application on part of the site for 47 homes with potential fro an approximate 35 on the rest of the site
Cleared site with permission for 28 apartments in 2 blocks in a site comprising of mature trees protected by preservation orders. The site has been cleared but no other work commenced since last survey
Partly sloping site with some minor levels differences containing some buildings. Site has permission for town houses on part of the site. Forecasted yield on remainder of 12 units also

Site Summary
Former petrol station being used for the sale of a small number of touring caravans at present. The previous residential permission has now expired and the owners are continuing to use the site for caravan sales. All units have been removed from the trajectory at present
Sitewith planning permission for 92 dwellings under construction
Large house set in grounds. Planning permission now lapsed. Year 6
Site has detailed permission for foodstore and is unlikely to be available for residential use
Slightly sloping, grassed site with an isolated garage type building located in the centre. Grassed site where owner is understood to be taking steps to bring the site forward for developmen
Vacant and derelict industrial building with expired permission for 36 apartments. The site was on the market as a development opportunity at the last survey and could still have residential development potential and will be retained in the SHLAA until more information is available although no units are presently shown in the trajectory
Sloping semi wooded ite with planning permission for 12 units
Undulating pasture bounded on 2 sides by residential development and adjacent to canal. At base date the owner was working up proposals to bring the site forward for 267 units which has since been accepted at planning committee. These units are shown in the trajectory for clarity
Cleared site containg numerous mature protected trees. The site has planning permission for 51 extra care apartments which are under construction
Completed site
Old school building which is Grade II Listed but now in In a very poor state of repair having suffered fire damage. Owners intentions not presently known. Medium high density from year 6
Sloping grassy bank to rear of former school. Owner intentions not presently known. Medium High density from year 6
Underused sloping grassy bank which lies beyond land adopted by the adjacent schools for playing pitches. Parts of the site are steep and contain mature trees, this aside the land is considered to be developable with low yield applied to the trajectory

Site Summary
<p>Substantial listed mill in poor condition with substantial grounds. The building would be suitable for conversion. Mixed use development has been approved in outline previously although the owners present intentions are unknown</p>
<p>Mill buildings in partial use suitable for conversion. A large part of the area is covered by a mill pond, but has potential for redevelopment. The owners current intentions are unknown and the buildings are in use for business meaning they are presently unlikely to be available for residential for the meantime. No units currently appear in the trajectory</p>
<p>Large gently sloping site comprising fields with road cutting through the site. A small part of the site contains a car park serving local primary school. The site will need to be comprehensively developed alongside NE/038 and consequently only approximate units for the combined site appear in the trajectory for NE/038.</p>
<p>Agricultural land and land/buildings in use for stone cutting and quarrying, although parts are no longer in use. There are a number of existing access points that could be improved to gain access to the site which will need to be developed comprehensively alongside NE/037. The owner has been engaging in discussions to bring the site forward which will need include the retention of open space in the site. Indications that 600 units can be accommodated on the site is currently under consideration through a planning application. This quantum of units is shown in the trajectory</p>
<p>Site falls within the mixed use area, with part in use as a football pitch and part as fields used for horse riding. The site includes the Fagley Youth and Community Centre and the playing fields are under their control. The site could be developed without affecting the designated playing fields but the sites current use for community facilities means that the site is not currently available and is neither currently achievable. No units appear in the trajectory at present, but may change if more information becomes available</p>
<p>Scrubby land formerly previously developed land. The site has permission and is under construction for community centre.</p>
<p>Underused site to the rear of Idle conservative club surrounded by residential identified by survey. The site was identified by survey but is no longer considered to be available for residential use</p>

**Site Summary**

Green area in residential area. Planning permission granted for 26 units after the base date. Units from year 4

Green open area between flats. The site is unconstrained and could be developed although owner intentions at present are unknown.

Uneven sloping grassland identified by survey. The land is not well maintained and does not appear to have a functional use. The site adjoins site NE/060 and could be consolidated to form a larger site.

Level area of mown grass where the owner is understood to be furthering proposals to bring the site forward for development

Land partially used as scrap yard but most is vacant with residential potential. Part of the site is well screened by mature tree belt between site and adjacent industrial uses and the owner intends seeking planning approval for residential in the near future, with access from the neighbouring estate. Permission for part of the site for 28 homes which appear in the trajectory, approved after the base date. The remainder is not considered suitable at this time for residential given other uses

Cleared site which is vacant. The owner is known but there intentions are not at the moment.

Farmland and farm buildings subdivided from larger part of the site because of differences in ownership. The site is in the green belt and does not adjoin the urban area of Bradford directly but is in close proximity to development in Leeds to the east of

Operational Filter beds and land used for grazing with a small part is affected by flood zones and a wildlife area. The site was submitted by the landowner but with no indication of when the site would be available and other information about the site i

Site Summary
<p>Concrete grassed over reservoir surplus to the requirements of the operator. Access to the site is via a long narrow driveway not suitable for vehicles. No detailed information has been provided by the owner to suggest when the site would be available and</p>
<p>Level fields and a series of large concrete tanks containing liquids put forward by the landowner .The site is not contiguous with the urban area and not considered achievable for residential at present.</p>
<p>Shoe factory with planning permission afor 80 homes. Part of the site falls within Leeds district. Units from year 4, with true yield shown for clarity</p>
<p>Rough grazing for horses. Access will need to come from Harrogate Road. The site is of interest to developers with outline application submitted on the part of the site which is Safeguarded land</p>
<p>Sloping fields intersected by field boundaries with frontage to Leeds Road. Bridle way passes through the site. Total units adjusted to low yield</p>
<p>Unused grassed area with small stream and access from Kings Drive. The site is unmaintained and in private ownership but currently zoned for recreation open space. The site is outside of a formal Recreation open space maintained by the Council</p>
<p>Sloping field with walled boundaries, adjacent to quarry and new employment use. Current access appears to be along private road only and consequently 3rd party land will be required to bring the site forward.</p>
<p>Slightly sloping school playing field considered to be surplus to school requirements.</p>
<p>Former unused allotment to the east side of Idle Cricket Club. Low yield is most appropriate given shape of the site</p>
<p>Site under construction for 49 family homes. 39 units had started at last survey, none were considered complete</p>

Site Summary
Small flat greenfield site. Access would preclude a medium density scheme, but the site now meets the size requirements of the SHLAA and figures have been included in the trajectory
Grassed and undulating land between the canal and the railway beyond the urban edge. The site has a significant access constraint and may also have land stability issues
Warehouse and office building currently in use but having had residential permission previously, the site is not considered to be available at the present time. All units removed from the trajectory
Sloping agricultural grazing land adjacent to the canal. A small part adjoins the urban area and the site is constrained by access and would be dependent on the development of adjoining site NE/025. The site is not considered achievable and no units appear in the trajectory
Rough grazing for horses and within the green belt. The site lies on opposite side of canal to the built up area. Access would need to be close to canal bridge
Grazing land and steep wooded gorge. The site no longer is affected by flood risk but only a small part of the site is considered to have residential potential given steep slopes and consequently the site is unachievable.
Rolling agricultural land, mostly in grazing use with farm and small section of woodland. The site does not relate well to the urban area and is considered to be unsuitable
Agricultural land with electricity pylons crossing the site. Part of the site is affected by a wildlife area and half of the site lies within flood risk area 3b
Hard surfaced car park and warehouse. The site was put forward by the owner but is in use and is not considered to be presently developable
Sloping site adjoining built up area with poor access which is actively used as amenity land by the local community. The site includes railway air shafts as a tunnel passes under the site and may not be acceptable for development by the rail operator.
Grazing land adjacent to the built up area and Fagley Quarry. Access constraint will delay the development of the site
Grassed open space on the edge of a housing estate. The site has permission for 3 new homes with majority of the site retained as open space
Agricultural land with part allotments which are still in use. The site slopes and there are mature trees to the north. The lower part of the site covered by allotments has a railway tunnel underneath. Site access is via a narrow road and may require thir



Site Summary
<p>Small field of rough pasture. There is limited information about the sites availability and likelihood that 3rd party land will be required for access to suggest that residential development will not be achievable on the site at present.</p>
<p>Slightly sloping field in green belt. Access may require land from neighbouring properties which fall in Leeds District which is a constraint, thus units appear from year 1</p>
<p>4 storey mill building with car park to rear. The site was formerly a housing site but the site is currently in full operational use, but could come forward in the future. No units placed in the trajectory at the moment</p>
<p>Building in full use for alternative, not presently available for residential development but with an expired residential consent fro 18 flats and capable of at least 5 units so will be retained on the SHLAA</p>
<p>Completed site</p>
<p>completed site</p>
<p>Vacant site to rear of superstore. Planning permission has now expired and the owner is considering their options. Units appear in the trajectory from year 6, but may be removed at a later date subject to owners intentions. Forecasted yield applied to the trajectory</p>
<p>Former car park to church and school with renewed permission for 55 apartments but approaching expiry. The site is for sale and has a revised boundary since the last SHLAA. The site may be suitable for other uses including residential and this forecasted density at low yield has been applied to the trajectory from year 4</p>
<p>Completed site</p>
<p>Completed site</p>
<p>House and land to rear. Permission has now expired. Owners intentions not presently known. Units from year 6</p>
<p>Site has permission for shops with 13 apartments above. Development on site has not progressed recently but could restart at any time</p>

Site Summary
Former garden with expired permission for 1 house. The owners intentions are not presently known, but the site remains in the trajectory
Level site being used as car park. Permission for 8 units has now expired, owners intentions currently unknown
Single storey building with expired residential consent, the site is being used for business and is not currently available but is considered capable of at least 5 units so will remain on the SHLAA
Completed site
No constraints. 07/10433/FUL - Demolition of existing industrial building and construction of ten houses and garages with new access road - permission currently being renewed subject to s106
Scrubby sloping overgrown land to rear of church. Planning permission has now expired. Owners intentions not presently known. Units from year 6 on forecasted yield
Large bungalow which is elevated above the road with. Permission for demolition and redevelopment has expired and owners current intentions are unknown. Forecasted yield from year 6
Site complete
Church with permission to convert to 8 homes
Cottages and garden area and vacant industrial units with permission to redevelop to 13 units. A renewal of this applicatin was pending at base date
Car showroom with permission to redevelop to 9 apartments renewed in 2011
Site has planning permission for redevelopment including demolition of industrial building and the construction of nine flats and seven houses.
Completed site
Completed site
Group of small shops with permission to redevelop to new retail and 2 apartments over

Site Summary
2 storey stone MOT and service garage with expired for 6 units. Owners intentions are not presently known but the site will be retained as it has capacity for at least 5 units
Site with permission for 10 units
Vacant greenfield site identified by survey crossed by footpath. Narrow access but the site could be suitable for limited number of homes or retirement homes. Owners intentions are presently unknown
No constraints with permission for demolition of garages and construction of residential development
Underused and partially derelict 4 storey mill building with redevelopment potential as either conversion or redevelopment of the site. The site is in a sustainable location
Level and sloping land divided by retaining wall to rear of site currently being developed for retail and residential. Site yield adjusted to medium high
Site with retail approval that is considered no longer to be available for residential use
Cleared site on the junction of 2 major roads identified by survey. The site is likely to be brought forward in the near future for an estimated 19 units
Cleared land around elderly persons bungalows on the edge of housing estate with permission for 22 houses
Urban greenspace.
Unused open land, between and to rear of homes, with intensification potential identified by survey. The owners intentions for the site are presently unknown
Large building in use as cash and carry. The site is no longer considered to have residential potential. All units removed from the trajectory
Site with outline planning permission for 56 units
Cleared site formerly RC church, opposite and adjacent residential identified from survey. Owners current intentions are not known
Scrubby tipped land to the rear of houses and adjacent school playground and mosque. Access is limited and the owners intentions are unknown
No constraints. Site is in a sustainable location and could accommodate a higher level of development than currently forecast
completed site
Bungalow with permission for demolition and new build of 6 houses
Open grassed field with potential access from Kenstone Cres

Site Summary
Site with permission for 27 homes
Site with permission to demolish current house and replace with 6 new.
Former building available for redevelopment which could include residential but the site has new permission for retail use and thus no units appear in the trajectory
Scrubby grassland bordering playing field and wider greenspace. Several derelict garages and outbuildings. Unmaintained area enlarged following site visit compared to original submitted call for sites proposal. Site formerly SH/004.
Largely unused but maintained amenity grassland bordering houses and lower part of slope alongside road. Owner intentions are not presently known.
Building with permission conversion to 7 flats.
Site with planning permission for 5 units
Site with planning permission for 5 units
Site with planning permission for 5 units. Work was underway at the last survey
Site with planning permission for 5 units.
Site with planning permission for 5 units.
Site identified for redevelopment in landowners development programme for 2015-2018. Medium yield from year 4
Site identified for redevelopment by landowner in 2015-2018 development programme
Single field east of NE/055 identified initially by the growth study. The field is contained by woodland on its east and south side and could be added to NE/055 to make a larger site
Slightly sloping fields edged by woodland identified as developable in the growth study. The site does not have its own access other than along very narrow tracks and could only be development should NE/065 come forward which in itself is subject to NE/025



Site Summary
<p>Cleared site with permission for 362 apartments. There are no known constraints particular to this site. The site is for sale</p>
<p>Vacant land and buildings, an application for mixed use was withdrawn in 2013 which included some 200 homes. The owners current intentions are not known . Forecasted yield has been applied to the trajectory at medium high yield in line with the previous proposal as the buildings will require retention. Discussions regarding the future use of the buildings have ceased presently consequently the removal of potential yield from the 5 year supply, thus does not mean that an application will not come forward again</p>
<p>Vacant enclosed car park surrounded by business uses. The landowners intentions for the land is currently unknown but would be suitable for residential as the nature of the area is changing</p>
<p>Linear strip of land adjacent to the railway line. Permission granted in 2010 has now expired, consequently low forecasted density has now been applied to the site. Owners intentions are unknown. Forecasted yield applied to trajectory from year 6</p>
<p>Cleared site with forecasted yield at medium density from year 4. The landowner is working up proposals to redevelop the site. Planning permission granted after the base date for 64 homes</p>
<p>Victorian Villa set in generous and under used grounds. The owners present intentions are not known</p>
<p>Derelict and tipped land with vacant building on corner with planning permission for 8 town houses and conversion potential in the building</p>
<p>Attractive listed Victorian building of over 4 storeys which would be suitable for conversion. The buildings are presently in use for worship and consequently are not currently available for residential use</p>
<p>Attractive vacant buildings suitable for conversion with new build in the grounds which contain self seeded trees. Site has permission for conversion to 16 homes and start work has started. 8 units in year 1</p>
<p>Large derelict mill and single storey industrial buildings only in partial use for motor repairs. Although improvements have been undertaken to car workshop, the majority of land and buildings remain suitable for redevelopment, although owner intentions are not presently known</p>

Site Summary
Slightly sloping land to the west of Sandy Lane with good access to transport infrastructure and primary school. The site lies within a parcel of land identified by the growth study
Prominent and in part steeply sloping fields separated by stone walls and hedges. Local access through Sandy Lane is narrow. The site can only come forward through NW/015 which already has difficult access of its own.
Green belt land which does not adjoin the built up area. The site is also considered will have a negative impact on the setting of the world heritage site by extraneously eroding rural backdrops
Green belt site but when viewed against existing development and backdrop, represents only a minor incursion. Level to slightly sloping fields on edge of built up area. Strong landscaping will be required to mitigate the effects of development on the wider environment
Sloping site adjacent to cottages. The site is available and the owner is thought to be exploring residential development on the site and access can be resolved. The site now meets the size threshold
Sloping fields on east side of Sandy Lane, divided by stone walls and some hedges. Current site access is poor and a solution will need to be found before this site can come forward
Part of a larger site submitted for consideration comprising steeply sloping fields and some trees. The site is prominent and separate from the main urban area. This however would be resolved by rejoining this site to its neighbour but strong landscaping will be required to reduce the impact of any development on the wider rural environment and the world heritage site. The site lies within a parcel of land identified by the growth study
Level field adjacent to cricket ground and NW/021. This site is more contained and would have site access alongside now derelict farm buildings. Mitigation through planting will reduce the impact of the site on the world heritage site
Site identified as potential green belt release at last plan. The release of the site could be developed alongside NW/019 and provide access to the cottages on West Avenue. See also NW/019  Level to sloping field on edge of development

**Site Summary**

Unused scrubby field submitted as part of a larger site. This field adjoins the main urban area and is less prominent than the larger site. In isolation the site has few constraints and could come forward before any more significant areas

Undulating open pasture separated by dry stone walling and hedgerows. The site is large and is likely to need major off site infrastructure and is in multiple ownerships

Remaining housing land outside of land which now has village green status suitable for development taken from the site identified in the first SHLAA. An application for 104 units is pending on part of the site. Forecasted yield at low density is shown in the trajectory

Disused quarry and surrounding land which has seeded with semi mature trees over time. Remediation will be required to enable the site to be developed. Forecasted yield at medium density has been applied to the trajectory

Scrubby unused and tipped land with some mature and semi mature trees. The site has outline planning approval for 79 units

Slightly sloping unused land formerly part was cricket ground/club but the owners have now relocated and the land is surplus to requirements. The site could begin to come forward in the short term on the part of the site identified as housing land but the policy constraints suggest a longer lead in

Sloping field with some mature trees and hedgerows. The site is on the edge of the urban area with some constraints including access and slope which can be overcome. Year 8

Sloping grassed area to rear of houses bounded by mature trees. An application was withdrawn in 2013.

Sloping field between homes and Chellow Dene country park. A small section has trees protected by tree preservation orders and borders a wildlife area

Site Summary
Former Seabrooks factory/ distribution centre encompassing buildings, car parks/ forecourts. The property is in poor condition and has suffered vandalism and the owners are in the process of marketing the site which has retail interest. No units currently appear in the trajectory until more information is available
Social club and unsurfaced car park and unused green area surrounded by houses. An application for 23 homes on part of the site was refused on design grounds. It is likely that the owner will be resubmitting a revised application soon. Medium yield from year 4
Site of former flats demolished in late 1990's. The site was laid out as a temporary open space for young people and there has been some support for the development of the site locally although owners current intentions are not known.
Empty public house and car park to side. Permission for redevelopment of the site has now expired. The pub is now in very poor condition and the owners intentions are unknown.
Sloping fields to west side of Allerton Lane containing historical buildings. The site has significant off site infrastructure requirements but these are considered resolveable
Slightly sloping land, grassed over but formerly the site of the Merrivale Arms public house adjacent to millenium green. The owners immediate plans are unknown.
Mown grassed area bordering houses. The site has permission for 42 elderly person bungalows and care home
Cricket ground and pavillion within the urban area with mature trees protected by preservation orders to the boundary. Large newer homes have been built which overlook the cricket ground. Local character suggests that low density would be most appropriate
Cleared site with permission 54 homes
Former reservoir and house most recently used for storage. The owners present intentions are unknown. Year 6
Level playing fields and recreation open space with childrens play equipment. There may be some potential for residential use on part of the site with the reconfiguration of the open areas although there are also demands for new community uses in the area. Low density has been applied to the trajectory to note retention of part of the site for community uses



Site Summary
Level grassed area to the side of a church identified by survey. Some trees have protected status and there has been no contact with the owner
Site under construction, progressing well. 30 units per annum
Large open area of land attached to the main urban area on its western side, currently in use as golf course bounded by mature trees. A small part of the site is within a Bradford Wildlife Area. The site lies within a parcel of land identified by the growth study with good access from Bingley Road. Sports grounds lie to the south.
Overgrown field with planning permission for 27 homes
Vacant former covered reservoir and derelict pumping station surrounded by high walls. Lower land occupied by derelict pub, shops and warehouse currently used as cash and carry. The owners intentions are presently unknown but the site is in a very accessible location and could accommodate mixed development. Possible visibility constraint affecting access which will need to be looked at further
L shaped site in mill curtilage with access from Thornton Road. The site overlooked by houses to the north and east and City Farm to the north west. The site is vacant and could come forward for development, although the owners intentions remain unclear following an unsuccessful residential application because of access in 2005. The site is in an accessible location and would be suitable for a higher density of development
Unused land in Grammar school grounds. The owners intentions are presently unknown.
Derelict house and garden with new permission for 9 new homes in the grounds under construction. 3 starts recorded in July 2013
Mill buildings in the process of being redeveloped, close to completion although progress has been slow
Site has expired permission for 15 units. The owners intend to bring the site forward for social housing in their 2015-2018 programme. Forecasted yield
Land to north and south of mature house with expired permission with permission. No expectation that the site will be available for redevelopment consequently all units have been removed from trajectory

Site Summary
Cleared site. Permission has expired for residential use and the owners present intentions are unknown. Yield forecast is low to note steepness of the site
V small part of site affected by TPO (SE boundary). Site has detailed planning permission for residential development
Site has permission for conversion to 3 units and 2 in the garden
Site with detailed planning permission for 10 houses
Site with outline planning permission for 6 houses
Within green belt but adjoining built up area. Also falls within a Bradford Wildlife Area and with access constraint.
Green belt and also a Bradford Wildlife area. Although it adjoins along part of its boundary the built up area it is a large site which would make substantial inroads into a relatively narrow belt of open land which separates Allerton from Thornton.
Operational water treatment works comprising various buildings, silos and reservoir in the green belt. Adjoins West Bradford Golf Club in a very prominent hillside location. The landowner suggests the site would be available from the medium period according to the landowner. Units now applied to the trajectory at low yield
Covered reservoir covered with numerous mature trees protected by preservation orders. The site is also a Bradford Wildlife Area. Potential site contamination will also need to be investigated. The site is not considered to be achievable given the present site constraints with no units in the trajectory
No constraints.
Cleared garage area behind homes, The site has been tipped and could come forward with a low density scheme.
No constraints.
Derelict house and grounds. The council and community are seeking to liaise with the owner to bring this site forward for redevelopment

Site Summary
Surfaced car park adjacent to church and other land. The site is considered to be in use and not achievable
Large garden attached to property, formerly having had planning permission for residential use. The site is level but contains a number of mature trees and shrubs. Owners intentions are unknown at present
Level site comprising area of scrubland to the rear of residential properties and open woodland. The land is unused and the owner has expressed a wish to bring the site forward
Level grassed area behind houses. Unused and tipped, but suitable for infill development at low density. In reality, the site is only expected to deliver around 4 units which are shown in the trajectory
Ununderused playing field and scrubland adjacent to further sports fields and residential properties. The site was put forward by the community
Industrial buildings with main access from Walker Drive industrial area but opposite residential units. The buildings currently appear to be vacant and could be suitable for redevelopment including reverting back to industrial use. The site was put forward by the local community and because so little is known about the site, no units presently appear in the trajectory
Former nightclub building, split level high bay building and cleared land opposite residential properties and adjacent to community play area.
No constraints.
Vacant land with planning permission for 6 homes
Site with permission for 6 homes in outline
Site with permission for 3 detached dwellings
Site with permission for 4 3 bed houses and 2, 2 bed
Sloping area adjacent to school with frontage to Whetley Lane. The site was identified by survey.

Site Summary
Site with permission for change of use of the building to 5 flats.
Site with permission for conversion of the pub to 6 homes.
Site identified by local community as surplus land with current pending application by housing association being considered at present for 13 homes. Units appear in year 4 of the trajectory
Building with permission for conversion to 5
Site with permission to convert barns into 5 homes
Level field adjacent to NW/033. The site does not have its own independent access but could be added to NW/033 to make a larger site

Former RUDP Phase 1 Housing Site. No policy constraints. Open area of land sloping to the South.
Building currently operating as pupil referral unit. The site was identified as a housing allocation in the RUDP, but is not currently available. No units appear in the trajectory at present
No policy constraints. Former RUDP Allocated phase 1 housing site - BS/H1.8 Vacant/Uneven land on the edge of urban area - partly covered by trees.
Site under construction and approaching completion.
Former RUDP Housing Allocation BS/H1.45 Owner intentions are not known at this time
Site with permission for 109 units overall with 78 completed at last survey

Site Summary
Part of a larger site formerly allocated in RUDP for housing BS/H1.30 TPO's cover much of site. Site has outline permission for upto 108 units and there is developer interest in the site
Level green areas between homes suitable for infill development. Horses grazing at present. The site is identified in the landowners development programme for 2015-2018
Site under construction fro 184 units, with 70 completions at last survey
No policy constraints. Open green spaces within built-up residential area. Site under construction - pp (06/07258/FUL) for 18 houses and 16 bungalows. 15 completions at last survey
No policy constraints. The site has had permission for residential previously and remains a reasonable site for residential use
Flat overgrown area to the rear of houses, comprising multiple garden areas. Permission has now expired. Multiple owners required to consent to allow development, which at present is not considered to be viable. All units removed from trajectory
Safeguarded land (UR5) site well related to the main urban area slightly sloping pasture adjacent to former railway line to the south east. Site area wrong at last update
Vacant Site - Overgrown in places. Outline planning approval for 18 houses on part of the site and application in full for 36 on remainder. Both applications approved after the base date consequently 48 units shown in year 4 with remainder to follow
Cleared land either side of access road leading to new development with outline planning permission for 11 detached houses
Completed site
Fully developed site
Unused slightly sloping land and derelict public house adjacent to newly completed residential development and more mature housing. Site has permission for mixed use which includes 14 apartments.
Grassed unused area between terraced properties. Planning permission has been refused previously for 2 very large houses which are not in keeping with the surrounding properties. Development would still be appropriate on the site subject to design

**Site Summary**

No policy constraints. Large vacant industrial shed and greenspace fronting Sticker Lane in use

Sloping grassed area at a lower level than the businesses on Sticker Lane which relates to the adjacent former Council housing. Part of the site has planning approval for 14 units, a village green application is pending on the remainder

No policy constraints. Sloping open land behind business premises on Sticker lane. Access from Douglas Road.

Cleared enclosed, tipped land behind homes on Mortimer Row and adjacent to works buildings. Part of the site has permission for works car park. All units now removed from trajectory given uncertainty of the site

Scrubby strip of land to rear of properties fronting Rooley Lane. Part of the site is identified in the Bradford Open Space Assessment as allotments. Owners intentions are not currently known and the yield is set at low density as the land has other uses

Poor quality RUDP designated Recreation Open Space overgrown with coarse grass and weeds. Site slopes towards the north. There are some mature trees to the edge of the site. Historic maps show Holme Beck running through the site

No policy constraints. Site formerly accommodated 3 blocks of flats. At the time of survey 1 block had been demolished and it appears the remaining 2 are vacant and in very poor condition (burnt out etc). Clearance of the remaining buildings would yield a decent sized site, however given the steepness of the site low density yield has been applied to the trajectory

**Site Summary**

Cleared land around existing homes formerly a larger site, now reduced as remaining homes have now been refurbished and are occupied. Owner intentions on whether they intend to rebuild on the cleared part of the site are unknown

Poor quality and unmaintained RUDP designated Recreation Open Space covered with coarse grasses and weeds. There are trees and bushes to the north-west boundary which screen the factory. The southern part of the site is not ROS.

No policy constraints. Irregular shaped site with a variety of uses and surfaces including green public space (grass), car park (tarmac) and building. As a whole the site appears to be largely under used. In part of the site there is a steep slope.

No policy constraints. Flat Site - offers good potential for redevelopment.

No policy constraints. Disused buildings in poor repair.

No policy constraints. Sloping grassland at lower level than adjacent industrial estate. Site could provide additional housing but no units are currently accommodated in the trajectory

Flat vacant Land - partly used for some storage. Plus disused 3 storey building. Possible longer/Medium term redevelopment site as the site is currently in use

No policy constraints. Level cleared site - Permission for 6 dwellings on eastern part of the site with capacity for additional home on the remainder at low density

Site Summary
<p>Vacant building and land now vacant opposite shops and residential uses in a mixed area. Additional land adjacent to the site has been cleared and is under offer</p>
<p>Undulating and steeply sloping open land with mature trees in the green belt. Narrow belt through the site is flood zone 3b. The site has access constraint that could be resolved.</p>
<p>Site with permission and under construction for a total of 77 dwellings. 31 remain</p>
<p>Site adjoins the built up area but lies within the Greenbelt. The land is part of the area identified as an urban extension within Option 2 of the Holmewood &amp; Tong Neighbourhood Development Plan as approved by members. Open vacant land sloping away to the South. The site lies within a parcel of land identified by the growth study</p>
<p>Vacant undulating site - Formerly occupied by Hospital buildings. Site with detailed residential permission for 110 homes</p>
<p>Cleared site with outline planning permission for 39 homes. Mature trees on the boundary and adjacent to land currently used as stone yard Works Buildings and hard storage area.</p>
<p>Open land with some small trees. Site is not well used, is littered and the ground has been churned up by vehicles. The site has public access and is crossed by footpaths and road access needs further investigation. Site yield is low with the expectation that some open space will need to be retained should the site be allocated for development</p>
<p>Sloping land and some trees formerly used in part as childrens playground but equipment has now been removed and fences broken. The site is larger than the first SHLAA and includes an additional area of land identified in the Holmewood NDF</p>
<p>Level open land adjacent and around church. RUDP Recreation Open space in centre of estate identified as a potential infill housing site in the Holmewood NDF. The land is largely unused with areas that have been abused.</p>



**Site Summary**

Small part of centre of site and SE corner is within floodzone 3a. Small part of the eastern section of the site lies within a green corridor identified within the Bradford Open Space Assessment. The site is in an industrial area and not considered to be an appropriate area for residential development at present

Majority of the site apart from the western section is designated within the RUDP as recreational open space. Vacant - Playing Area with surrounding residential uses.

Carnation car dealership and go carting track to south of Mill Lane in an Employment Zone surrounded by prominatly industrial uses.

Flat grazing land next to a roundabout within the green belt. Lies on the edge of a large area defined as a Historic Battlefield - Battle of Adwalton Moor - in RUDP. TPO affects small part of N section of the site.

Flat farmland near busy roundabout within green belt but adjoining built up area.

No policy constraints. Hard surfaced level site surrounded by residential and industrial area.

Within the Green belt but adjoins the built up area. - Flat open Grassland. The site lies within a parcel of land identified by the growth study

Central part of the site lies within the green belt. Small part of the northern section of site is identified within the Bradford Open Space Assessment as an area of outdoor sports. Site currently used for storage/scrap behind houses fronting the road.

Site Summary
<p>Within the green belt but adjoins the existing built up area. Sloping uneven site - predominately grassland. The site lies within a parcel of land identified bth the growth study</p>
<p>No policy constraints. Small infill site fronting the main road. Permission renewed in April 2012 for 12 homes</p>
<p>Open Farmland and farm buildings. Undulating with pockets of trees adjacent to the motorway. Former safeguarded land deleted by Inspector - now unallocated. The site does not have a suitable access and current access to homes in and on the edge of the site is unadopted, consequently in 3rd party ownership and not considered to be an achievable site</p>
<p>Within the Green belt but adjoins the built up area. Open Grassland - sloping downwards. The sites lies within a parcel of land identified by the growth study</p>
<p>Flat - Vacant Land formerly industrial and reclaimed tip. Within consultation area for a 2 Major Hazard Sites (Nufarm &amp; BASF). Permission refused in 2012 for residential use</p>
<p>Agricultural / grazing fields crossed by overhead electricity line / pylons. Close to M606. Adjoins South Bradford Golf Course.</p>
<p>Within the green belt but adjoins the built up area. Lies within a Major Hazard Site consultation zone where the HSE would advise against the granting of planning permission</p>
<p>Sloping land within the green belt. Access improvements to facilitate school will allow development</p>
<p>Partially cleared site of former industrial buildings. The site adjoins residential development and football ground at its south eastern end. It is smaller than the last SHLAA with the removal of land to the south western end. Unused land to the south east is of interest for residential use</p>

Site Summary
Cleared site of former factory. Owner intentions are not presently known, but the site is surrounded by industry and commercial uses and is not thus considered to be developable
Level triangular site on edge of urban area. Lies within the green belt adjoining the urban edge.
No policy constraints. Level site currently used as urban farm. Animal shelters and enclosures. Development subject to lengths of leases and existing use ceasing. Formerly allocated as a phase 1 housing site in RUDP - BN/H1.12
Site formerly allocated as a phase 1 housing site in RUDP - BS/H1.23 Within consultation zone for Nuform Major Hazard Site where further consultation will be required before residential approval can be secured. Owner intentions not presently known
Site with pending permission at base date to renew permission for 16 units this is expected to be approved.
Vacant building with permission for conversion to 15 units.
Car sales lot which previously had permission for 21 dwellings. The land is not currently available and no units appear in the trajectory
The site has previously had planning permission for 20 dwellings but this has now expired. The owners intentions are not presently known but the site is still suitable for residential and can accommodate at least 5 homes so will be retained on the SHLAA
Pub and land with expired residential permission. The owners current intentions are not presently known but the site is capable of accomodating at least 5 units and will be retained in the SHLAA
Land to rear of pub with planning permission for 9 units

Site Summary
Site under construction
Brick and concrete building and cleared land fronting Leeds Road, predominantly derelict with kitchen company occupying part of ground floor. Site had outline permission for mixed use and upto 35 apartments at base date but has now expired. Owner intentions now unknown, but the site remains suitable for redevelopment which could include residential.
Large building formerly in commercial use with permission to convert back to residential use
Farm buildings with planning permission to redevelop and build an additional 3 cottages
Cleared site with expired permission for 12 houses. The site is badly tipped. Owners present intentions are not known
Completed site
A developed site within green belt - former piggery. Within the consultation zone for 2 Major Hazard Sites. The site may have conversion potential but lies beyond the urban edge and in close proximity to major hazard site that no units appear in the trajectory
Small TPO within centre of site. Site has outline PP for 9 units renewed in August 2012
Completed site
Completed site
Cleared site with expired permission. The site has had previous permission for 6 units and will be retained in the SHLAA
Farm land and buildings with planning permission for redevelopment to 12 units.

**Site Summary**

Cleared site and building with expired permission for conversion to 28 units and new build of 18 homes. The owners present intentions are not known, thus forecasted yield appears in the trajectory

Industrial, warehouse and office complex together with land allocated as employment site in RUDP. The site is in use for caravan storage at present, but the owner wishes to seek longer term redevelopment for residential use

Within the green belt but adjoins the built up area. Predominantly level fields with road access from Tong Lane. Limited access from Westgate Hill Street without other sites. The site is a composite of land submitted through the call for sites process and

Site lies within the green belt but adjoins the built up area. Would represent a significant urban extension. Sloping fields to the east of Holmewood with pocket of trees. The site is a composite of land submitted through the call for sites process and I

This is a large site which lies within the green belt and is detached from the built up area. It does however lie adjoining the area identified as an urban extension within the Holmewood and Tong Neighbourhood Development Plan. The site contains two areas

No policy constraints. Former clearance land surrounded by residential development. Site identified within the Holmewood & Tong Neighbourhood Development Plan.

Open sloping site with some trees on field boundaries currently used for grazing. Lies within the green belt but adjoins residential development along its western boundary. The site lies within a parcel of land identified by the growth study

Completed site

Site with permission for 18 units. 12 had started at last survey

**Site Summary**

Level grassed site with permission for 8 terraced houses. 4 homes complete at 2013 survey

Local library building and adjacent area of open grassed land containing some mature trees. The site lies within the consultation zones for 2 Major Hazard Sites but the HSE would not advise against residential use.

Sloping field between school and residential development, fenced but being unused unauthorised for horse grazing purposes. The site is designated as playing fields in the RUDP and also identified within the Bradford Open Space Assessment as outdoor sports

Vacant land to west side of Huddersfield Road. The site is lower than the highway and has steep slopes. The northern part of the site has a TPO. The whole site lies within the green belt but adjoins the built up area and is within a parcel of land identified by the growth study

Unused sloping site with access from Broadstone Way. No policy constraints.

Western half of site is designated in the RUDP as recreational open space and is also identified within the Bradford Open Space Assessment as Parks and Gardens.

The site is designated in the RUDP as recreational open space and is also identified within the Bradford Open Space Assessment as Parks and Gardens.

No policy constraints.

The site is a proposed new recreation area as allocated in the RUDP - BN/OS4.10

No policy constraints.

Site Summary
Land identified by local community. The land is not used and could be suitable for a small number of homes
Scrubby and tipped piece of open land with access from Burnham Avenue. New development has taken place recently for business and residential uses closeby. Residential planning approvals have not been succesful to date given RUDP allocation
Overgrown untidy land adjacent to church and industrial units fronting Wakefield Road, containing a number of self seeded trees. The location of the site may mean it would be unacceptable for residential use at present and consequently no units appear in the trajectory.
Site containing old and modern industrial units and office buildings, open yard areas. Access from non industrial access with right of way through the site to local cricket ground. The buildings are currently in use, but the site has been put forward by the landowners for redevelopment. The sites location within a major hazard site consultation zone means that the HSE are likely to object to its development, consequently despite the site being able to accommodate close to 200, none currently appear in the trajectory until more detailed discussions are had with the the HSE.
Part of a site allocated in RUDP for employment development. Former car show room and display areas now empty. The site adjoins joinery and the NHS offices at Douglas Mill and other industrial uses. The location of the site may mean its use for residential would not be acceptable consequently no units currently appear in the trajectory
3/4 storey brick mill, stone mill and metal sheds with large yard areas close to existing homes and adjacent to railway line and frieght company identified from site work. The premises are underused and there would be scope for redevelopment to residentia
Cleared site with permission for 13 homes
Farm buildings with planning permission for conversion to 3 dwellings
Site with permission for redevelopment for 63 homes, where there were formerly 30. Work on start has started
Sloping fields to rear of houses. No physical constraints to prevent development. The site falls within a parcel of land identified by the growth study
Site with permission for 4 homes

Site Summary
Level to sloping land adjacent to Bierley lane. Playing fields to the north and recreation open space and homes to the south. Wildlife area adjacent to western boundary
Predominantly level land adjoining Shetcliffe land comprising fields separated by fencing and patchy hedges with wooded area to eastern boundary and disused railway line on banking to east. Power line crosses the site. Shetcliffe Lane has narrow sections which may delay development. Year 8. The site falls within a parcel of land identified by the growth study
Site submitted by landowner and in the green belt. Access will need to be resolved
Site with planning permission for demolition and new build block of 16 apartments.
Site with planning permission for demolition and new build 5 homes.
Site with planning permission for demolition and new build 5 homes.
Site with planning permission for demolition and new build 8 homes.
Level land adjacent to highway. The site contains some farm buildings and is edged by woodland and mature residential development at New Toftshaw and is relatively contained with school opposite
Land west of SW/126 with access via the adjacent land which fronts Hudson View to make a potentially larger site
Land immediately west of SE/055 identified from survey work following the growth study. It would make a more comprehensive site and better defined greenbelt should SE/055 be taken from the green belt for development
2 fields on the edge of the village to the north side of adjacent safeguarded land site BW/UR5.3. The fields are prominent and slope steeply away to the north. Access from Town End Road is poor as this is a very narrow approach and third party land will be needed before the site can come forward
Predominantly level agricultural land and buildings adjacent to historic cottages. The owner intends bringing the site forward for development but off site access may be necessary to avoid the need for demolition unless an acceptable solution can be agreed.
Slightly sloping triangular field on the edge of the village adjacent to existing homes. Site access will need to be further investigated before this site can come forward



Site Summary
Slightly sloping prominent site on edge of urban area. The site would have access from Holts Lane as an extension to SW/005
Open fields adjacent to existing residential development.
Sloping site with north west boundary that cuts across slope. A new robust boundary will be required through strong landscaping. Access from Ferndale is good although access on approach is narrow and widening which may involve 3rd party land consequently the site is not considered deliverable until access is resolved
Level field adjoining residential development. Existing site access is presently poor but other options exist which would allow the site to be developed including across the old railway line SW/008 which is available.
Former railway tunnel which could be used to provide access to neighbouring land SW/007. No units are placed in the trajectory for this reason
Open fields adjacent to urban edge but lying within the green belt. Steeply sloping in parts with banks of mature trees. Site contains farm buildings now used for kennels. Site yield adjusted to reflect the recalculated site area
Sloping field on edge of urban area. Some work has been undertaken to create a formal access into the site from Blackberry Way
Sloping fields adjacent to the urban area with some trees on the boundary. Site has an access constraint that could be resolved through road widening
Site with planning permission in 2009 for 30 units which has now expired. No progress has been undertaken since 2011 but the owner is expected to come in with a new application. Forecasted site yield in the trajectory from year 4
Unused and scrubby field adjacent to bungalows. The site is presently protected as open space in the RUDP but is not part of the used area and is simply hinterland. Site has no access issues
School playing field, wooded slope and car park attached to primary school considered to be surplus to school requirements. The site is heavily constrained, has limited access and is covered by mature trees.

Site Summary
<p>Site covered by manufacturing buildings with outline planning permission for 114 homes. The buildings have been demolished</p>
<p>Packaging plant and warehousing, private sports ground and open space. The business operating from SW/015 is understood to be relocating to these premises and consequently redevelopment to residential on this site is not considered to be viable and theref</p>
<p>Sloping land with good access from Frensham Drive and small area of trees protected by tree preservation order. Planning permission has been recently refused as the site is protected as green belt</p>
<p>Enlarged site since the last SHLAA comprising sloping and steeply sloping fields with access from Highgate Place at the the southern extent and Mayfield Terrace which serves Clayton Cricket ground at the north. The fields also adjoin SW/011 which has direct access from Thornton View Road.</p>
<p>Gently sloping land with access from adjacent residential area to the south. The site is larger than the last SHLAA and has now a field boundary which defines its northern edge</p>
<p>Land to west of Sheephill Lane that is steeply sloping and contains one bungalow on Back Lane and business units on Highgate Road are included in the site. The site has additional physical constraints that will delay when the site can come forward</p>
<p>Slightly sloping field and pockets of mature trees. Narrow access only from Woodlands Slightly sloping field and pockets of mature trees. Narrow access only from Woodlands Grove and high voltage power line across the site. The site is in multiple ownership and therefore will not come forward unless all agree. This is a suitable site but is not currently deliverable given the constraints which will need to be resolved before the site can come forward</p>
<p>Level site adjacent to residential area. Access to the site is served by country lane which is narrow</p>
<p>Level fields adjacent to SW/022 with narrow access that could not support the number of homes expected from a site of this size. 3rd party land will be required to develop this site</p>
<p>Completed site</p>

Site Summary
<p>Uneven cleared site, formerly occupied by flats. The site had permission in 2004 for 60 homes and some foundations were put in. A new developer has now taken the site and it is expected that it will re start shortly with the omission of 2 homes</p>
<p>Site fo former shops to be redeveloped by Council for new homes</p>
<p>Level to sloping backland with good access and some tipping. The site was identified as a housing site prior to the last UDP but removed and allocated as open space. The site is not being maintained as open space and there is an opportunity for infill dev</p>
<p>Unused and unmaintained land with access from Braine Croft. The land is currently protected as playing fields in the RUDP but is not being used nor is being maintained for this purpose. Issues on recreation requirements needed before the site can come forward</p>
<p>Flat, overgrown with scrubby grass and shrubs and some tipping evident. The site lies lower than the road and there are trees protected by preservation orders on the edges. The owners intentions are not presently known</p>
<p>Flat site bounded by trees. Permission have been refused recently and the owners intentions are unclear for the site. The site is most likely to be developed for student accommodation and therefore no units have been placed in the trajectory.</p>
<p>Overgrown level site with trees along the site edges. The site has planning approval for 24 units</p>
<p>Level site which in part is very overgrown with concrete steps to a level playing pitch. The site includes areas of mature trees. The site was submitted by the owner and trustees but at present little is known about whether any redevelopment plans will include residential, thus no units have been applied to the trajectory</p>
<p>Flat cleared site surfaced in stone with a slight slope and trees to the perimeter used as an overflow car park for the Canon Mills market and listed 3/4 storey Canon Mills building which is underused but would make a good residential conversion. The owners current intentions sre not known, thus the site appears in the latter part of the trajectory as any redevelopment will need to ensure the mills future is secured.</p>

**Site Summary**

Sloping grassland with expired permission for 276 units. Owners intentions are unknown, thus forecasted yield appears in the trajectory

Land to north of SW/034A. The land slopes gently southwards from the ridge line marking the edge of site SW/034A and the high voltage power line. The site is green belt to the south of land identified in the RUDP for development. It contains a small part of a wildlife area and the eastern edge of the site is affected by a hazardous installation consultation zone which is unlikely to prohibit the development of the site. Access will need to be taken from the neighbouring site.

Large cleared site adjacent to the road. Permission granted 125 units and open space on part of the site. Capacity for a similar number exists on the remainder from year 6 which may be developed by another housebuilder separately

Large cleared site adjacent to the road. Permission granted 125 units and open space on part of the site. Capacity for a similar number exists on the remainder from year 6 which may be developed by another housebuilder separately

Level vacant, grassed site and tipped overlooked by listed mill and housing. Application pending for redevelopment of site for residential and retail use. Forecasted yield only in trajectory

4/5 storey listed woollen mill and warehouses, in use only at ground floor level and part of yard to rear.

4 storey stone mill now in full use as college and carpet sales as per permission granted in 2009. Longer term intentions unknown as permission for renewal of apartments permission was refused in 2011. The building is not currently available and no units therefore appear in the trajectory

**Site Summary**

Level site with access from Cemetery Road, standing above Middle Brook Beck. Site is tipped in places and former football ground is being used for pony grazing. Former Sams corn mill on the site, this has been converted to residential use and is listed.

Cemetery and church buildings. Planning permission has now lapsed. Owner intentions currently unknown

Change since SHLAA 1 - site now partly covered by flood zone 3a. Bus depot and associated buildings. The site was for sale and received a number of offers but is being retained until a new site is identified

Flat site with rubble surface and some grass and shrubs. Owner intentions are presently unknown

Tall sandstone mill building and warehouse in partial use for storage and commercial use. The site is thus considered to be unavailable

Slightly undulating walled fields. Limited access but could be available from neighbouring site. The owner considers the site to be available in the short term

Cleared site now covered in coarse grass and shrubs. There has been recent developer interest in the site

Cleared site with planning approval for mixed use including hotel and 536 new homes in conjunction with SW/049. The developers have recently announced their intention to resume work

No constraints.

Flat triangular site with 3 blocks of flats in situ - flats to be demolished.

Former mill

Flat level grassed site proposed in the RUDP as a new area of open space. The landowner wishes to see the site developed

Site Summary
<p>Sloping land opposite primary school. Part of the site is in use by local rugby club, but a large part is unused. Much of the site is protected as playing fields in the RUDP but part is unallocated fields. The land offers the potential for redevelopment to create better rugby facilities and provision for primary school use, but also has potential for some residential. The whole site has been put forward in this SHLAA (which is larger than the last SHLAA) to allow a number of options to be considered and a comprehensive scheme to come forward for consideration in the Local Plan. Despite the larger site, the yield remains the same as SHLAA2</p>
<p>Flat site, overgrown vegetation, grass and shrubs. Recent applications have been refused on design grounds. Owners intentions are presently unknown</p>
<p>RUDP designated urban greenspace. Sloping fields toward houses fronting Leaventhorpe lane. Sloping site which drains to stream behind houses on Leaventhorpe Lane. Access from Middlebrook Cres is used by lorries serving neighbouring quarry. The site has poor access.</p>
<p>Cleared site surrounded by hoardings. The site has been subject to development inquiries</p>
<p>Level field with sloping access from main road. The site adjoins a beck and is surrounded by trees. The site has no purpose and is available for development</p>
<p>Fields on edge of urban area within the green belt. Close to built up edge of settlement and adjoins an area of safeguarded land. Could be combined with SW/008.</p>
<p>Unused former playing fields to the south side of road. Buildings opposite presently being cleared for redevelopment in same ownership.</p>
<p>Land to the north side of Northside Road, formerly business use and in the process of being cleared. The site has outline planning permission for 400 homes</p>
<p>Site is under construction</p>
<p>Cleared and despoiled site of former houses.</p>

Site Summary
Cleared former school site with groups of mature trees and shrubs and remains of pond. Permission for new homes has now expired, although foundations were recorded on site. The site has contamination that needs further exploration
Site of former flats now cleared and levelled and placed on the market.
Level field behind homes containing some mature trees with small beck on southern boundary and fishing lake to south west and open land to south. The site is sandwiched between 2 areas of urban development.
Site with full planning approval under construction.
Long strip of land partially covered in kept grass and partially covered in weeds etc. There are several semi- mature trees on site and the land has been tipped. Site has planning permission for 24 homes
No constraints. Work active on site for conversion of building and new build
Vacant field between 2 roads. Planning permission for 15 units has now expired but the site could still be capable of delivering around 6 homes and owner is looking at bringing a planning application to the table soon
Cleared site - with detailed permission for 14 dwellings
Detached house within its own grounds with permission for 2 houses.
Vacant former caravan sales centre and unused land to the north, now closed due to re location. The site has 2 separate planning approvals for a total of 26 units .
Waste ground containing huts and disused garages. The site has permission for 14 units
Existing buildings with conversion permission for 12 units in total. Work has started but no units are yet completed
No constraints.Undeveloped greenspace to the rear of existing houses. Site has expired permission for 10 flats. The site smaller than the SHLAA threshold but given its planning history and its ability to accommodate at least 5 homes will be retained in the SHLAA

Site Summary
Private garden attached to house adjacent to other residential and open land. Permission for 7 units at base date
Semi derelict mill buildings and land with permission for demolition and re build for 24 large family homes
Cleared site currently in use for temporary parking for hospital. The site had planning permission for conversion and new build of 109 units. All buildings have since been removed and a new application will be required.
Tipped and uneven grassland with narrow access through the Paradise Farm Pub which divides the site in 2. Planning permission for 6 units
Site lies within flood zone 3a. However has PP for 10 apartments.
No constraints. Has recent PP for 8 apartments.
Planning permission now expired. Owners intentions unknown and site is too small for SHLAA
Uneven land which has been fenced to prevent access. The site was formerly playing fields to the school which has been demolished for some time and are now surplus to requirements
Demolition of existing dwelling and construction of 8 mews style houses. Permission renewed in September 2011
Cleared site with detailed planning permission for 6 homes. Some initial site work has started
Site with planning permission
Completed site
Site with detailed planning permission



Site Summary
<p>Sloping area of land containing many mature trees and a sub station. The site is contained by railings and high stone wall. A large part of the site is protected as a bradford wildlife site and there are tree preservation orders, but could accommodate limited development</p>
<p>Site is within the green belt and more or less adjoins built up edge. It lies adjacent to playing fields.</p>
<p>Vacant stone mill complex which would be suitable for conversion and/or new build. There has been recent interest in redevelopment for residential and new build but the details of a section 106 agreement were not completed. The site however remains suitable</p>
<p>No constraints. Owner is looking to bring the site forward for development</p>
<p>Undeveloped land on former council estate suitable for development, although owner intentions are unknown</p>
<p>Agricultural land used for grazing divided by dry stone walls and containing some farm buildings. Access is available but requiring improvement. An electricity pylon crosses the site and third party land is likely to be required before the site can come forward</p>
<p>Unused land to rear of existing homes. The present access is narrow and there has been an attempt to block the area by a temporary fence. Access into the area may require 3rd party land and density will be low to avoid overlooking.</p>
<p>Allotments containing sheds and green houses. Most of the plots are disused and very overgrown. The site was identified by the local community indicating some support for its redevelopment.</p>
<p>Garages and unused land to rear of homes. Most of the buildings are in disrepair. The land was suggested by the local community but the owners intentions are not known at present.</p>
<p>Grassed area with mature trees. Site identified by local community but owners current intentions are unknown</p>
<p>Level vacant muddy land left over from recent development. The site was suggested by the local community but owners immediate intentions are not clear</p>

Site Summary
<p>No constraints. Narrow strip of land and mostly derelict shops on frontage of Thornton Road put forward by local community. This is a narrow site close to a road junction unlikely to lend itself to residential use due to highway constraints. Given the lack of information on the site, it is not considered to be achievable at present</p>
<p>Cleared site not considered to be viable for residential use. No units in the trajectory</p>
<p>Part of the site has planning permission for 2 homes, further capacity may still be available</p>
<p>Steep uneven land put forward by the local community. The site has no suitable vehicular access and has additional physical constraints rendering it unsuitable,</p>
<p>Cleared land and vacant shop, pub and business premises fronting Manchester Road. The former pub has planning permission for conversion to 2 shops and 4 apartments. The rest of the site has good potential for residential development. 4 units are shown fr</p>
<p>Site with permission for café and 6 apartments</p>
<p>Site with permission for 10 homes</p>
<p>Land and building with planning permission for conversion and new build on the land. Site work has started</p>
<p>Land with permission for 6 homes</p>
<p>Building with conversion permission to 1 home</p>
<p>Level field adjoining business and cleared site to south and beck to north. Trees on northern boundary. The site is allocated for business use in the RUDP but there has been no interest over many years. New homes have been approved on the former Grattan site to the south which may make this site suitable for residential subject to further examination</p>
<p>Enclosed yard adjacent to retail warehouse, houses and manufacturing units. There are some trees on the boundaries but the site is essentially level. The site is allocated as employment land on the RUDP but has lain vacant for a number of years. Its position adjacent to homes may make the site potentially suitable for consideration as housing land</p>

Site Summary
Site with permission for 5 townhouses
Site with permission for 5 townhouses. 2 were complete at the last survey
Predominantly level land which begins to slope closer to the northern boundary used for grazing and intersected by dry stone walls and hedging. The site was submitted by a group of landowners and also falls within a parcel of land identified by the growth study
Slightly sloping fields between SW/009 and SW/010 which could make a more comprehensive site. To the south of the site the land slopes more progressively upwards .whereas the site itself is quite contained against the backdrop of the the urban area. Access would need to come through either Blackberry Way or Oakleigh Avneue

Vacant level site adjacent new Audi garage on Canal road and rectangular site fronting Valley Road. The majority of the site has planning permission for storage of building materials and is no longer available. All units removed from the trajectory
Grassy bank sloping to the west containing some trees. Owner intentions are not known
Site with recent planning permission and under construction. First completions during year 2
Large site consisting of open fields and greenspace, large warehouses in currentuse and pockets of mature and semi mature woodland.. The site now comprises former sites CR/012 and CR/018 and a small part of CR/014 and is subject to a detailed planning application with CR/019 for 1000 homes as part of the New Bolton Woods masterplanning design. The proportion of homes within this site are shown in the trajectory. Parts of the site are protected as urban greenspace with new open spaces to be created as oart of the application. Development on the main part of the site is not constrained and can begin to come forward in year 4
Existing working quarry with continuing operations, sloping grassland and fields. The site is a combination of land in 2 ownerships initially put forward for residential use in the first Canal Road Masterplan, supported by the landowner.
Site principally allocated for residential development in the RUDPwith planning permission for 46 homes under construction

Site Summary
Site under construction. 39 units had been completed at the last survey. Full completion is expected by mid 2014
Level grassed area. Site has outline permission on part of the site for 9 homes, with the site having a total capacity of more. True and forecasted yield shown in the trajectory
Level to sloping greenfield site in use in part as playing fields. The site is smaller than last SHLAA to be consistent with AAP at medium yield
Former site SH/002. Cleared site with expired permission for residential use. The owners current intentions are not known. Forecasted Yield has been applied to the trajectory at medium high yield
Former site SH/003. Within flood zone 3a. Within RUDP mixed use area. Planning permission has now expired and the the owners intentions are not presently known
Former site SH/007. Well maintained grassy bank with mature trees. The site offers some potential for infilling between flats.
Site with permission for mixed use including 101 residential. Former SH/008
Building in manufacturing use with conversion approval for 93 apartments. Former SH/021
Run down market hall and attached retail units with residential and offices on first floor. Although a redevelopment could be achieved which could deliver additional retail, the site is below the site threshold and considered to be unachievable at present.
See CR/024. Former SH/029
No policy constraints. Former SH/031
Vacant building with planning permission for demolition and rebuild for 8 apartments. Former SH/035
Site of former cinema now demolished following fire damage. The owners present intentions are unknown but the site would be suitable for residential use. Former SH/038

Site Summary
Site partly used for stone sales part recycling depot. The landowner states the site will be available for residential but is currently in use and consequently could come forward in medium term or sooner. Yield revised to medium. Former NW/008
Vacant buildings adjacent of railway line identified by survey. The site has permission for 42 homes which appears in the trajectory from year 4. Former NW/070
Cleared site. Permission had expired at the base date but renewal submitted with expectation that this will be approved
Disused warehouse which had outline permission for residential development. This permission has now lapsed and the owners intentions are presently unknown. Site has been enlarged to take in addition land to the side of the building
Site with permission for 21 homes in outline
Site containing existing flats, where some demolition has taken place. The site appears in the AAP as a future redevelopment scheme
Retail units with capacity for conversion to residential use on first floors identified in the Shipley and Canal Road Corridor AAP
Retail and commercial units on Otley Road with potential for redevelopment to include additional residential uses identified in the Shipley and Canal Road corridor AAP
Unused land behind commercial unit identified in the Shipley and Canal Road Corridor as having residential potential for approximately 25 units, likely apartments
Vacant buildings opposite homes. The site would be best cleared and redeveloped for residential use as identified in the Canal Road corridor AAP.
Building where prior notification has been validated under permitted development rights to convert this former office building to residential use.
Building where prior notification has been validated under permitted development rights to convert the upper floors to residential use.
Planning Permission granted for demolition of buildings bounded by Fulton Street, Thomson Road, Tetley Street and Sunbridge Road. Site had permission for student accommodation but owners current intentions are unknown and the site remains suitable for residential development

Site Summary
<p>Former car park and other land which is partly under construction. The City Centre AAP identifies this and neighbouring site CC/013 as having further capacity potential for at least an additional 100 units, although more could be accommodated as the site has had permission previously for higher number. An application for 240 flats has been submitted recently. AAP units on the trajectory at present</p>
<p>Fenced construction site. The residential element of the scheme is part of the 2nd phase of the development and has outline planning permission. Yield appears from year 3 with the expectation that this will happen on completion of the shopping centre in late 2015</p>
<p>Site which had permission for mixed use development comprising of residential apartments and mixed commercial uses, car parking and associated access arrangements. The site is fenced construction but work stopped in early 2009 and the permission has now expired. Owner intentions at present are unknown but the site is identified in the city centre AAP as having potential for around 220 units</p>
<p>Unsurfaced car park, planning permission has been renewed for 25 apartments.</p>
<p>Large site with various permissions for student accommodation which is expected to be fully implemented. Site will be deleted from the SHLAA</p>
<p>Land with permission for 30 units apartment block renewed in 2013. Site preparation works have started. Adjacent buildings have been converted in the past 5years</p>
<p>Partly developed site - see also CC/003</p>
<p>Corner Plot. Currently occupied by 1-2 storey stone-built building and small area for car parking at the rear. The landowners intentions are not currently known</p>
<p>Incidental open space to high rise tower blocks in joint ownership. Owners intentions presently unknown but not considered to be viable site and will be deleted</p>

**Site Summary**

Vacant site. Part used as sealed pay and display car park. The owners intentions on the vacant site are unknown, Site capacity is part of CC/021

Linear, sloping grassy bank with some trees alongside the A650. The site appears broadly in the City centre AAP as CH/1.5 with a capacity of 200 units which appears in the trajectory

Sloping terraced site currently used for pay and display car parking and on street parking on old cobbled streets. The site is not fully used and broadly appears in the City Centre AAP as CH/1.4 with a potential capacity of 100 units. This capacity includes SHLAA site CC/018.

Stone built mill buildings with planning permission for 304 units in new build and converted buildings. Site is currently for sale and the permission is approaching expiry hence year 6

Disused 4 storey building which is grade 2 listed. The building is on the market but has been for a number of years. Units from year 6.

Unsurfaced level car park and adjacent car wash with access from Thornton road. The city centre AAP identifies the site as being suitable for residential use with a capacity of around 400 units

5 storey stone-built mill buildings which is only partly in use. Valid permission at the base date for 163 units

Cleared vacant site. The pub is still in use at the corner of the site. Owner intentions are not presently known. The site is identified in the City Centre AAP as having potential for around 75 units

Site is identified in the City centre as a site with residential potential for around 50 units

**Site Summary**

Industrial buildings and unsurfaced car park. The site has recently been bought by Bradford Council as the site for the new city centre swimming pool

7 storey student block of 220 bedspaces has been completed on part of the identified site. The remaining space is green and doesn't appear to be in any use. Good potential for student housing rather than market housing and will be deleted from the SHLAA

Buildings in the process of being redeveloped for family homes from bedsits and land for new homes. The final scheme will accommodate 48 family homes. The trajectory shows true yield

A large site comprising land and buildings intersected by roads comprising permanent car park, boarded up pub and cleared land. Many parts of the site could come forward for residential, but may involve land assembly in the short term

Underused Land and buildings including market hall and car parks. The City Centre AAP identified this area as one suitable for mixed use with potential for around 200 new homes

Outline planning permission was approved in 2010 for mixed use that will include 400 flats, the site is for sale with permission about to expire. Year 6 earliest

Level and surfaced, secured car park. Good access from Barkerend Road. Site is not considered to be available or achievable for residential use at the moment



Site Summary
level land adjacent to Thornton Road. The site is partially in use for storage of portakabins and car wash but is underused. The land is identified in the City centre AAP with residential potential of around 100 units. I
Royal Mail sorting office put forward for consideration by the landowner. The buildings are now empty, with half falling within floodzone 3a. The city centre AAP identifies the site as being retail and mixed use and consequently no residential units appear in the trajectory
Cleared site fronting Canal Road. The site was formerly part of the larger Canal basin proposal. The whole site falls within floodzone 3a meaning residential development may not be appropriate at ground floor levels. The City Centre AAP identifies the site as having potential for around 600 new homes
Former Yorkshire Building society HQ, vacant. The site has had planning permission previously and appears in the City Centre AAP as having potential for around 80 units
Vacant buildings with expired permission for conversion to residential. The owners intentions are not presently known but the site remains suitable for at least 5 units and will remain in the SHLAA
Completed site
Underused building with expired planning permission. Intentions currently unknown. Forecasted yield only in the trajectory, which is likely to be significantly lower than what the building in reality can accommodate
Completed site
4 storey mill building with planning permission for conversion and extension to form 74 apartments. Work underway
Building with permission for conversion to 15 units which were well underway at survey
Warehouse with permission for conversion with work underway
Building with permission for conversion to 56 apartments
Largely under used and vacant buildings with conversion potential for re use to residential. The trajectory shows an average figure based on high yield density, which is likely to be an undercount of what could realistically be delivered in this area.
Underused and derelict 4-5 storey buildings where some residential conversion has taken place recently. The group of buildings still has conversion potential with high yield reflected in the trajectory, which is likely to be an under count of what is possible

Site Summary
Surface Car Park / bathroom show room and plumbers merchants. Site is identified in the city centre AAP as having residential potential for around 225 units in as part of a mixed use scheme
Site was identified in the city centre AAP but is not considered suitable for residential use
Surface Car Park identified in the City centre AAP. The site is not expected to deliver residential units
Office and Car Parking. Identified in the city centre AAP as a mixed use, residential led development site, with around 400 new homes
Vacant Mill and vacant former stone yard identified in the city centre AAP as having residential potential for around 80 units
Vacant former department store and service yard identified in the city centre AAP for mixed use with further residential potential of 50 units
Surface Car Park identified in the City Centre AAP as a site with residential potential of around 100 UNITS
Surface Car Park. The site is identified in the City Centre AAP as a site with residential potential of around 50 units
Vacant office block identified in the City Centre AAP as having residential potential as part of a mixed scheme for 20 units
Surface Car Park identified in the city centre AAP as having residential potential for around 40 units
Site slopes downwards south west to north east. Site identified in the City Centre AAP as having potential for around 20 units
Mixed buildings and car park. The site is identified in the City Centre AAP as a site with residential potential, possibly through conversion where around 50 units are expected

Cleared site under construction for 136 family homes
Unused section of car park. The site is unfeasible for residential use and will be deleted from the SHLAA
Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business. Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business. The buildings still have conversion potential but no units currently appear in the trajectory
Level site bounded by canal and railway line. The site has no road access at present, bridge needed over canal will be needed to bring the site forward. The site is currently for sale and could be developed in the longer term assuming access can be delivered but no units have presently been applied to the trajectory

Site Summary
<p>Derelict building. The owners current intentions are not known</p>
<p>Agricultural Fields with permission for mixed use including a small part of the overall development site for 8 live work units, with backing from development agency. The site is much smaller than in the first SHLAA .</p>
<p>Mown grassland adjacent to Leeds Road. The site is designated as recreation open space in the RUDP in an area of many other open areas.</p>
<p>Cleared site with permission for retail use, with activity on site. All units removed from trajectory and the site will be deleted from the SHLAA</p>
<p>Remaining land from recently completed business and retail development part of an overall permission which included 120 apartments. A new application for 19 homes has now been approved and is understood to be under construction</p>
<p>Overgrown sloping site. Planning permission has now expired and the owners current intentions are not known</p>
<p>Central part of site designated as recreation open space in RUDP. Two small TPO's within the site. The site is identified as being suitable for low yield, most likely lower than identified to allow the steepest parts to be retained for open uses</p>
<p>Steeply sloping fields with areas of woodland protected by preservation order. Additional physical constraints will mean longer term delivery</p>
<p>Level to sloping field bounded by mature trees adjacent to residential development farm and hotel. The field is used presently for grazing and is larger than in the first SHLAA and has developer interest</p>
<p>Within the green belt, not adjoining the built up area. Quite prominent. However could be combined with site SH/027. Adjoins flood zone 3b boundary but only tiny part of the site within flood zone 3a at the northern end. Western and southern part of the</p>

Site Summary
Part of former church with permission to convert to 10 units retaining smaller area for worship. Owners intentions not presently known.
Vacant grassed area of land formerly the site of flats. Site has planning permission for 14 units
Complete
Scubby unused land off narrow un surfaced road. Land borders steeper wooded bank on High Bank Lane. Access will need to join High Bank Lane which is steep with limited forward visibility. Its poor access and lack of an alternative means that the site is unlikely to be achievable
No policy constraints. Poorly maintained level grassed area of informal recreation use identified by site survey. The landowners intentions are not presently known
Land and buildings in the adopted green belt with conversion potential. Flood zone 3a cuts through the site but is not considered to be a significant constraint to redevelopment. The site falls within a parcel of land identified by the growth study
Cleared site with post base date permission for 45 elderly apartments, 20 intermediate units and other facilities
Former synagogue with development potential. An application has already been refused for residential redevelopment on policy grounds as it involved the use of open space. Clarification on the defined boundaries will be required at Local Plan. Site placed in trajectory from year 6 but part could come forward sooner.
Level to slightly sloping field bounded by mature trees. Footpath/private access only from Glenview Close although potential exists to widen this roadway. The site falls within a parcel of land identified by the growth study
Site with permission for demolition and redevelopment of land for 9 homes.
Site with permission conversion of to 9 homes.
Building with conversion for permission for 5 units
Level land adjacent to Ashlands Primary school with access from Leeds Road or Little Lane. Trees and stream to the eastern boundary and potential flood risk. Most of site was formerly allocated for housing in RUDP

**Site Summary**

Site of former Ikley Middle School now cleared with trees on boundary. Part of site has recently been developed for apartments for the elderly. The site also has permission for 33 family homes

Cleared site with expired permission for 19 apartments. An fresh application for 9 units was pending at the base date. This number now appears in the trajectory from year 4

Large greenfield site allocated for employment uses in the RUDP with a number of mature trees along the edges. The landowner now wishes the site to be considered for mixed use to include some residential use to be determined. Low yield applied to trajectory from year 6 which will be revised should a planning application be made

This site was identified for deletion on the last SHLAA as the owner Tesco had begun to clear the site ready for development of a new supermarket to start following renewal of the planning permission. The company have very recently announced that they will no longer be developing the site and that it will be offered for sale. It is not yet clear whether another operator will take on the permission or whether the site will be offered for residential or employment expansion to neighbouring employer. Consequently no units currently appear in the trajectory but the site has capacity for around 65 homes at medium yield

Existing Tesco supermarket and car park. The site has outline permission for business use and 60 bed care home on the basis that the store was to be relocated. It seems that Tesco are likely to remain on this site for the future. No units appear in the trajectory

Cleared site formerly occupied by shell of Mansion house. Site area is slightly smaller and now excludes adjacent house and garden. Owners intentions not presently known but the redevelopment of the site could take place in the short term with planning permission

**Site Summary**

Sloping field with central copse and trees on boundaries. The site has residential development on 3 sides and there is a golf course to south. Ben Rhydding is a residential enclave washed over by green belt.. The calculated capacity of the site at low density may not be achievable, given trees and some areas of the site which are steep

Overgrown garden with planning permission for 6 homes. Site now included in the SHLAA as it meets the revised site threshold

Level vacant land to the west side of existing residential development "Hollin Hall" with some mature and semi mature trees. The site was formerly part of a larger site but subdivided to exclude land outside of the control of the supporter. On its own the site is unsuitable as it lies beyond the existing edge of the settlement.

Scrubby overgrown and partially despoiled land to the east of "Hollin Hall". The land was formerly part of a larger site, but has now been subdivided. Site comprises former railway sidings and is contained by mature trees along its northern boundary.

Slightly sloping fields bounded by mature trees to east and south western boundaries. The site adjoins a larger area designated as wildlife in the RUDP

Field between existing homes and farm buildings currently used for stables. Within the green belt. Very small part of the floodzone 3a clips the northern edge of the site. Development would probably not be damaging to the openness of the green belt in this location

Fields bounding Coutances Way sloping upwards from the road, containing wooded areas and hedgrows in single ownership. Flood risk to the northern edge of the site which will reduce the overall developable area. The site is large and a smaller area maybe more appropriate

Land to the south of Slates Lane on the edge of Curly Hill which is a residential enclave washed over by green belt and consequently is isolated from the edge of the main urban area. Access is along a narrow country lane.

Prominent open fields which are an integral part of the open countryside. The site adjoins the urban area but only in a limited sense. The scale of this site and the constraints involved mean a detailed appraisal on options for access and containment will be required to determine whether any of the site could be identified for development and consequently no units are currently identified in the trajectory.

Level site used for storage, sales and repair of touring caravans and motor homes. The site is separate from the main urban area

Site Summary
<p>Part of sloping field adjacent to urban area but within the green belt. Some trees on boundary. No northern boundary to the site except notional line across from adjacent land to east. Historical house to the north of the site.</p>
<p>Scheduled ancient monument Sloping field in the green belt enclosed by Coppy Wood to east and Crabtree Gill to west. Potential access available as an extension to Gill Bank Road, which would mirror the form of development at Curly Hill. Site is accessed by field gate controlled by owner, but further clarification on whether this is sufficient will be required before the site can come forward</p>
<p>Sloping rolling, countryside accessed from private road with some domestic curtilage. Ben Ryhdding Drive is a residential enclave washed over by green belt and as a consequence the site does not adjoin the edge of the main urban area and is thus considered to be unsuitable without a major green belt change which would remove this enclave. A large tree preservation order also protects trees within the site. The land falls within a parcel of land identified by the Growth Study</p>
<p>Level to sloping land used for grazing/horse exercise adjoining the Ilkley Moor Special protection/conservation area. The site lies in an isolated area away from the edge of the main urban area.</p>
<p>Former Moor Court Resource Centre and adjacent properties. Now cleared land and a larger site than previously considered. Site has permission for 25 with a further capacity on remaining land of around 20 and is under construction</p>
<p>Existing Grammar school site - may become surplus if / when new school built on Coutances Way. Site would also be suitable for community uses alongside a conversion of the most attractive buildings to residential. Around half site covered by playing field</p>
<p>Site with planning permission</p>
<p>Complete</p>
<p>Site under construction with planning permission for 6 detached homes</p>
<p>complete</p>
<p>complete</p>
<p>Mature woodland and private garden with permission for single house. An alternative application was being considered at the last survey</p>

**Site Summary**

Existing sewerage works with good access adjacent business park, river and cemetery. The central section of the site lies within flood zone 3a and the north west section of the site lies within a Bradford Wildlife Area. Neither of these protections will prevent some development of the site, but as the site is currently in full use it is placed in the latter part of the trajectory until more information can be provided by the landowner who intends disposing of the site in the future

Caravan club certified site consisting of 5 hardstandings and level land between IL.016 and IL/011. Site lies within the green belt but it adjoins sites IL/011a and could form an urban extension to the settlement. A tree preservation order affects trees. The site does not have its own independent site access and consequently cannot be developed without adjoining land coming forward.

Sloping grassed adjacent to church bounded by dry stone wall. The grass is mown but appears unused otherwise

Level grassed area adjacent to cemetery

Former nursing home with planning permission for conversion to apartments

Site with permission to demolish existing house and replace with 4 detached

The site is in the existing green belt, is close but not attached to the main urban area and thus not currently considered to be suitable. This aside Ben Ryhdding Drive serves a large number of large residential properties and new retirement village in The road is narrow and in private ownership and there is a large group of protected trees to the east side of the site together with further belts toward the western boundary. The site also falls within a parcel of land identified by the Growth Study

Site with permission conversion and redevelopment to 5 units

Underused grounds of hotel identified from survey, now with post base planning permission for 9 units

Site in the green belt identified by the growth study with residential potential





Site Summary
<p>Steep sloping fields with very narrow access from Barr House Lane and Hollins Lane. The site is in the green belt and the southern part of the site is very steep meaning it is unlikely to be easily developable and may not be capable of accomodating homes at density. The site is not considered to be achievable given the access and topographical constraints and consequently no units are included in the trajectory</p>
<p>Land submitted by landowner and extended following survey to create a more logical site Site comprises fields in grazing use with access from Hollins Lane which is narrow. Tree preservation order affects the eastern boundary</p>
<p>This site consists of various fields used for grazing. There are different steep slopes within the site as well as mature trees. Access is via narrow tract from Shann Lane. The site is available and the landowner is looking to bring the site forward, however because of slope the forecated density might not be realised</p>
<p>Former school site allocated as a housing site in the RUDP. The site is presently in use as a nursery and consequently owners longer intentions are not known. A tree preservation order covers trees across around 25% of the site.</p>
<p>Steeply sloping site containing a number of mature trees to the site boundaries. Site access is constrained by topography in the southern part. Part of the northwern section has planning permission for 5 units approved after the base date</p>
<p>Curtilage of mature private house with access from private driveway. The house already has permission for one house and further units could be accomodated subject to permissions. Only one unit appears in the trajectory at the moment.</p>
<p>Fields bounded by dry stone walls and used for grazing. The site has permission for 135 homes.</p>
<p>Site formerly used as a reservoir, now drained but very uneven and overgrown. The site has permission for 30 homes renewed in February 2011 and some work has started to clear the site</p>
<p>Level grazing land and farm buildings on the edge of the urban area also containing mobile phone mast and substation. The site is quite level but has an access constraint that can be resolved.</p>
<p>Former site refuse tip to south side of Black Hill Lane. Site remediation and access constraint will be required before the site can come forward for development The site does not adjoin the urban area and consequently is not considered suitable as it relies on the adjacent site KY/009 being removed from the green belt first</p>

Site Summary
Former primary school now cleared. Site contains some TPOS with part protected as playing field in the RUDP. The playing fields were connected to the former school which has been replaced on a new site and consequently is considered to be suitable in the short term.
Uneven land remaining from cleared housing site. Owner intentions currently uncertain but the site could be developed at any time
Vacant public house located in this site which also consists of sloping open backland which used to contain a childrens play area. The site was identified by survey and owners intentions are currently unknown
Site with planning permission for 190 homes. 25 were recorded as complete at 2013 survey. Thus there is the expectation that 25 will be completed each year, but this will be monitored
Former primary school and its grounds containing some mature trees. It is expected that some of the school will be demolished now its replacement is completed, although parts could be retained for community uses. Playing fields have been accommodated in the new school and consequently those protected in the RUDP will need to be reassessed, along recreation open space utilised by the wider community. Part of the site is also covered by the RUDP as a housing site
Land left over from building of Council estate. Unusual in shape, uneven and sloping. The contains a water course which could be culverted but is also protected as playing fields in the RUDP but this part lies outside of the fenced area belonging to the Catholic primary school and does not have a playing field function
Area of unused grassland and small part designated allotments which are largely unused. The owner wishes to promote this site for development.
Land used formerly as animal pens in North Beck Valley. The site is uneven with no present access other than an unmade track though North Beck valley. The site can only come forward with a comprehensive redevelopment of the area which will involve additional land.

Site Summary
<p>Large area of land in multi use:factory, carparking, public house, scout hut and grazing land. North Beck cuts the site in two with only link via a footbridge. The site is heavily wooded in parts and covered in part by tree preservation orders. Part was allocated as a housing site in the RUDP and part as an employment site. A Bradford Wildlife Area also runs through the site and a small area is affected by Flood Zone 3a. Part of the site could start to come forward at any time through a masterplanning exercise, the owner is currently in discussion re their preferred approach.</p>
<p>Field bounded by dry stone wall, formally part of housing site and permission still live but developer has left the site. The planning permission remains technically live and could restart at any time</p>
<p>Uneven field with access from neighbouring residential estate. The site has developer interest.</p>
<p>Agricultural buildings used by Whittakers Feeds Ltd. Current access from track off Occupation Lane, although the site is adjacent to KY/021 and could form a larger overall site. Site ownership is the same.</p>
<p>Safeguarded land and additional land allocated as greenbelt which consists of fields used for grazing. Direct access is via Occupation Lane which is narrow and unmade but this is not unsurmountable. Additional physical constraints may make the site difficult to bring forward in the short term but a developer considers these constraints can be overcome. Forecated yield appears in the trajectory. This will be revised once the site has planning permission</p>
<p>Cleared former school site with overgrown grounds. Part protected playing fields as these were attached to the school but are no longer in use. The landowner intends bringing the part of the site which has no constraints forward for development in the short term, consequently units appear from year 4</p>
<p>Uneven pasture land, used for grazing cows with many mature trees protected by tree preservation orders. The use of the land for residential is under consideration by the landowner and could take pockets of development at low/medium densities.</p>
<p>Land and buildings and car parking currently in full use as day care centre. The site has been put forward by the landowner and was recently of interest as a possible extension to the adjoining health centre. No further progress appears to have been made</p>

Site Summary
Cleared site with new planning permission for 48 homes
Green amenity area opposite existing homes. Level to road with mature trees to the rear. Site was identified from survey and owners long term intentions are unknown
Open land on the edge of the urban area containing remains of quarry and other additional physical constraints including access but has developer interest and could be linked to neighbouring site KY/023
Cleared site, site has permission for hand car wash and will be removed from the SHLAA
Landowner is currently progressing proposals for a mixed use development on this and neighbouring land, which will include the re location of the gas storage depot which normally would prohibit the site being used for residential development. Development could come forward sooner with the approval of a satisfactory scheme
Vacant Office block (formally British Gas) and car Park falling into disrepair due to being vacant for a number of years. The site is opposite Asda and the new college and would also be suitable for other uses. Limited information is available about the site which may have contamination and consequently no units currently appear in the trajectory
Area of unused land with access road (unnamed and cobbled) running along boundary to an employment site across the river. Site has permission for industrial building
Historic former mill buildings in the process of being restored for business uses. It is not believed that the owners are considering residential and consequently all units have been removed from the trajectory
Mill and warehouses and car park. Used by various individual business. May be appropriate for mixed use. Allocated as Employment site E1.14 in adopted RUDP. Site has planning consent for two single storey industrial units. Mill and warehouses and car park. The site is currently in active use (more so than last survey) and has planning consent for two single storey industrial units. Flood Zone 3a covers eastern 3rd of site. Site will be deleted from the SHLAA
Waste and street cleaning depot, with staff car parking and assortment of buildings including large vehicle wash for refuse wagons. Most of the site falls in flood zone 3a.

**Site Summary**

A very steep site which is a combination of gardens of the large houses along Banks Lane with part an allocated housing site. Much of the site is covered in mature trees and shrubs. The site would be a difficult site to assemble given multiple ownerships

Land to west side of Riddlesden on edge of settlement. Fields with mature trees and dry stone walls to boundry. Overhead electricity cable runs across site. Site slopes downwards from north to south. Watercourse runs down Land to west side of the settlement comprising fields with mature trees and dry stone walls to boundry. An overhead electricity cable runs across site and the site slopes downwards from north to south. A small stream runs down western boundary with site access likely to require third party land.

Fields used for grazing. The site is smaller than the last SHLAA with details submitted by owner confirming its availability. Site has an access constraint which is not overly onerous

Fields used for grazing and containing some mature trees to boundaries. A large majority of the site is detached from urban area apart from buildings along Barley Cote Road. The site lies within a parcel of land identified by the growth study

Fields used for grazing sloping downwards from Ilkley Road to Riddlesden. Area is detached from urban area. The site falls within an area of land identified by the growth study

Private garden area and unkept scrub land on the edge of neighbouring estate. The site has been extended to the south outside of current call for sites request. Access currently via narrow track but access opportunity is available from Barley Cote Avenue.

Open land used for grazing which slopes away from Bradford Road. Overhead cables cross the site. The owners intentions are currently unknown, but the site could come forward sooner

UUneven grassland, crossed by power lines, where the majority of the site falls within the flood zone. A small part of the site also contains tree preservation orders

Fields used for grazing which are uneven and sloping in places. Powerlines run across site. A Scheduled Ancient Monument is located on edge of the sites western boundary next to water course and a Tree Preservation Order also affects site along the western boundary. Access is available from the adjoining estate

Site Summary
Uneven grassland which was previously developed for Council built houses.
Tree covered unkept land. Powerlines cross the land and an electric substation are located within site. The western edge of the site falls within flood zones 3a and 3b and the majority sits within Bradford Urban Wildlife Area. The site is not considered to be achievable given the constraints and the amount of mitigation required.
Former Church and grounds with permission for a care home. No progress has yet been made. No units currently appear in the trajectory assuming that the care home will be implemented
Uneven grazing land adjacent to Keigley trunk road affected by flood risk and containing a raised sewerage pipeline. The site was submitted for consideration for residential use by landowner.
Sloping grazing land steep in places with some trees. Byworth Boilers - noise and smells is located next to the site and would not be pleasant neighbour for residential development. Majority of the site is allocated as Green Belt by Sloping grazing land which is very steep in places containing some trees. Byworth Boilers is located next to the site and would not be pleasant neighbour for residential development. The site is isolated from the main urban area. The site lies within a parcel of land identified by the growth study
Steeply sloping fields used for grazing with small but mature trees to the boundary walls. Part of site contains bungalow and the site was allocated as a housing site in the RUDP. The site has significant physical constraints and can only be accessed from
Uneven and steep fields in grazing use. Owner intentions are not presently known
Sloping fields used for grazing. Allocated as Safeguarded Land K/URS.19 in RUDP.
Land formerly used as a quarry. Now become an overgrown area on edge of moor. Some quarry remains left but the site has no unsurmountable constraints, however the owners intentions are unknown at present
Fields used for grazing. The owner is taking steps to bring the site forward
Fields used for grazing, the owners intends bringing the site forward soon
Fields used for grazing cows, uneven and sloping in various directions. The site has developer interest
Former allotments now overgrown and uneven allocated as a housing site in the RUDP. The owner at the last update was understood to be in discussion re how to proceed with developing the site, but no application has yet been submitted

Site Summary
<p>Vacant scrubland with former football pitch in western corner. The owner is understood to be progressing the sale of the site</p>
<p>Sloping grassland. Part of the site has planning permission for 12 houses renewed in 2013</p>
<p>Former mill building now stripped out and Former mill building with expired consent for conversion and new build of a total 56 units. The building is in a poor condition and may no longer be capable of conversion. No units currently appear in the trajectory but the site could return to the market at any time</p>
<p>Under used buildings and land, mainly used for employment purposes including haulage and storage. Much of site is out of view over high walls. Two well built and maintained residential properties are located within the site and these would probably be retained in any residential redevelopment scheme. Only access is from The Walk. The owner is looking at proposals to bring the site forward. See also KY/065</p>
<p>Unmaintained and unused grassed areas previously used for formal recreation adjacent to the river worth and containing trees protected by a tree preservation order and also previously developed land and former garden areas. The site is a combination of former KY/065, KY/078, KY/066 and KY/091 from the last update was identified by survey where the owner intentions are not presently known. As a larger site, there is a larger development opportunity to bring about local access improvements to facilitate a mixed scheme which would still be able to bring forward a reasonable number of residential uses and may connect to neighbouring site KY/064</p>
<p>Site in use for business and commercial uses and no longer available. The site will be deleted from the SHLAA</p>
<p>Uneven and steeply sloping fields surrounded by dry stone walls, access from Kirkstall Gardens which has been redeveloped recently for new homes. The site is considered to be too steep to be practicable for development. All units removed from the SHLAA</p>

Site Summary
<p>Uneven and sloping grassland with mature trees. Hainworth Road is single track unmade road and tree preservation order covers area of site in the south. Site formerly allocated as K/H2.18 - Housing in the RUDP. The owners intentions are presently unknown and given the other constraints the site is not considered to be deliverable</p>
<p>Grazing land which slopes downwards from Hainworth Road to direction of Spring Bank identified for residential use in the RUDP. Tree Preservation Order affects trees on the southern edge of the site. Owners current intentions for the site remain unknown.</p>
<p>Sloping field used for grazing horses with mature trees to boundaries. Area allocated as Bradford wildlife area and also Safeguarded Land in adopted UDP. Owner intentions presently unknown. The site constraints suggest that the site cannot be considered to be deliverable.</p>
<p>Uneven and overgrown land with 2 permissions totalling 16 homes</p>
<p>Uneven partly wooded land with difficult access which constrains the site. Approximately 50% of the site is covered by tree preservation orders. It is not considered achievable at the present time.</p>
<p>Housing site under construction by Skipton properties</p>
<p>Underused land buildings. This is a smaller site to the last SHLAA which has some access constraints and could be suitable for residential use with an acceptable scheme,</p>
<p>Garden and open land located around Silverdale. Garden area to north is probably developable but area to south of property is steep and wooded and not easily developed. Owner intentions presently unknown and the site is not considered to be achievable due to lack of information, steepness of slope and areas of woodland. Site will be deleted</p>
<p>Site located within industrial area of Keigley. Part of site used for storage of various items in relation to adjoining busines, the remainder forms sloping grassland with mature trees. Access could be obtained onto site from Clover Rise for a limited number of units but given topographical constraints and number of mature trees it is not considered achievable for residential use</p>
<p>An uneven and very steep area covered in dense trees and forming side of valley. Many footpaths run through site. Owner intentions are presently unknown but the site is not considered to be achievable for residential use at present.</p>



Site Summary
Area of dense woodland and dismantled railway line. The site slopes steeply from Park Lane to former railway route which is level ground but there is no access. The site is not considered to be achievable at present
Site in use for informal recreation consisting of a wooded area with footpath running through. Site slopes down towards the worth valley railway which could be taken from the adjacent site. Owner intentions are currently unknown.
Concrete multi storey car park adjacent to town centre currently in use for car sales. The site is not considered to be achievable for residential use
Site of former mill. Land has been cleared and prepared for development. Permission was approved for supermarket with residential flats above but expectation that this will be retail led only.
Uneven scrubland with dry stone walls and mature trees. There have been a number of residential permissions on the site but all now have expired. The site contains a large number of trees protected by preservation orders which will limit the developability of the site, consequently no units appear in the trajectory until more information is collected
Former RUDP phase 1 housing site - K/H1.25 Partially constructed site. Site has permission for 10 units. 4 are complete but work appears to have stopped.
Former grounds of house, the site has previously had permission for 5 homes so will remain in the SHLAA as it is still suitable but owners current intentions are not known
Level cleared land and vacant building with permission for redevelopment.
Completed site
Garden to private house with permission for 10 houses. Some preparation work has been undertaken to the land
Overgrown garden adjacent to property which had permission for 4 houses with some foundations put in. Work has restarted
Residential nursing home with permission for change of use and extensions to provide 27 self contained retirement flats with shared facilities
Cleared site with outline permission for 6 homes, renewed after the base date

**Site Summary**

Existing building currently in use as cycle shop with permission for change of use to 9 flats. The site is not considered to be available at the moment as the permission for cycle shop post dates the apartments. It will be removed from the SHLAA

Unused land with permission for 12 flats. Development had started with the footings

Overgrown site with small trees and adjacent cleared land. Part of the site had permission in 2007 but this has since lapsed. Owners intentions are presently unknown and therefore has been placed in the middle part of the trajectory

Existing buildings with historic residential permission in existing use for retail at the moment. The site is not considered to be achievable for residential use at present

Overgrown sloping land. Permission has expired with owners intentions not currently known

Vacant land with permission for 3 units renewed in 2012

Deatched private house with permission at the base date for demolition and 12 new homes. The site was recently for sale

Site with outline permission for 30 apartments

Green fields used for grazing. The site has an access constraint that could severley constrain the site

Uneven fields which slope in different directions used for grazing. The site is very exposed and adjoins former quarry reservoir and old cottages.

Area of open land with mature trees to boundaries adjacent to existing cottages. Site lies within the green belt but detached from the built up area as defined in the RUDP.

Sloping grassed area with no current access other than narrow accessway from Harewood Rise which will require improvement before it can come forward

Green fields surrounded by walling, currently in use for grazing and sloping downwards toward the railway line. The site does not adjoin the highway and consequently provision will be required to enable this site to come forward.

Grazing land around existing homes, which slopes slightly

Site Summary
Site under construction by Skipton Properties - well advanced
Sloping grassed area containing covered reservoir. No significant constraints. The steepness of the site may mean fewer homes could be built than forecast in the trajectory
Covered reservoir surrounded by dry stone walls. 3 small tree preservation orders protect trees on the edges of the site. The steepness of the site may mean fewer homes could be built than forecast in the trajectory
Grazing land surrounded by dry stone walls. The site is detached from the main urban area
Backland and site of former garages now cleared. Access may require third party land if more than 5 houses. Owner intentions presently unknown but there are no significant constraints that will prevent development
Vacant workshops and unused land with access via unmade road. The site was identified by the local community and owners intentions are not presently known. Given the lack of site information, no units currently appear in the trajectory but this may change if the owners come forward with a satisfactory scheme for the site
Vacant overgrown site containing a number of mature trees identified by the local community. The whole site lies in a wildlife area and is covered by tree preservation orders and is not considered to be currently developable
Vacant land to north side of Becks Road, identified by the local community. Land/buildings to the south is in employment use at present but there would be scope for redevelopment if it becomes fully available. Becks Road is unmade. Tree preservation order
Vacant building adjacent to cleared land. Conversion to residential was refused on design grounds. No further applications have been made
Buildings with permission to convert upper floors to 8 apartments- COMPLETE
Unused land with permission for 8 homes
Level field accessed by railway bridge from Keelham Lane which serves cemetery and golf club. The site is to the north side of the railway and not attached to the main urban area.
The site is in the green belt but is not attached to the main urban area despite it being close and opposite other houses and not considered presently suitable without a fundamental change in this area. A group of trees are protected with TPOs to the western boundary together with single orders on other trees in the site

**Site Summary**

Land and vacnt building alongside Park Lane. Part of the site has planning permission after the base date for 3 homes, but the site has capacity for more

Former school with development potential for re use as residential. The landowners are taking steps to bring this site forward

Farm buildings with permission for conversion to 4 homes

Site has permission for 14 homes

Sloping fields in the green belt adjacent to KY/010. The land is not attached to the urban area and will rely on both KY/010 & KY/009 being removed from the green belt also to be potentially suitable. This aside the site does fall within a parcel of land identified by the growth study

Sloping and in parts steeply sloping land to the north of KY/029 and west of KY/023 which could be considered as an extension to these sites. The site falls within a parcel of land identified by the growth study

Site with permission for conversion to 9 flats

Site with permission for 5 units in existing barns

Single field south of KY/038 which can be accessed from either Western Avenue or Scott Lane West. The site is bounded by woodland on the east and a strong belt of trees to the south and west. Further residential development extends along Elam Wood Road in the washed over green belt. The sloping nature of the site may mean the forecasted yield will be lower

Sloping single field off Golden View Drive immediately north of KY/054. Land to the north and east slopes away more steeply than this field which has good open access from the cul de sac which is quite narrow with no maintained footway

Single field between houses fronting Long Lee Lans close to the junction with Harden Road. The site has only an arbitrary boundary drawn between the rear curtilage of homes which is also the bottom of a steep slope rising southwards to the moor

Slightly sloping land to the south of Damens Lane identified following survey work for the growth study. The land has no real access issues and adjoins woodland and the Worth Valley railway line



Site Summary
<p>Manufacturing buildings in current use adjacent to town centre and railway line submitted for consideration by landowner. Current access via road to public car park. The site has been enlarged to take in the vacant magistrates court</p>
<p>Cleared site suitable for retail use with application for Aldi supermarket</p>
<p>Site with mill warehouse buildings alongside the canal conservation area which now have an expired permission for redevelopment and conversion. An application was submitted in 2011 to renew this permission but withdrawn and the owners current intentions are unknown. There will be a presumption in favour of retaining existing buildings as these make a positive contribution to the area, but alternative options will also be considered.</p>
<p>Level, partially cleared site with some pipeworks and tanks still on the site and scruffy unused land adjacent. Existing access is along a muddy track along the river bank, the site constraints could be overcome to allow the site to come forward for some residential development but owners intentions at present are unclear</p>
<p>Level to sloping unused land to northside of highway. Former farm and farmland but now unused with buildings raised. Site had outline permission for business use but residential is preferred by the owner. The site is in a very accessible urban location and could include a mix of house to make the best use of the land, thus medium high density has been applied to the trajectory</p>
<p>Land around Rhysworth Hall comprising residential curtilage and land formerly occupied by Youth club which is now demolished. Site has partial playing fields allocation in the RUDP and there is an application pending for football changing unit and other . The buildings are grade 2 listed and consequently further development in the grounds is considered to have an adverse impact on the setting of this asset, consequently it is now considered to be unachievable for development</p>
<p>Development site under construction</p>

**Site Summary**

Open sloping fields and single detached house and barn in large grounds which slope toward the Leeds Liverpool canal. Site contains a number of established hedgrows and water birds graze along the canal side. Permission was refused for the development

Slightly sloping site backed by trees. Access is available from Thornfield but is narrow. Micklethwaite is an infill village washed over by Green Belt and the site falls partly in the conservation area. A single tree is protected by a preservation order. The site is not considered to be suitable given the potential adverse impacts on the village and the green belt. The site falls within a parcel of land identified by the growth study

Site considered to be unachievable in the last SHLAA. The landowner now wishes consideration of a much smaller site and has produced a preliminary site layout for 10 units with car parking for the five rise locks. The density calculation suggests an average of 27 units which appear in the trajectory

Sloping site predominantly covered in semi and mature trees, many of them conifers. The owner since the last SHLAA has confirmed a higher level of development and consequently units have now been included in the trajectory

Cleared site with permission for 11 units. Site work has started but progress is very slow

Level field backing onto woods with access from Heights Lane. The land adjoins the historic landscape of Prince of Wales Park, thus mitigation from the impact of any development will need to be carefully mitigated.

Level fields to west side of Heights Lane, not attached to the urban area. Access is from Heights Lane which becomes increasingly narrow as it leaves Eldwick

Sloping field in front of attractive rural buildings with listed status. The site is isolated from the edge of the urban area and not considered to be suitable for development given the impact on the setting of the listed building.

Site Summary
<p>Land flanked by existing homes. The site was too small for full consideration in the last SHLAA but now meets the size threshold. The development of the site will be difficult to mitigate but this aside low yield appears in the trajectory.</p>
<p>Steeply sloping and partly wooded site with trees protected by preservation orders adjacent to the urban area. Site was unsuitable in first SHLAA, but the flood zone constraint has now been substantially reduced. The poor access and topography of the site and possible impact on the setting of the Eldwick Beck conservation means only a limited part of the site could be suitable with mitigation making it not achievable for development</p>
<p>Land to east side of Sheriff Lane and south of residential area. The site is open and visible from moor beyond with open views out. Access is unadopted and narrow and may require 3rd party cooperation to deliver the site consequently it is not considered to be achievable</p>
<p>Level fields and areas of mature trees including existing house and garden. Current access is via an unmade road and may require the cooperation of a number of third parties to deliver development. The development of this site may also have a negative impact on the world heritage site of Saltaire without careful mitigation. The access constraint renders the site not achievable in the circumstances</p>
<p>Farm buildings surrounded by farm land. The southern 2/3 rds of the site slopes steeply toward Sparable Lane, beck and woodland to the east and is marshy to the southern extent. The site will be very difficult to develop because of slopes. The development of the site will also impact on the setting of the World Heritage site of Saltaire by eroding rural backdrops and for this reason and topography is not considered to be achievable.</p>
<p>Site currently in use as water works. Owner indicates the site will be available in the longer term when the site is no longer required. Low yield has been applied to the trajectory given the sites open character close to an area important for wildlife, but a higher yield may also be appropriate</p>
<p>Cleared site which had post base date permission for older persons accomodation which includes 47 flats. Completion expected in year 3. All units consolidated to this single year</p>
<p>Disused garages and sloping overgrown land to rear. The site contains a large number of mature trees and is bordered on 3 sides by existing residential. The site has outline planning permission for 10 houses and apartments</p>
<p>Mixed residential curtilage and unused overgrown field with 2 existing houses in the centre of the site. The site now meets the SHLAA size treshold and is the remaining part of a site allocated for housing in the RUDP</p>

Site Summary
<p>Site with planning permission for change of use of upper floors of building to flats. The planning permission is in 2 phases. The retail element in phase 1 is complete, phase 2 relates to residential above which is not currently being implemented and is expected to remain so until circumstances change</p>
<p>Open spaces around high rise flats adjacent to canal. The site contains wooded areas and car parking for the flats but there are areas where development opportunities exist. The site is in 2 ownerships but information is limited regarding future aspirations. A large part of the site is also a scheduled ancient monument and is close to the canal conservation area, meaning that any additional development would need to be minimal to achieve a neutral impact on this asset and for these reasons is considered to be unrealistic for development.</p>
<p>Sloping and semi wooded underused land and farm buildings adjacent to household recycling depot, sewerage works, residential and business uses. The site could be developable following consultation with environmental health given proximity of sewerage works</p>
<p>Part developed site with construction almost complete for the remaining 4 units</p>
<p>Cleared site with lapsed permission for 12 units. The owner is understood to be bringing forward a revised scheme for the site for around 8 homes</p>
<p>Fully developed site</p>
<p>Grassed sloping site on the junction of 2 roads. Revised permission was granted for 14 units and the site is currently for sale</p>
<p>Site of former school now redeveloped for family housing. Fully complete</p>
<p>Site with lapsed permission for 2 houses in the grounds, owner intentions are presently unknown and therefore trajectory has been adjusted to reflect this. Forecasted yield generates a yield that is unrealistic for the site at 8-11 and thus has been adjusted down</p>
<p>Conversion of offices and garage to residential use. Now complete</p>
<p>Completed development site</p>
<p>Sloping field in use for grazing adjacent to the canal and 2 rise locks. Trees along the site boundary. Site lies close to the Dowley Gap sewage works and this could act as a constraint through smells and flies</p>



**Site Summary**



Level site of former flats alongside canal towpath with permission for 16 homes

Former land and buildings used for cattle market between main road and railway line. Part of the site falls in a flood risk area but the site is in a very accessible location and has been considered could accommodate a form of development appropriate for an area in close proximity to a town centre. The site was put forward by the local community and the owners intentions are not presently known. Retail use has been refused on a number of occasions and there is no known interest in the site for employment use at present

Vacant and underused buildings to north side of Whitley Street that could be suitable for redevelopment and conversion, similar to others in the immediate area. Owners or their current intentions not presently known.

Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/042,043, 044,045,046.

Sloping field adjacent to East Milner Field Lodge. Access from the end of a track leading from Coach Road that becomes a footpath through the woodland up to Gilstead. Site put forward as part of suite of sites within the wooded area of Milner fields estate

Land to north side of farm track leading from Coach Road. Currently in use for food growing. Trees along the southern boundary. Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,044,045,046.

Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,044,045,046.

Site Summary
Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,043,044,046.
Woddlan, Paddock and remains of former kitchen garden to Milner Fields House. Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,0.43,044,045,
Permission granted for 36 elderly person flats. At the last survey, ground preparation was well advanced. Completion expected in year 2
Under construction. All development expected to be complete by end of year 1
Site with outline planning permission for demolition of existing house and 6 new
Site is a late additional to the SHLAA. Survey work and only desktop assessment undertaken. Potential site yield around 25 units. Site has potential access constraint. The site falls within a parcel of land identified by the growth study
Multi storey concrete office building with undercroft and car parking about to be demolished with mature trees on its eastern boundary. The site was to be redeveloped for a supermarket but is now available for an alternative use. The owners have already indicated they have had enquiries from interested parties for retirement housing together with new retail
Vacant greenfield site identified by landowner in their 2015-2018 programme for social housing
Level fields with good access from Pengarth to the rear of homes fronting Westway and Appleton Close.
Predominantly level overgrown field that slopes to the northern edge. Some trees to boundary. The site sits between a primary school and housing to its east side.
Cleared former scrap yard. There is no current planning permission but the landowners are pursuing the sale of the site, which does have residential interest
Sloping fields to west of Black Dyke Mill formerly allocated as housing sites in the RUDP. Application for 116 units was pending at the base date. Forecasted yield appears in the trajectory at present

Site Summary
Mill and industrial buildings and undeveloped land in full and partial use. The lower part of the site may have some residential potential following the delivery of neighbouring housing at QB/003, but also may impact on the listed status of the mill. No units appear currently in the trajectory until more information is available on the true potential of the site
Level mown field with residential to 2 sides. A planning permission for 16 homes was approved after the base date
Sloping overgrown field hidden in part by substantial stone wall. Outline application was pending at base date for 155 units and has since been approved but forecasted yield currently appears in the trajectory. It is likely that further applications will be submitted to determine the final development number
Land to north of golf course and south of housing site. Sloping scrubby land part in use a car park to club house. Tree preservation orders cover most of the site boundary. Yield revised to low
Level to sloping land with access from Deanstone Lane which provides rear vehicular access to properties fronting Deanstone Lane. Bradford Open Space Assessment classified this as part of the outdoor sports facilities for the adjoining school. Otherwise no policy constraints.
Former quarry, with detailed planning permission for remedial works and construction of 128 homes . Development is underway
Scrubby unused land in the green belt alongside the road out of Queensbury, with remains of bunkers. Site extends beyond an area of existing development.
Land adjacent to recent new development and includes important trees of value on the edge of the conservation area which should be retained. The site however relates well to the settlement and has no significant constraints
Steeply sloping fields in the green belt which are detached from the edge of the urban area. The fields are very steeply sloping and would be unable to accommodate a reasonable level of development
Mown fields adjacent to Old Guy Road. Narrow access from both roads suggests the site would only be a longer term option if at all. Units appear from year 11 at the earliest
Level open land with good access. Site is divided by dry stone walls and post and rail fencing. The site has been subdivided from the original much larger site as ownership is different (See also QB/014b). Narrow approach particularly from the north but the site adjoins recent residential development

Site Summary
Level fields divided by dry stone walling and post and rail fencing . This is a large site in relation to the settlement and was part of a much larger site in the last SHLAA (see also QB/014a). Access constraints will delay the development potential of the site and it is likely that off site highway works will be required
Isolated site in area of washed over green belt. Part of field off Halifax Road. Mature trees across part of the site which is below road level.
Level plateau of land on the edge of existing development, before land drops steeply into Shibden Valley. Owner has come forward since the last SHLAA indicating that the site is available
Bungalow and steeply sloping field. Access is poor and would need to come through the bungalow site in order to ensure proper gradients. Owners intentions are unknown and the site is not presently considered to be achievable for development
Level site containing mixed curtilage, garages and out buildings. Site had outline permission at base date for 7 units.
Cleared site with permission for 5 units. Site has been prepared in readiness for foundations. One of the houses is underway
Scrubby grassed area with permission for 10 units. The site has been enclosed by security fencing and a sign on site suggests development may be starting soon
Level former cricket ground and steeply sloping uneven land which runs down to Brighthouse and Denholme Road. The site has access and topographical constraints
Level to sloping fields adjacent Perseverence Lane. The site is crossed by high voltage power line and is in an area which is isolated from the main urban area. The land does however join neighbouring site QB/022
Sloping field containing farm, buildings behind homes fronting Hillcrest Road. The only current site access is a farm access between houses on Hillcrest Avenue.
Level field on road frontage in use for grazing which slopes away to second field. There are no significant constraints to development
Former factory with permission for demolition and new build on the footprint for 5 homes. Buildings have been demolished in readiness
Level site between 2 roads. It s however detached from the main urban area of Queensbury and not considered suitable
The site is not attached to the edge of the main urban area and is thus not considered currently suitable
Site with permission in outline for up to 9 homes.

**Site Summary**

Former reservoir containing equipment on the edge of Mountain. The owner hopes to be able to bring the site forward for redevelopment, although access is problematic

Permission granted for 12 flats in the building

Sloping field south of QB/001 & 002. The site includes farm buildings but is contained by Harp Lane and mature trees on its western edge with urban development to the south and east. A mature tree belt runs through the centre of the site which would equally form a good green belt boundary

Level to slightly sloping land above steeply sloping and wooded valley south of QB/016. There are a number of potential points of access on Halifax Road or from Shibden Head Lane to the southern end of the site

Land west of Pendle Court south of Long Lane, identified by the growth study, the site has no obvious constraints but adjoins a relatively narrow stretch of highway

Uneven land surrounded by wire and post fencing. Tree Preservation Order adjoins the Eastern boundary.

Uneven land partially used for grazing and containing various buildings. Overhead electricity cables cross the site and the shape of the site will restrict number of units achievable. Site is divided in two by North Street.

Land off Brownbank Lane, allocated as safeguarded land site. Series of fields uneven in places with mature trees and dry stone walls. The site is divided by Bolton Road, Brown Bank Lane and Hawber lane as well as many footpaths. Electricity cables cross the site and off site infrastructure will be required before the majority of the site can come forward although some development could take place sooner

Uneven fields and former allotments adjoining east of Silsden. Many footpaths cross this site which contains mature trees. Comprehensive development in conjunction with provision of Silsden Relief Road essential before this site can come forward

Site with detailed permission for 40 units. 14 pre base date (year 3) and 26 post base date (year 4) with access to be provided into the remainder of the site that could accommodate a further 60-70 units (year 6)

Site Summary
<p>Level land the majority consisting of fields used for haymaking and grazing. Historic hedgerows run down either side of Hainsworth Lane and should be retained. Mature trees located on field boundaries are protected by tree preservation orders. This is a greenfield site where access needs to come from comprehensive development including relief road.</p>
<p>This site consists of a parts of different fields of long grass which have previously been used for grazing. Overhead electricity cable cross the site. The site is prone to flooding from Silsden Beck, with the western half of the site falling within flood zone 3a.</p>
<p>Fields separated by mature hedgerows and bounded to the south by the Leeds Liverpool canal. Tree Preservation Orders cover hedgerows and trees within the site. Access onto the site can be gained from two points off Woodside Road although there are current junction issues at Elliot Street which will need to be resolved. Owner intentions are presently unknown</p>
<p>Field within the green belt surrounded by mature trees and hedgerows. The site slopes downwards in a southerly direction and is used for grazing dairy cows. The site is located on edge of town with good access from the existing estate but junction issues at Elliot St /Keighley Road may need to be resolved before the site can come forward.</p>
<p>Sloping land to south of Skipton Old Road within the green belt to western edge of existing residential development. Mature trees and dry stone walls to all boundaries. The narrowest part of the site adjoins Skipton Road and there may be visibility problems of providing a junction at this point which could delay delivery</p>
<p>Meadow land consisting of two fields separated by a mature hedgerow. A footpath runs down North East Boundary. Narrow access to the site exists</p>
<p>Area of land adjoining Leeds Liverpool, Sykes lane divides site in two. Planning permission has now expired but the site has developer interest which may involve a slightly larger site. Medium yield applied to trajectory from year 4 which is likely to be revised upwards when the site comes forward</p>
<p>Land adjoining Leeds Liverpool Canal in use mainly as allotments and allocated as Safeguarded land and employment land in the RUDP. The south west part of the safeguarded land is sited within the floodzone. The site has no current access and its development will be subject to the adjoining land coming forward in advance. Forecasted yield revised</p>

Site Summary
<p>The site lies within the green belt detached from the built up area. It does however lie adjacent to designated safeguarded land to its Northern edge. It could therefore be considered as an extension to the safeguarded land designation in the future. The western most section of the site (around 1/5 of the site area) lies within flood zones 3a and 3b. The site lies within a parcel of land identified by the growth study</p>
<p>House with permission in the grounds for 8 new homes</p>
<p>Former commercial premises with planning permission for 12 houses</p>
<p>Site with permission for 5 units which were underway at the last survey</p>
<p>Level field in the green belt off Holden Lane to rear of homes fronting Lowfield Crescent. Holden Lane is narrow on approach but there is potential to widen this road. A strip of land to the western edge of the site is allocated as urban green space in the RUDP. A buffer of land alongside the canal will be required to mitigate against the potential impact of this site on the canal conservation area</p>
<p>Sloping fields divided by drystone walls with narrow access from Summerhill Lane. Part of the SE corner lies in the flood zone but this is not expected to constrain development.</p>
<p>An area of grazing land on edge of Steeton village. The landowners present intentions are unknown</p>
<p>Unused fields intersected by private road. The site would only take a limited number of units due to shape and steepness and Hollings Bank Lane is very steep and narrow. The site was considered at the last UDP inquiry but rejected. Owner intentions unknown therefore the site will be deleted from the SHLAA</p>
<p>House and grounds of Longlands. The Land is quite level and access can be gained by unmaintained road from Skipton Road. Mature trees to boundary. The site has recent permission for 9 units as well as post base date approval for a convenience store. Some clearance of the land has started</p>
<p>Land with permission for 19 new homes.</p>

Site Summary
<p>Uneven fields crossed by overhead electricity cable with a footpath from Sycamore Grove. Outline application on part of the site pending subject to signing of section 106 for 19 units. Year 4. There is additional potential available on the rest of the site which appear from year 6. Part of the site is green belt. The owners intentions on whether they still wish to pursue development here is unclear and thus only proposed units on the safeguarded land site appear in the trajectory</p>
<p>Level grazing land fronting Skipton Road. The site is available and has developer interest. Formerly safeguarded land and housing site before inquiry to last plan now unallocated in RUDP.</p>
<p>Land and buildings used by dairy farm to rear of manufacturing buildings. The site is in full use for dairy and new buildings have been recently added, also part of the site has been developed as an extension to the neighbouring industrial building and consequently is no longer considered to be available or achievable. No units have been applied to the trajectory</p>
<p>Fields used for grazing and growing crops. The area is quite level but prone to flooding from River Aire. Access not currently suitable for large residential development. Various farm tracks run through the site. The site is smaller than at the last SHLAA update and extends only as far as the current area of floodrisk. The site lies within a parcel of land identified by the growth study</p>
<p>A group of fields located between Airedale General Hospital and Eastburn some in use for grazing. The group is divided into two by green lane and the fields to the Eastburn side of Green Lane have lots of mature trees to the boundary. Existing site access is poor. Site has developer interest</p>
<p>Area of unkept grass land. The Damart warehouse adjoins the site and a pump station is situated in the NW corner of site. Mature trees located along eastern boundary. Whole site is located in flood zone 3a but the SW corner of site has planning consent for residential development - 4 houses. Subject to mitigation the rest of the site could still come forward.</p>
<p>Site under construction for 196 units overall approved after the base date date. This is less than the previous number approved. 2 completions at 2013 survey with rapid progress taking place on site. Speed of completions will be monitored but with expectation of at least 30 per year, rising toward end of build period</p>
<p>Steeply sloping land to south of established house and grounds. Access to site via Chapel Lane is narrow and the northern part of the site contains a number of mature trees</p>



<b>Site Summary</b>
Unsurfaced car park adjacent to café bounded by large number of mature trees. SW corner of the site lies within a Village Green Space designation from RUDP and a part of this SW corner lies within flood zone 3a.
Historic house with permission to convert west wing to cottage and conversion of barn to 2 bed house. The work approved does not affect the integrity of the village greenspace
Site is a late addition to the SHLAA. Survey work yet to be undertaken, but land has poor access and is steep consequently presently placed in latter end of trajectory. The site lies within a parcel of land identified by the growth study

Former tip under construction. Completion expected by 2014 survey
Sloping and wooded site, with derelict water treatment building. Site had outline planning permission at base date renewed at November 2012.
Sloping and level grazing land adjacent to Thornton Road. The site is in more than one ownership and only one owner has come forward which could delay deliverability. Yield revised to medium given good access
Sloping field surrounded by residential. Narrow steep access into the site. Planning permission for 17 homes
Steeply sloping fields. Very prominent some trees. Within the green belt. Land south of employment site where development has stalled
Level to sloping overgrown land. Land to south side of Thornton Road. Early planning application for elderly persons accommodation refused. Yield revised to medium given good access and level site
Sloping field which steepens as it approaches the southern boundary. Land south of Thornton Road and east of Green Lane on the edge of Thornton.
Level area to the rear of sub station and north of cottages at school green. This is a larger site than the last SHLAA which is designated but not maintained as greenspace on the edge of the urban area. The site was formerly allocated as a housing site

Site Summary
<p>Level to sloping land fronting and running behind properties on Hill Top Road. The site is in more than one ownership but as Safeguarded Land is now considered to be Suitable Now</p>
<p>Sloping and partially wooded area with single residential property at the centre of the site and further land below. As Safeguarded Land is now considered to be Suitable Now</p>
<p>Land with detailed permission for 64 family homes, under construction. 8 completions recorded at 2013 survey</p>
<p>Derelict listed mill and cleared site of former mill. Listed mill suitable for conversion with complimentary development on adjacent site. Further land may be necessary to enable the redevelopment of the mill which will be costly to bring back into use without enabling land</p>
<p>Level fields alongside Spring Holes Lane toward Upper Heights, within green belt.</p>
<p>Slightly sloping fields and property adjacent to Back Lane. Within the green belt.</p>
<p>Site has permission - alteration of former Thornton Mills to form 18 1 and 2 bed units 07/04390/fu1</p>
<p>Site bounded by high stone wall with mature trees on the boundaries and planning permission for 3 houses, renewed in January 2012</p>
<p>Scubby overgrown land with current permission in detail for 2 and outline permission for another 4 but able to accommodate at least another 3 or more. 9 units shown in trajectory</p>
<p>Cleared level site - formerly church and hall. Advertised as a development opportunity.</p>
<p>Site fronting Back Lane. Gated and with railings and bounded on all sides by mature trees. The land is in use for pig rearing and contains polytunnels</p>
<p>Field with access to Spring Holes Lane. Slightly sloping field with narrow access on approach</p>

<b>Site Summary</b>
Cleared site fronting road with planning permission for B1/B2 unit. The site is not considered to be available for residential development and will be deleted from the SHLAA
Sloping field with access from North Cliffe Lane. Site on the edge of the urban area protected as green belt. Trees with TPOs on the south eastern edge of the site
Scrubby land to the south of the mill. The green belt in this location is not well defined and a new boundary to the south of the current line will allow additional land to be developed to allow this mill to be redeveloped also.
Slightly sloping field south of TH/007. The site is not considered to be suitable in accordance with SHLAA methodology as it does not adjoin the urban area and will be dependent on TH/007 being released. No units presently appear in the trajectory
Generally level to slightly sloping fields to north of Back Lane. Back Lane is narrow consequently road improvements will be necessary if this site comes forward
Gently and in parts steeply sloping pasture to side and rear of existing homes. The land is open to Harden Lane and not likely to have any access constraints.
Partially constructed development site which has been started but has seen no development for a number of years. The site has permission for 11 units and is on the market by agent. Site appears in the trajectory from year 4 to acknowledge that new developer will need to take over the site
Extensive area of farmland, woodland, farm buildings and cottages to the east side of Wilsden. Access from Coplowe Lane. Lies within the green belt with part of the boundary covered by TPO's and an area in the northern part a designated Bradford Wildlife. The site as a whole is considered to be too large relative to the size of the settlement and for this reason is unsuitable. However parts of the site could be considered as the area was identified by the Growth Study. No units appear in the trajectory.
Completed site
Site has planning permission for 82 homes approved after the base date. Construction has started
Field adjacent to ongoing development to west, now W1/005A. The remaining part of the site is in the green belt.

**Site Summary**

Sloping farmland with access from Shay Lane

Completed site

Green fields sloping downwards from west to east. Access via Biggland Court is quite steep and narrow. The site is currently designated as village greenspace and greenbelt

Greenfields, access via farmtrack along west boundary. Allocated as greenbelt

Greenfields located on edge of settlement and used for horse grazing. Access could be taken from Haworth Road. Overhead line cross the site at the south eastern corner

Level field to side and front of farm and adjacent semi detached houses. The field adjoins residential on 2 sides but is beyond the urban edge of the settlement as defined by the current green belt

**Site Summary**

Open fields on the edge of the settlement. Revised site containing additional fields divided by hedge and stream running through north western field. Site contains a wooded area. The site is being promoted by a developer with an approximate capacity of 500. Low yield suggests a slightly higher yield which has been applied to the trajectory

Sloping and level fields either side of Menston Old Lane. Some trees. Green belt - part of separation between Menston and Burley in triangle of land between existing and former railway lines. Narrow access. A small part of the site at its N edge lies within flood zone 3a

Land and buildings owned by health trust. Planning permission for 37 homes

Land within the green belt to west of railway line accessed via private road serving residential enclave. Level to slight sloping with trees on boundary. Land separated from main residential area by railway line. Given third party land issues the site is not considered to be achievable for development

**Site Summary**

Detached house in own grounds and adjacent field - lies within the green belt. House in own grounds not visible from road and attractive mown area used for garden.

Slightly sloping single field - triangular site fronting road adjacent existing residential area.  
  
Designated safeguarded land within RUDP - S/UR5.7

Slightly sloping field surrounded by mature hedging adjacent to Burley Hall and within conservation area. The proximity of the conservation area may limit the number of homes the site could accommodate and a well designed development will be required if this site comes forward

Allotments adjacent to well used council owned allotments. The allotments are presently in good use with reasonable access which may need to be improved. Some flood risk means that low density is likely to be more appropriate

Partly used mill complex comprising 3 storey building and various outbuildings containing local business. The site is underused and in part derelict and could be redeveloped for mixed use which could include residential development. Access is good

Former public house and car park now vacant with permission for conversion of building to 4 homes and development of land for 5.

House and garden and field between railway line and redeveloped former hospital site currently washed over by green belt

Level to sloping land to the east side of Bradford Road. Some trees. A beck crosses the site but is not considered to prevent the development of the site

<b>Site Summary</b>
Level field with good road and pedestrian access from Burley Bypass and underpass to the village. The land relates to the existing urban form of Greenholme Mills BU/011 and residential properties on Great Pasture.

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Sloping fields behind existing homes and farm. Part of the site has planning permission for 135 homes. The remaining has capacity for a further 30 with another application pending at base date

Level area of land within the green belt but with potential for development. Adjacent to ME/001 identified from site visit as logical extension to RUDP allocation. TPO along western boundary of site.

Greenfield housing site on edge of the village, some mature trees. Formerly RUDP allocated phase 2 housing site. Permission was pending at the base date for 173 homes and was approved in October 2013.

In a very sensitive area of the countryside - adjoins S Pennine Moors SAC and SPA. Isolated area of land in the green belt - 1.4km north west of Menston. 2 small TPO's.

Sloping and undulating fields with areas of woodland, lies within green belt but adjoins built up area. Lies north of Menston on edge of urban area with access from Burley Road. Site previously 2 sites now merged into one with access available

Land to west of Burley Road in and around Brookleigh Farm and north of railway line. Undulating pasture with open views to moor beyond. Many mature trees and within the green belt. Site currently provides an significant visual break between Burley and Menston. The trajectory shows the total capacity of the site at present. Smaller sites may be considered further at Allocations stage

Fields to north of Bleach Mill land and west of Clarence Drive. Rolling countryside to west of Menston within green belt. Access is poor. There are 2 small scheduled ancient monument sites within the area. The size of the site would be out of scale with the settlement

Completed site

completed site

Site with outline permission for 4 homes and demolition of existing house.

Site Summary
Mostly level fields separated by mature trees and sloping toward beck and Chevin Avenue and Imperial works. The site has a long road frontage to Otley Road and faces existing mature development. A small part of the site along the eastern and northern boundaries is affected by flood risk
House and garden and adjacent field on the edge of the village. Access can be taken through existing property that forms part of the site
Under used land attached to social club with planning permission for 12 homes. True yield shown in trajectory
Land with full planning permission for 8 homes

Triangular shaped field behind Carloway used for grazing with some woodland on the edge. Land with full development report by agent. Site has development potential alongside adjacent site AD/002.
Sloping field to rear of houses, some small sheds and building for animals. The site is designated as safeguarded land in the RUDP and has outline approval for 5 units on a small part of the site a further application for another 11 is pending. The site could accommodate additional development to the 16 proposed subject to access
Steeply sloping fields with bands of mature trees protected by tree preservation orders. Land comprising present village greenspace and is within the conservation area. This land could be considered alongside AD/004 to ensure comprehensive development with access from the neighbouring site
Sloping fields separated by mature trees/bushes and farm buildings in the RUDP green belt and village greenspace. Access available from existing estate road to the west. Site has been slightly enlarged to take in former AD/010 and could be developed comprehensively with AD/003
Land adjacent to Main Street with no real constraints comprising fields separated by hedgrows and trees between cricket ground and recreation area. The site is very open and visible from a number of locations within the village

Site Summary
<p>Sloping overgrown field running toward beck, with area of mature trees. Access from existing estate. Southern section of site lies within flood zone 3a but this is not expected to prevent development</p>
<p>Land within the green belt, to the south east of the village. Sloping fields, separated by dry stone walls. The position of the site running along the bypass is in a prominent position and highly visible from the northern parts of the village</p>
<p>Sloping field south of the cricket ground with mature trees on boundary. The site has been extended slightly since the last Shlaa to include an unused area of land adjacent the telephone exchange. The site is in a very open part of the village when viewed from the north</p>
<p>Corner site between bypass and Main street. Level enclosed field, surrounded by mature trees. The site lies within the green belt but is not attached to the main urban area and thus is not considered to be suitable unless it comes forward with AD/008</p>
<p>Cleared site of former school with remains of foundations and overgrown playing field behind enclosed by woodland and mature hedgrows with preservation orders. South eastern half of site formerly allocated as a phase 2 housing site in RUDP. The site is constrained by access.</p>
<p>Level grazing land adjacent to urban edge within the green belt. This is the last field on the edge of the village with access from Moor Lane which will require improvement but could be developed alongside AD/002.</p>
<p>Level enclosed field and barn within the green belt. Access is good but from a narrow approach, which is typical throughout the village.</p>
<p>Level field within green belt adjacent to residential area and former railway tunnel. Access via very narrow roads. Site could be accessed from neighbouring land but in the meantime the restricted access means the site is not considered to be achievable</p>
<p>2 level fields either side of quiet lane. Access via narrow roads only and in an area designated in RUDP as village greenspace. The access constraint is not considered to be easily resolveable and thus the site is not achievable for development.</p>
<p>Land to north west of Manor Garth. Level open area bounded by stream and crossed by footpath. Part of the site appears separate and may be used as grazing by Manor Garth. The Eastern/south eastern third of the site lies within flood zone 3a. Limited access is available without bridging the stream which acts as a key constraint, reducing the overall developable area</p>



**Site Summary**

Land to north side of Ilkley Road on edge of Low Mill Village. Pressure sites 19 & 20. level fields adjoining mill which has been converted to residential. Whole of site within the green belt, separated from the built up area and also within flood zone 3

Site with permission for 5 new homes

Level to sloping field to rear of homes fronting Bark Lane with access from High Mill Lane onto Bolton Road. Dales Way public footpath crosses the site

Level playing field and childrens play area together with adjacent wooded area. Well used land maintained by Bradford Council except for wooded area to west side. Planning permission for boundary fence around the site has been granted. Majority of site is designated as Playing fields and remaining land is unallocated. Tree preservation Order protects the wood in central part of site.

Unused overgrown off private road. Sloping field some mature trees. Tree Preservation Order affects small parts of site. Former allocated phase 2 housing site in RUDP. As the site lies off a private drive and the approximate yield is likely to be around 5 units which will fit with the character of the area

Semi wooded site with open area toward southern end. Site unlikely to accommodate more than 10 homes. Tree preservation order affects eastern boundary of the site. Former Phase 2 housing site in the RUDP - S/H2.4 where the owner has recently confirmed they intend to bring forward the site

Unused steeply sloping field. Residential development on 3 sides (1 as caravan park in wooded area). Access from neighbouring estate road. Tree preservation orders affect northern boundary of the site.

Steeply sloping fields and areas of hedgrows and woodland. Attractive grazing land divided by post and rail fencing and some mature trees. Small scheduled ancient monument on the site. Off site infrastructure requirements are likely to delay when the site could realistically come forward should it be considered for development

Paddock and garden attached to existing cottage, within wooded curtilage. Small site with access from Moorland Avenue, which could be extended to include the house and remaining garden area. The site is on the edge of the urban area. Tree preservation

Sloping field to rear of farm buildings used for grazing, bounded by mature trees. Site in use for grazing but was identified for residential use on the RUDP and the owner is looking to bring the site forward for development in the future. Access will be reliant on the neighbouring site coming forward

Site Summary
Former school site comprising overgrown land allocated as housing in the adopted RUDP and playing fields. The playing fields are surplus to requirements and the site could come forward within the next 5 years
Former reservoir, now under construction. Site has existing planning approval for 74 units. The majority of the site is complete, 6 remained at the last survey
Undulating fields and belts of mature trees. Tree Preservation Orders cover different parts of this site but the majority of the area could be developed around the orders. The site has developer interest
Grassed area with trees on the boundary and cleared site to east. Site enlarged to incorporate cleared college buildings. Small part of the south eastern corner of site encroaches in to part of flood zone but this should not affect the sites overall development
Cleared site which was to be deleted from the SHLAA but now has permission for 9 family homes.
Site under construction for nursing home. All units removed from trajectory
Open garden area - surrounded by trees. Most of the site was allocated as a housing site in the RUDP and part has permission for 2 new homes
Open Land adjoining Residential and Playing Fields to the rear of homes. No access currently exists to the site and will need to be explored further
Open Greenfield Land which is very visible from the valley below. The site is likely to need off site infrastructure but could be developed alongside BA/004 should it be considered for development
Site of former pub with planning permission for 7 units.
Land with permission for 9 homes
Land under construction for 4 homes. 2 remained at last survey
Level to sloping land with few trees. Site has good direct access from Meadowside Road

Site Summary
<p>Steeply sloping fields, with woodland and hedgrows. Only the north western part of the site is considered to be developable where access could be created to the side of The Sun Pub. NO units currently appear in the trajectory</p>
<p>Sloping and steeply sloping fields behind properties on Marchcote Lane. Land to south side of Cottingley estate. Access available from Marchcote Lane or recently developed estate to east. Land further west is steeper and less well contained.</p>
<p>The site does not directly adjoin the edge of the main urban area as the adopted green belt extends to the northern side of the highway and thus is separate. Tree Preservation Orders affect land along western boundary.</p>
<p>Large houses in private grounds, with number of mature trees and shared access to Bradford Road. Crowhurst to the east side already has planning permission for residential redevelopment and is advertised as a development opportunity.</p>
<p>Site has planning permission after the base date for 27 homes. True yield shown in the trajectory from year 4</p>
<p>Land to rear of Hazel Beck. Steeply sloping field running toward beck at bottom, with no independent access. Development of site affected by Green Belt designations, tree Preservation Orders and is also part of Bradford Wildlife Area. The site is not consi</p>
<p>Land to rear of houses on Lee Lane. Hazel Nook would have to be demolished to allow access into the site. Lee Lane and dwellings within it washed over by green belt so the site is not contiguous with the built up area.</p>
<p>House and outbuildings, with sloping fields. Land to north side of Lee Lane. Fields slope to the north and Lee lane is a narrow country road. Lee Lane and dwellings within it washed over by green belt so the site is not contiguous with the built up area.</p>
<p>Single field/garden to top of residential road - sloping. New Brighton is a residential enclave in area of washed over green belt. The site could be developed without compromising the purposes of the green belt if CO/011 is considered further</p>
<p>Level to sloping land adjacent to urban area and CO/003. A culvert runs under the site.</p>
<p>Steeply sloping and less sloping fields adjacent to existing homes containing pockets of mature trees. Although the site adjoins the small settlement of New Brighton it is isolated from the edge of the main urban area. The site lies within a parcel of land identified by the growth study. Site boundary is smaller than last SHLAA</p>



Site Summary
Tarmac area with cleared buildings with gated access from roadway to Cullingworth primary school. Existing neighbouring industry still exists. The owner is working to bring the site forward
Industrial estate and allocated land to the east, with planning approval Sept 2014 for 233 homes and industrial units. The trajectory reflects the developers intentions
Field running south toward beck adjacent to new development.
Underused and part derelict mill and tipped uneven land to rear. Land to the south is currently being used as a stone yard and the mill is in partial use only. The landowners are working toward bringing the site forward
Industrial shed, on the edge of the village. A number of mature trees on the boundary and separate car park on Many Wells Brow. The site is in full use and will be deleted from the SHLAA
Site recently completed for 8 homes
The site lies within the green belt and is detached from the built up area and as such is unsuitable
Green belt site which adjoins the urban area at the edge of the village, between homes.
Mill with permission for conversion to 3 apartments and 4 new houses
Level field between homes and farm used as riding stables. Access is via an unmade road
Level land between Coldspring House and Brooklands to the west of site CU/003. The site is not considered to be suitable on its own under the SHLAA assessment process but is well contained land that could be added to CU/003 to make a larger site
Remaining undeveloped part of larger housing site. Sloping and overgrown. Site still has valid permission from the larger site and the owner is thought to be taking steps to bring the site forward

Site Summary
Cleared former industrial site with planning permission. Concrete foundations remain. The site has both outline and detailed planning approvals and is on the market
Sloping field. The site has planning permission post base date for 35 homes. True yield in trajectory from year 4
Site allocated as Safeguarded Land in the RUDP but the land is being well used for allotments. The site has strong community support for the current use and consequently the land is not considered to be achievable
Undulating scrubby land sloping toward Carperley Beck. Site allocated Safeguarded land S/UR5.3 in RUDP. Floodzone 3a affect the southern fringe area of the site. Majority of site is located in Bradford Wildlife Area.
Gently sloping toward the centre of the site. Wooded area to the south western edge of the site and mature woodland beyond the northern boundary. Site has substantial road frontage and can be accessed from neighbouring estate. Site is quite enclosed by trees
Site is located within the Green Belt, with its south and eastern boundaries adjoining the urban area.
Sloping field which is currently being scraped to created new levels. Site rejected by inspector at last inquiry. Site has good access from existing estate. The site is located within the Green Belt.
Large site accessed from gate at end of Beech Ave, generally level but with some wooded areas. Site is off a residential road which is a residential enclave washed over by green belt.
Existing industrial land and buildings in the green belt. Factory and land to west side of Halifax Road, Denholme Gate. The building has been converted into smaller units for commercial development and is not considered to be available for residential use
Cleared factory and assoated land with planning permission for 35 units
Uneven fields attached to farm buildings. Western boundary crosses open field. Site some distance from urban edge in area of washed over green belt. Northern part of site is included within an area of search for minerals.
Completed development site
Farm buildings with permission for conversion

<b>Site Summary</b>
Cleared site with planning permission for 73 homes and business use

Site designated as safeguarded land in RUDP - K/UR5.5 Large part of the site falls within flood zone 3a.
Level field with steep access surrounded by mature trees. Site not ideal in full use with poor access and only suitable for 4-5 houses at best.
Open fields and farmstead within green belt. Part of open land separating East Morton and Crossflatts.
Site with planning permission for 12 houses
Site access can only be taken across or with the need of 3rd party land and consequently this will need to be resolved before the site can come forward
Heavily wooded site in green belt with some open areas. Site rejected by inspector at last plan - limited developability of the site due to trees
Garden land with access from private driveway. Contains stable. Site has permission for 3 detached homes Site would be more comprehensive if linked to EM/007 with access from Street Lane.
The green belt in this location is arbitrary and follows no boundary on the ground. Adjacent site EM/006 has outline permission for 3 houses. Road widening may be required if this site comes forward
Very steep undulating land which is wooded in places and falls rapidly toward the beck along the eastern boundary. Poor site access and very limited part of the site that can be developed
Sloping fields with some trees adjacent to boundaries, between farmhouse and cottages and neighbouring land site EM/002. The site is higher than the road but this will not prevent access
Land to east side of recreation ground with access from Morton Lane and Hawthorne Way. The central part of the site is crossed by a high voltage power line and is the steepest part of the site. Access to either part of the site will involve third party land
Sloping fields bounded by dry stone walling. New woodland has been planted to the east side. The site lies within the green belt and is separated from adjoining the built up area by a single parcel of land.
Sloping field alongside Morton Lane, woodland and land currently in use for golf, golf club parking and some agricultural buildings with access from Carr Lane. The site lies within an area of land which is also identified by the growth study



Site Summary
<p>Steeply sloping fields with mature trees across. Good access. The sites topography acts as a constraint to development which will limit the sites potential but are not unsurmountable</p>
<p>Gently sloping scrubby field with some self seeded trees. Good access. Site has planning permission for 38 homes and is under construction. Completion is expected by 2014 survey</p>
<p>Sloping unmaintained fields with group of trees across and on boundary. Site can be accessed from neighbouring estate. Full planning consent to construct 33 dwellings on the site has now expired. Owners intentions not currently known</p>
<p>Sloping field to rear of new homes and enclosed to north west by mature woodland. Good access. Allocated as Village greenspace in RUUDP.</p>
<p>Single storey sheds up to 5 storey mill buildings in partial use. Majority of the site is designated as village greenspace in RUUDP the remainder is green belt. The buildings would be appropriate for redevelopment</p>
<p>Steeply sloping fields in the green belt. A small part of the site along the northern boundary is affected by flood zone 3a. Other than a narrow lane serving cottages the site has no independent access and as such is not considered to be an achievable site</p>
<p>Sloping scrubby grassland. Site has public access and is used for dog walking.</p>
<p>2 slightly sloping fields.</p>
<p>3 to 5 storey mill and cleared land to rear. Some of the mill is used by small businesses and a new shed. Buildings may be suitable for residential conversion as would some of the land to the rear.</p>
<p>Cleared land with most recent permission for 54 homes.</p>
<p>Sloping site dotted with mature trees. Site is between existing residential development and HA/012 and could be developed comprehensively. The site is within the conservation area and may yield a lower number of units than indicated by the trajectory to ensure existing trees can continue to be protected</p>
<p>Land adjacent to railway line, possibly used a sidings or goods yard previously. Site identified through survey when visiting HA/011 as very similar underused land with good access that could be developed to be in keeping with the area. Within conservatio</p>

Site Summary
Sloping farmland. Allocated as green belt and located on edge of conservation area. Limited information has been submitted to allow proper consideration of the site
Sloping fields adjacent to Council car and coach park serving Haworth tourist attractions. Access via roadway serving public car park which is very narrow. 75% of site is designated as green belt the remainder is village greenspace.
Wooded slope with footpath running through. The site is considered to be too steep to yield an appropriate level of development
Uneven and wooded area. Allocated as Safeguarded Land in RUDP. Much of site located in Bradford Wildlife area and is covered by tree preservation order. The landowner considers that around 0.6ha of the site could come forward for residential without affecting trees, but this will need to be tested by a planning application before it can be considered as part of the 5 year supply
Large stone building still intact with boarded up windows and whole curtilage of site fenced in to prevent access. Full pp to be converted to 9 flats
House and garden with permission for demolition and redevelopment of site for 7 homes
Fields used for grazing. Access can be taken from Hebden Road which will need to be improved. Potential yield likely to be lower than suggested which will be determined by a planning application if the site is identified for development
6, 2 bed flats with planning permission
Land to the rear of The Hayfields. There is no existing site access at present to allow the site to be developed
Site off West Lane to the west side of the village. In the green belt with narrow access on approach
Site to rear of Myholmes Lane, currently protected as village greenspace in the RUDP. Site has potential access constraint that will need to be resolved before the site can come forward.
Slightly sloping land to rear of Lees Bank Drive and north of Crossroads Park. The land cannot presently be accessed without third party land consequently no units appear in the trajectory



Site Summary
Sloping site edged by trees between edge of urban area and further homes in the green belt off Lingfield Drive
Predominantly level land containing garden and parking areas, farm buildings and agricultural land. Site adjoins HA/019 (Hebden Road) which could provide potential site access. Access also to be investigated from Nares and Albion Street
Sloping field adjoining HA/016. The site is crossed by a public footpath

The site lies in the green belt on the edge of the built up area of Harden, between cottages on the west and commercial/retail use in the form of a garden centre on the east side. The site slopes steeply toward other homes on the southern boundary and consequently development in this area may not be practicable. The site lies within an area of land identified by the growth study and has been revised by the landowner to include land which adjoins the urban area. Access and topography issues will need to be addressed
Sloping land adjacent to Bingley Road, with some mature trees. The site is available
Sloping field adjacent to HR/002 running to small beck and tree line. This site has no public access and might better be used for development alongside HR/002 with on site Public Open Space. Most of the site is allocated village greenspace in RU DP
Sloping mown field within the green belt but enclosed by mature trees with mature trees across the site. The site was rejected as a development site at the last RU DP inquiry by the Inspector but the site is bounded on 2 side by residential use. The landowner has submitted further site information
Level to sloping field with access from South Walk which is narrow and may require 3rd party land before it can come forward. Owners intentions are presently unknown
Single level sloping field between urban edge and single detached house. Trees to the southern boundary. Site considered as potential green belt release before deposit of last plan but landowners intentions are unknown and thus no units have been placed in the trajectory
Small sloping overgrown field between edge of the urban area and recently converted farm buildings to the west. The site is currently detached from urban area and located within the adopted green belt. Buildings to the west of the site have been redeveloped recently

**Site Summary**

Active Quarry bounded by steep sided bunds. Land to rear of Midgham Cliffe End Quarry considered suitable for holiday cottages for outdoor pursuits type holidays by owner. Whole of site is designated as green belt and 50% of site is within Bradford Wildlife area. The site is in the green belt but is some distance from the edge of the urban area and is not considered to be suitable

road to Golt Stock House. Site is situated in middle of green belt near to an existing park homes site (mobile and statics). Harden Beck runs very close to site. The site is in the green belt but does not adjoin the urban edge and is not considered to be suitable

Completed site

Site is in the green belt but does not adjoin the urban area consequently it is not considered to be suitable presently unless HR/006 is removed. The site lies within an area of land identified by the growth study

Site formerly garden use permission for 4 homes in full. Tree preservation orders covers the rest of the site

Land west of Wilsden Road and South of south Walk/ HR/005. The site is well contained by mature trees and could be linked with HR/004 and HR/005 to make a more comprehensive site. HR/005 has only an arbitrary site boundary at present and has narrow access. The larger site could be developed from Wilsden Road

Sloping pasture to south of existing residential development. Open and fairly prominent site in existing use for grazing with good access. New fences and enclosures. Consider site against OA/002. Designated green belt.

Sloping and accessible unused field with access from existing estate. Designated as green belt. Enclosed by trees on the southern edge.

Site rejected by Inspector at last plan. Site enclosed and viewed against backdrop of new properties on Pasture Ave.

Sloping pasture. One field unused and marshy, other mown but unused. A large hexagonal house has been built into the site which compromises the access into the site. Access to the upper field may be available through neighbouring property. Without demolition of existing property the site is not considered to be achievable

Site Summary
Level field to the south west of Denby Court used for grazing. Access would be possible from Tim Lane although this is a narrow lane and would require improvements
Land to north and south of Denby Hill Rd. Very steep in places but some potential in the field closest to the farm adjacent to Tim Lane. Mature trees on boundaries.
Land to eastern end of Moorfield Drive with good access. Scrubby tipped with a number of semi mature trees. Private access taken through the site and part is used as garden . Part of site has permission for 3 homes with further capacity on remainder, alth
Large site comprising sloping fields between Keighley urban edge and Oakworth. Important visual break between 2 settlements allowing open views out toward Haworth. Access limited.
Completed site
Buildings formerly with conversion permission which has expired. The buildings remain in manufacturing use
Site has full permission for 9 family homes which was renewed after the base date
The land slopes but is not constrained by levels and steepness. Its mainly used for grazing cattle and a FP runs close to the southern boundary. Access is via Sykes Lane which is unmade and narrow
Cleared site with permission for 12 flats
Fronts on to Providence Lane to the west and paths/accessways follow the north and east boundaries. A mill used to occupy this very overgrown site in which the mill chimney still remains. The land is covered by small/medium size trees which have taken over since the mill was demolished
Access can be taken from gate on Low Bank Lane. Telegraph poles/lines cross the site as does a water course which should be investigated as a potential constraint to development along its route.
Well used allotments with access from Dockroyd Lane, which is narrow. Site slopes downwards from Dockroyd Lane

<b>Site Summary</b>
Land to the west side of Wide Lane south of the crematorium. Access on approach is narrow in places. The site lies within a parcel of land identified by the growth study
Site with historic permission, which has recently resumed after a long period of inactivity
Slightly sloping field adjacent to open fields and farm buildings. Access on approach is narrow.
Village greenspace notation does not represent the site as it has no public access and does not contribute in any way to the setting of the area. Slightly sloping scrubby field between houses. Flood zone 3a covers part of site in NW corner.
Completed site
Enclosed field with good access adjoining stream and residential properties. Site presently designated as Green Belt and part of land in the north is covered by a tree preservation order. Future development is likely to be lower than current forecast
Sloping scrubby land with a number of disused out buildings, identified by site visit. Access could be taken from Best lane using 3rd party land if required as access from west would be on a blind bend and therefore dangerous. Planning permission granted
Site under construction for 3 units
Former water treatment works with permission for conversion to 5 homes
Site with permission for 2 detached dwellings
Slightly sloping field rising from Moorhouse Lane between and opposite existing homes. A small group of Mature trees sit on the edge of the first field boundary which forms a break in the slope, but the field extends only as far back as suburban development on the south side. The site falls within an area of land identified by the growth study