



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Housing Land Supply Update

at 31st March 2018

December 2018

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1 Context

A balanced approach to growth

- 1.1 Balancing the demands of development against the need to protect the natural and historic environment is a key function of the planning system. The Government states that its purpose is to contribute toward achieving sustainable development by building a strong and competitive economy; supporting the social needs of the local community it serves; and to ensure that the natural environment is protected and enhanced. It states that Local Planning Authorities should pursue sustainable development and be able to react quickly to changes in local circumstances to ensure there is a constant supply of deliverable land. This ensures that the objectively assessed needs (OAN) of its population in terms of housing and employment requirements are met.
- 1.2 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to maintain an adequate supply of housing land in their area to meet the identified housing requirement. The adopted Core Strategy Housing requirement over the development plan period (2013-2030) is 42,100 homes and is set out under Policy H01. Since the start of the plan period a significant amount of new house-building has been completed and is in the delivery pipeline across the Bradford District. The purpose of this document is to examine current development activity to determine the remaining requirements in each settlement area as they relate to the current adopted Core Strategy housing requirement. The current housing requirement, together with a number of other policies in the Core Strategy, are currently being reviewed. This review is in response to recent changes in national planning guidance. Consultation on the review will begin in January 2019.

SHLAA and Previous Publications

- 1.3 In May 2018 an Interim Housing Land Supply Statement was published which set out the position on new homes completions up to April 2017. Housing Land completions are monitored by a combination of Council tax records, building control returns and site visit data and this information is returned annually to the Government. More detailed analysis of the overall District land supply is undertaken through the production of a Strategic Housing Land Availability Assessment (SHLAA) which involves monitoring planning permissions, the speed of development, land owner intentions and other data on potential options for future development.
- 1.4 The last SHLAA was published in July 2015 and concluded that the land supply was sufficient to meet the targets identified by the Core Strategy.

However, it also concluded that there would be challenges in delivering the new homes required, as some sites lie within weaker or lower value market areas and others are in sensitive locations such as the green belt. The function of the SHLAA is to provide information to the Local Plan process and to provide lists of sites on which more detailed assessment will be undertaken.

- 1.5 The Council is intending to combine housing and employment land data to ensure a comprehensive strategic approach remains the focus for reporting on land availability. This document is not a full SHLAA or an integrated housing and employment report, but does provide a comprehensive set of data on the housing land delivery and technical availability to 31st March 2018.
- 1.6 Further information on the Local Plan and the evidence base can be found on the council's website at [the Planning Policy webpage](#).

2 Land Availability Assessments

- 2.1 Land Availability Assessments have been a feature of Government planning guidance for a number of years and are re stated in the National Planning Policy Framework (NPPF) published in July 2018, with further information in the Housing and Economic Land Availability Assessment guidance updated in September 2018
- 2.2 A land availability assessment can best be described, as a process of pooling, from a variety of sources, all known potential sites at a particular point in time and then carrying out a technical assessment of their suitability, availability and achievability for development. When complete the study should provide an aggregate picture of the total supply of suitable land and categorises it as:
 - deliverable within the short term (within 5 years) for housing or employment;
 - developable for housing or employment uses in the medium or longer term,or
 - not currently developable (unachievable or not suitable).
- 2.3 The Government places great importance on boosting the supply of housing and in order to achieve this Local Planning Authorities need to ensure that there is, at all times an adequate supply of suitable, available and deliverable sites. The requirement to ensure that there is a 5 year supply of such sites is contained within paragraphs 67 and 73 of the NPPF and the relevant data is derived from a detailed assessment of the District's land supply through the

SHLAA. A separate 5 year housing land supply statement will be published shortly.

- 2.4 With regards to employment sites, further detailed work is being carried out to fully assess the recent take up of development land and determine the scale of future need. In line with Government guidance, employment sites which are not taken up for economic uses, are being assessed to determine whether they should be allocated for an alternative use including residential development.

3 The Allocations Development Plan Document (ADPD)

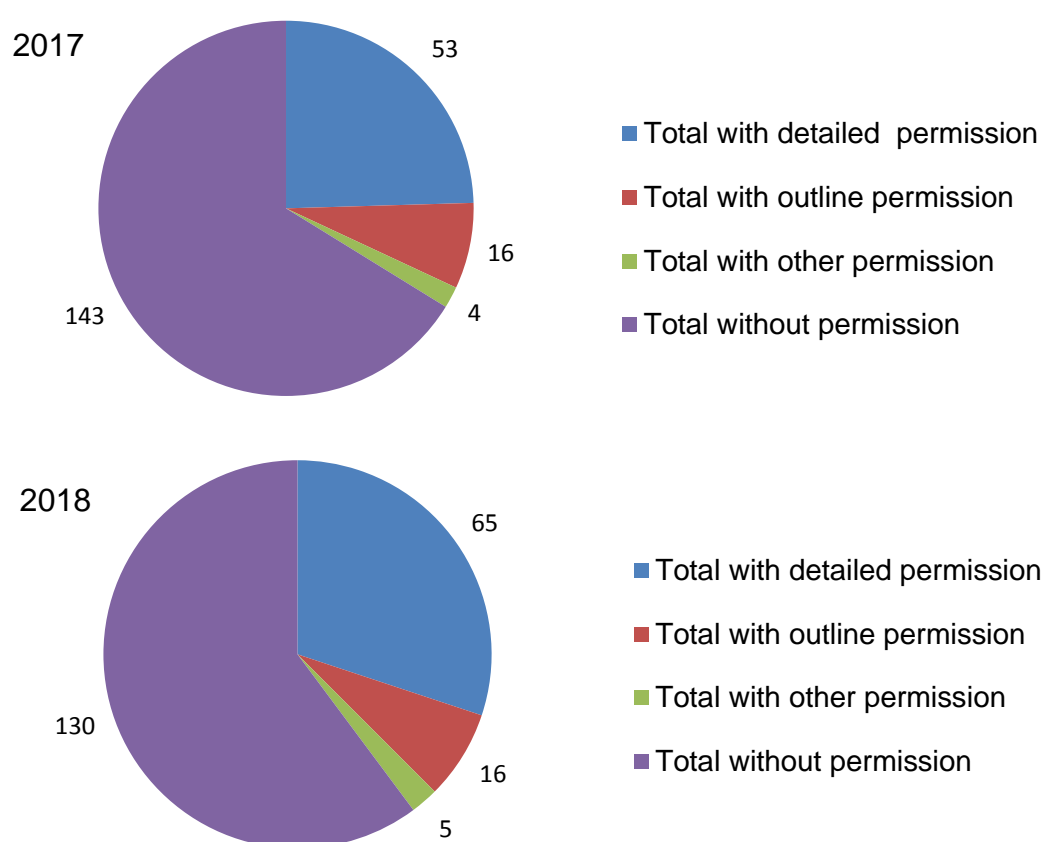
- 3.1 Future sites for new homes (including accommodation for travellers and show-people) and employment uses will be identified in the Allocations Development Plan Document (ADPD), together with land for infrastructure, community facilities and open space. For housing, the Allocations DPD will adopt a minimum site size threshold of 0.20ha and 5 dwellings (net) which will allow for more sites within the existing built up area to be identified. The ADPD will identify sites from the SHLAA and determine whether they should be allocated for development, when they should be developed and decide which type of development is most appropriate. The Allocations DPD will cover all parts of the District with the exception of the Bradford City Centre and the Shipley and Canal Road Corridor areas, where separate Area Action Plans (AAPs) are now adopted.

4 The Brownfield Register

- 4.1 In April 2017, to drive forward the development of previously used land and buildings across the country and increase the delivery of new homes, the Government published instructions for each Local Planning Authority to produce and publish a brownfield (previously developed land) register. The purpose of the register is to promote those sites which already have planning permission in place but have not been developed. The register should also contain sites which the Council consider suitable, available and achievable for residential development. The register does not contain sites which are protected as green belt or open space designations or sites which exhibit problems which would undermine their deliverability such as viability, access or landownership issues. Further detailed assessment will be undertaken for the Allocations DPD to determine whether there are any additional candidate sites which need to be included.

4.2 Since the first publication in December 2017, a further 48 sites have been added to the register. Many of these new sites have residential permissions already in place or have been identified as being suitable for new homes. Both registers by coincidence contain 216 entries despite the additional sites. Some sites which appeared on the 2017 register have been removed as they are either under construction for residential development or have been taken off for other reasons, such as no longer being available. Figure 4.1 below provides a comparison of the permission types for each year. The Council will continue to monitor this register and update it annually. The 2018 Brownfield Register can be accessed from the council's website [here](#).

Figure 4.1: Breakdown of Brownfield Register Detail



5 Housing Land supply summary

Housing Completions

5.1 Table 5.1 below details the (net) number of new homes which have been completed since the start of the Plan period (2013) to 31st March 2018 within each settlement. It also includes the proportion of new dwellings completed since the start of the plan period from previously developed land (PDL), at each tier of the settlement hierarchy.

Table 5.1 – Housing completions by settlement (1st April 2013 to 31st March 2018)

	Adopted Core Strategy No.	No. new homes completed (net)	Total No. on Previously Developed Land (PDL)	Proportion on PDL	Core Strategy Target
Regional City (total)	27,750	3,743	3,199	85%	55%
City Centre	3,500	762	762	100%	
Canal Road Corridor	3,100	228	137	60%	
Bradford NE	4,400	774	608	79%	
Bradford NW	4,500	547	431	79%	
Bradford SE	6,000	827	705	85%	
Bradford SW	5,500	443	405	91%	
Shipley	750	162	151	93%	
Principal Towns (total)	6,900	916	671	73%	50%
Bingley	1,400	201	125	62%	
Ilkley	1,000	255	231	91%	
Keighley	4,500	460	315	68%	
Local Growth Centres (total)	4,900	1,024	378	37%	15%
Burley in Wharfedale	700	79	72	91%	
Menston	600	35	25	71%	
Queensbury	1,000	365	145	40%	
Silsden	1,200	123	68	55%	
Steeton	700	311	22	7%	
Thornton	700	111	46	41%	
Local Service Centres (total)	2,550	590	334	57%	35%
Addingham	200	60	16	27%	
Baildon	350	92	76	83%	
Cottingley	200	33	19	58%	
Cullingworth	350	99	90	91%	
Denholme	350	78	43	55%	
East Morton	100	8	1	13%	
Haworth	400	60	20	33%	
Harden	100	6	6	100%	
Oakworth	200	37	36	97%	
Oxenhope	100	24	19	79%	
Wilsden	200	93	8	9%	
DISTRICT TOTAL	42,100	6,273	4,581	73%	50%

5.2 Further clarification on completions has been undertaken since the Interim Land supply statement was published in May 2018. The figures listed above are net totals, which means that homes lost to other uses including shops and

business uses or lost to demolition and redevelopment have now been deducted. The table also includes information on completions within the two AAP areas. Further information on completions is available in Appendix A.

5.3 The NPPF states that the planning system should encourage the re use of land which has been previously used. Whilst the Brownfield Register is one mechanism in the promotion of this type of land for redevelopment, it is also a key theme in the adopted Core Strategy. Policy HO6 sets out how the Council will prioritise development on previously developed sites. It also states District wide, that the target for total new housing development over the Plan period will be 50%. Based upon the current Core Strategy housing requirement, this means that at least 21,050 new homes will need to be developed on previously developed sites across the plan period.

5.4 There is no individual target for each settlement as each area has a variable amount of brownfield land for redevelopment. As such Policy HO6 of the Core Strategy has a combined target for each level of the settlement hierarchy as follows:

- Regional City of Bradford - 55%
- Principal Towns- 50%
- Local Growth Centres – 15%
- Local Service Centres -35%

Housing Commitments

5.5 Table 5.2 below details the number of homes forecast to be delivered from sites with detailed and outline residential planning permissions, granted before 1st April 2018. Where sites are under construction, completed dwellings are included in Table 5.1, with remaining dwellings listed in table 5.2. As with Table 5.1, the total number of committed units on previously developed sites is also shown.

5.6 Table 5.2 assumes that the majority of planning permissions will be implemented, however some permissions lapse before development can commence and the existence of a permission does not guarantee that a site can or will be delivered. In line with Government guidance, the Council will therefore continue to assess the likely contributions from these sites as part of work to produce the Allocations DPD, including information on lapse rates and site specific information.

Table 5.2 – Housing commitments per settlement (1st April 2013 to 31st March 2018)

	Expected No. of new homes from sites where planning permission is in place	No. on Previously Developed Land (PDL)	
		No.	%
Regional City (total)	6,911	4,376	63%
City Centre	1,772	1,772	100%
Canal Road Corridor	1,206	228	19%
Bradford NE	1,532	586	38%
Bradford NW	884	439	50%
Bradford SE	357	273	76%
Bradford SW	1,193	1,031	86%
Shipley	47	47	100%
Principal Towns (total)	1,381	598	43%
Bingley	493	37	8%
Ilkley	125	125	100%
Keighley	763	436	57%
Local Growth Centres (total)	694	317	46%
Burley in Wharfedale	111	97	87%
Menston	10	4	40%
Queensbury	74	7	9%
Silsden	343	205	60%
Steeton	132	0	0%
Thornton	24	4	17%
Local Service Centres (total)	726	621	86%
Addingham	28	10	36%
Baildon	138	126	91%
Cottingley	3	3	100%
Cullingworth	207	207	100%
Denholme	155	128	83%
East Morton	4	3	75%
Haworth	129	129	100%
Harden	29	0	0%
Oakworth	16	11	69%
Oxenhope	4	4	100%
Wilsden	13	0	0%
DISTRICT TOTAL	9,792	5,912	60%

5.7 As can be seen in Table 5.1, at each tier of the settlement hierarchy, the completion of new homes on previously developed land and buildings is currently in excess of the targets set in Policy HO6 of the Core Strategy. Table 5.2 also illustrates that 60% of the district total of sites with current planning

permission are on PDL which is also in excess of the targets set out in Policy HO6.

- 5.8 Table 5.3 below illustrates the minimum requirement within each settlement hierarchy area against the adopted Core Strategy targets. As can be seen, the targets for the Plan period for Local Growth Centres (15%) and Local Service Centres (35%) are already expected to be met through past completions and current extant planning permissions.

Table 5.3 - Current PDL performance against Policy HO6 (as at 31st March 2018)

	Regional City Total	Principal Towns Total	Local Growth Centres Total	Local Service Centres Total	DISTRICT TOTAL
Core Strategy Target	27,750	6,900	4,900	2,550	42,100
Policy HO6 - PDL target (dwellings)	15,263	3450	735	893	21,050
Policy HO6 - PDL Target (%)	55%	50%	15%	35%	50%
Total completions,	3,743	916	1,024	590	6,273
Total PDL completions	3,199	671	378	334	4,582
Proportion of completions on PDL	85%	73%	37%	57%	73%
Extant permissions	6,991	1,381	694	726	9,792
Extant permissions on PDL	4,376	598	317	621	5,912
Proportion of extant permissions on PDL	63%	43%	46%	86%	60%
Total PDL completions and extant permissions	7,575	1,269	695	955	10,494
Remaining PDL requirement to meet Policy HO6 (dwellings)	7,668	2,181	40	-63	10,556
Remaining PDL requirement to meet Policy HO6 (%)	45%	47%	1%	-5%	41%

Note: Some extant permission may not be implemented.

- 5.9 Table 5.4 below provides a summary of the current housing supply position in relation to settlements. Total completions and planning permissions are combined and then subtracted from the adopted Core Strategy targets to produce a remaining Core Strategy target per settlement (data as of 31st March 2018).

Table 5.4 – Summary of Position (as at 31st March 2018)

	Adopted Core Strategy No.	No. new homes completed (net)	Expected No. of new homes from sites where planning permission is in place	Total potential delivery	Total potential need remaining against target*	% Remaining against target
Regional City (total)	27,750	3,743	6,991	10,734	17,016	61.32%
City Centre	3,500	762	1,772	2,534	966	27.6%
Canal Road Corridor	3,100	228	1,206	1,434	1,666	53.74%
Bradford NE	4,400	774	1,532	2,306	2,094	47.59%
Bradford NW	4,500	547	884	1,431	3,069	68.20%
Bradford SE	6,000	827	357	1,184	4,816	80.27%
Bradford SW	5,500	443	1193	1,636	3,864	70.25%
Shipley	750	162	47	209	541	72.13%
Principal Towns (total)	6,900	916	1,381	2,297	4,603	66.71%
Bingley	1,400	201	493	694	706	50.43%
Ilkley	1,000	255	125	380	620	62%
Keighley	4,500	460	763	1,223	3,277	72.82%
Local Growth Centres (total)	4,900	1,024	694	1,718	3,182	64.94%
Burley in Wharfedale	700	79	111	190	510	72.86%
Menston	600	35	10	45	555	92.5%
Queensbury	1,000	365	74	439	561	56.10%
Silsden	1,200	123	343	466	734	61.17%
Steeton	700	311	132	443	257	36.71%
Thornton	700	111	24	135	565	80.71%
Local Service Centres (total)	2,550	590	726	1,316	1,234	48.39%
Addingham	200	60	28	88	112	56%
Baildon	350	92	138	230	120	34.29%
Cottingley	200	33	3	36	164	82%
Cullingworth	350	99	207	306	44	12.57%
Denholme	350	78	155	233	117	33.43%
East Morton	100	8	4	12	88	88%
Haworth	400	60	129	189	211	52.75%
Harden	100	6	29	35	65	65%
Oakworth	200	37	16	53	147	73.5%
Oxenhope	100	24	4	28	72	72%
Wilsden	200	93	13	106	94	47%
DISTRICT TOTAL	42,100	6,273	9,792	16,065	26,035	61.84%

* this is a net requirement figure meaning additional land will need to be identified based on the expected level and pattern of losses of stock through clearance and demolition'

5.10 As can be noted in Table 5.4, approximately 38.16 per cent of the Adopted Core Strategy target has been potentially delivered (completions and permission up to 31st March 2018), with about 61.84 per cent of target remaining. Settlements with greater than 50% of target met include: Bradford City Centre, Bradford North East, Steeton, Baildon, Cullingworth, Denholme and Wilsden. Lowest delivery rates are associated with Bradford South East, Menston, Thornton, Cottingley and East Morton. Figures 5.1 to 5.4 provide a breakdown of completions, planning permissions and remaining targets compared to the settlement hierarchy Core Strategy targets. Figure 5.5 illustrates a breakdown of the district total which shows around 62 per cent (no. of dwellings 26,035 assuming all permissions are implemented) of the remaining Core Strategy target (42,100) will need to be identified through the Allocations DPD.

Figure 5.1 - Regional City (Adopted Core Strategy No. 27,750)

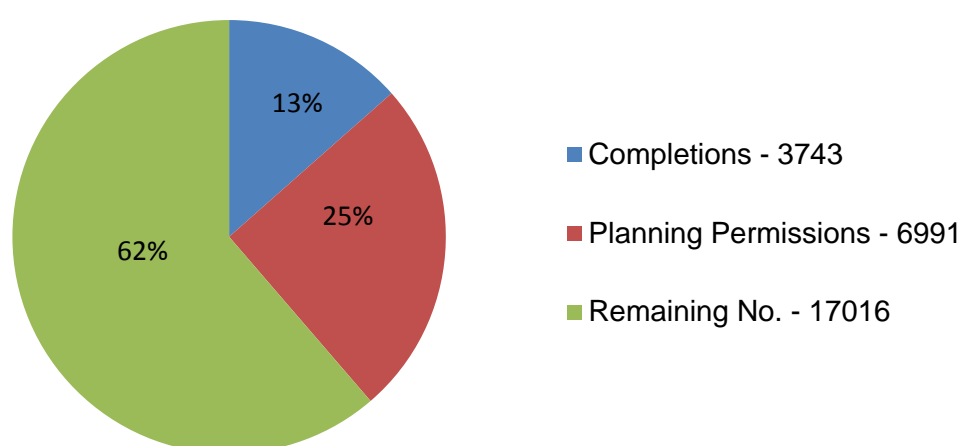


Figure 5.2 - Principal Towns (Adopted Core Strategy No. 6,900)

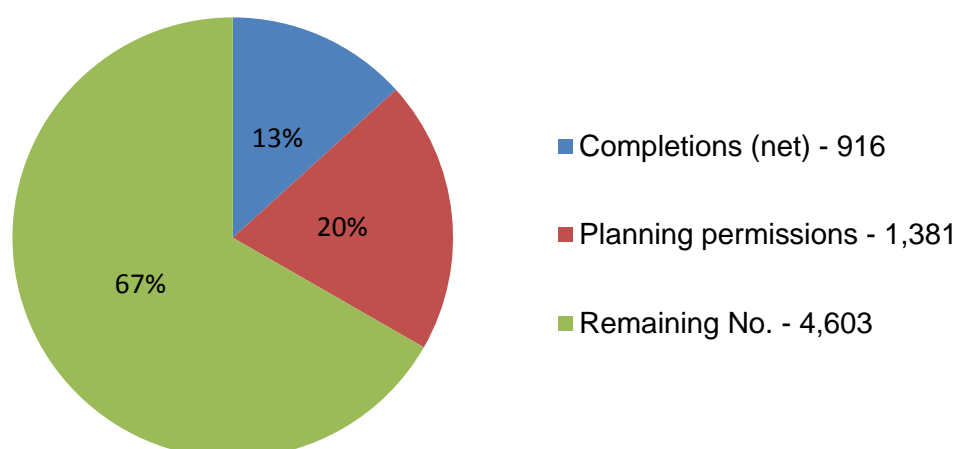


Figure 5.3 - Local Growth Centres (Adopted Core Strategy No. 4,900)

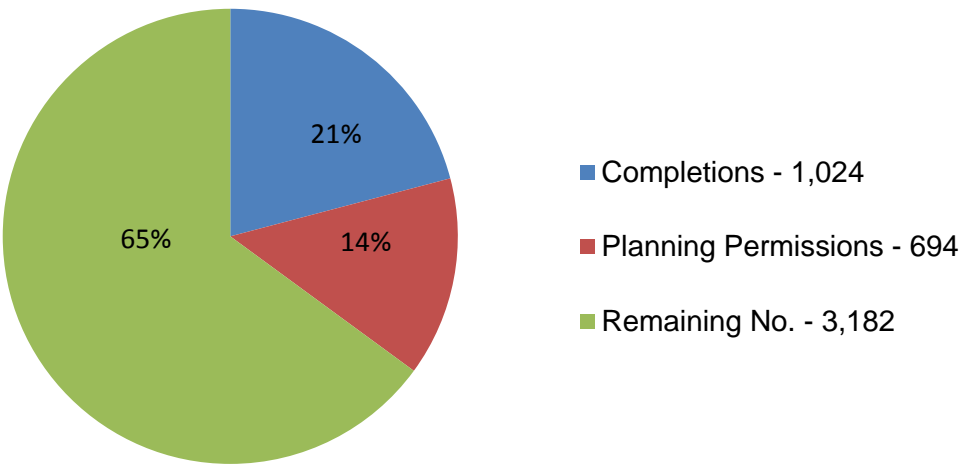


Figure 5.4 - Local Service Centres (Adopted Core Strategy No. 2,550)

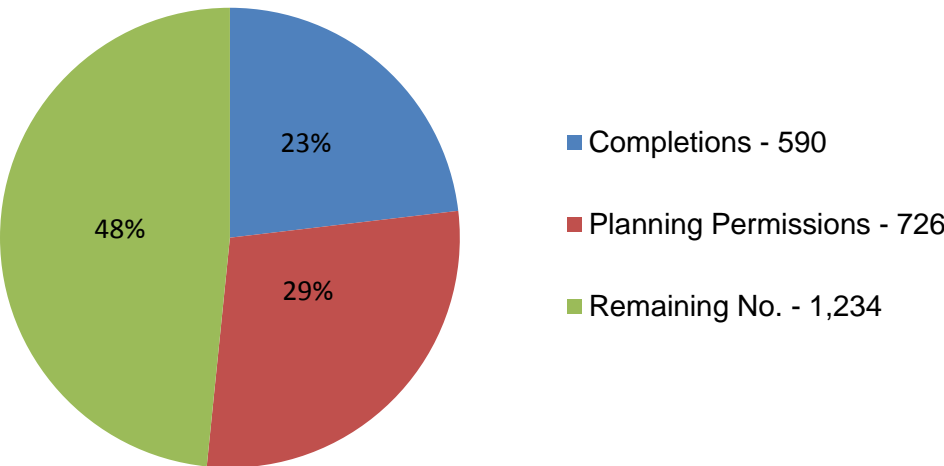
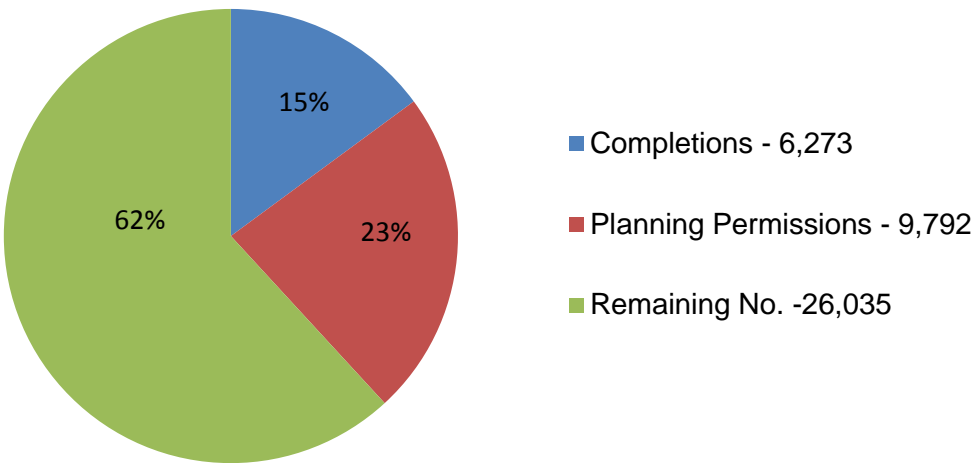


Figure 5.5 – District Total (Adopted Core Strategy No. 42,100)



Remaining Land Supply – Headline SHLAA Assessment

5.11 As noted above, the Core Strategy is currently at the early stage of a partial review. No decisions have yet been made on the final revised housing requirement or, how this requirement may be distributed. Table 5.5 below provides a high level assessment of potential additional land supply utilising the current SHLAA database. Sites in the SHLAA are assessed as being either:

- Generally suitable - no physical or local/national policy constraints.
- Potentially suitable – subject to further detailed assessment, including where decisions can only be made as part of the local plan process.
- Unsuitable - where development is not appropriate on environmental, locational or conservation grounds.

5.12 Table 5.5 also compares the remaining housing requirement (based upon the current adopted Core Strategy target) against potential housing forecasts of suitable sites within the SHLAA. It can be noted that after current completions, extant permissions (assuming all permissions are implemented) and land considered “suitable” for housing through the SHLAA, land for a further 10,816 dwellings across the district is required. ‘Suitable’ land within the SHLAA database excludes Green Belt land. There are three settlements where there is potentially a surplus of land identified in the SHLAA against the Core Strategy target, these being; City Centre (3,734), Silsden (433) and Cullingworth (4). Figure 5.6 illustrates a breakdown of the district housing supply.

Figure 5.6 – Bradford district housing supply

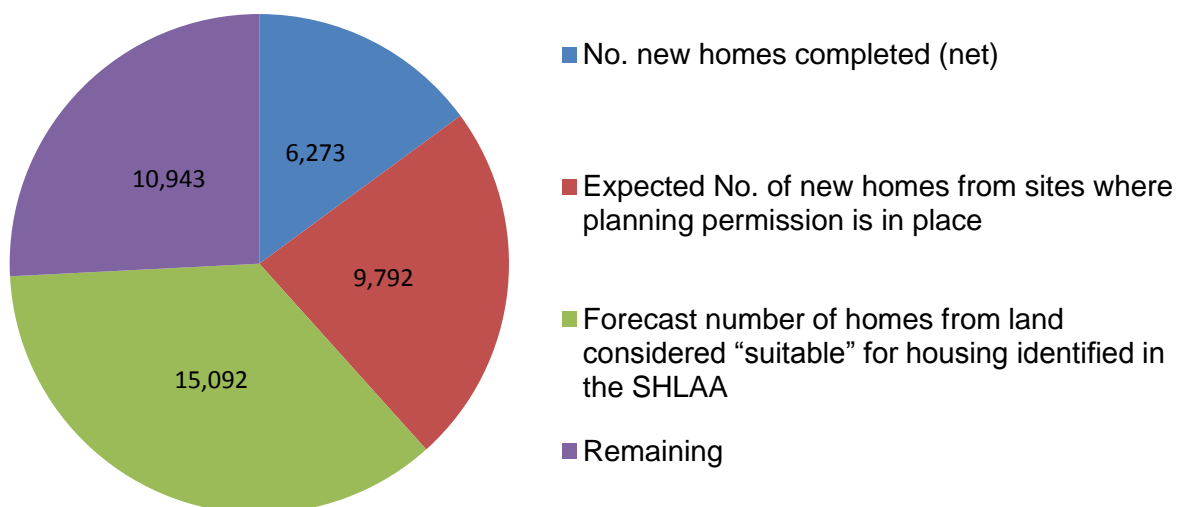


Table 5.5 – Potential additional supply per settlement

	Approx. amount of land considered “suitable” for housing (Hectares)	Forecast number of homes from land considered “suitable”	Remaining Core Strategy target after completions and extant permissions	Difference between remaining target and land considered “suitable”
Regional City (total)	203.44	9,982	17,016	-7,034
City Centre	15.16	4,700	966	3,734
Canal Road Corridor	44.45	1,332	1,666	-334
Bradford NE	35.42	704	2,094	-1,390
Bradford NW	26.17	1,255	3,069	-1,814
Bradford SE	49.03	696	4,816	-4,120
Bradford SW	30.79	1,206	3,864	-2,658
Shipley	2.42	89	541	-452
Principal Towns (total)	87.19	2157	4,603	-2,446
Bingley	18.26	385	706	-321
Ilkley	1.04	14	620	-606
Keighley	67.89	1,758	3,277	-1,519
Local Growth Centres (total)		2621	3,182	-561
Burley in Wharfedale	23.44	500	510	-10
Menston	11.74	360	555	-195
Queensbury	1.15	49	561	-512
Silsden	42.32	1,167	734	433
Steeton	1.95	44	257	-213
Thornton	14.62	501	565	-64
Local Service Centres (total)	9.99	332	1,234	-902
Addingham	0.24	9	112	-103
Baildon	3.4	79	120	-41
Cottingley	-	0	164	-164
Cullingworth	1.17	48	44	4
Denholme	-	0	117	-117
East Morton	-	0	88	-88
Haworth	4.43	172	211	-39
Harden	-	0	65	-65
Oakworth	0.21	7	147	-140
Oxenhope	-		72	-72
Wilsden	0.54	17	94	-77
DISTRICT TOTAL	396	15,092	26,035	-10,943

5.13 Tables 5.6 to 5.7 below provide information on the assumptions behind the housing forecasts and are applied on a site by site basis, as detailed in the current SHLAA.

Table 5.6 - Density Multipliers

Low Density – 30-40 units per hectare	Sites considered most appropriate for predominantly family homes, within and on the edge of the urban area and rural locations
Medium Density – 41-50 units per hectare	Sites within the urban area with good access to local facilities and transport. These sites are most suitable for mixed schemes which may include smaller family homes, elderly accommodation and some low rise apartments.
Medium/high Density – 51-99 units per hectare	Sites within areas which are or will be subject to master planning proposals. It also includes sites in particularly accessible locations where a mix of densities would be most likely to include both apartments and other family housing as part of the mixed character of the area.
High Density - 100-250 units per hectare	Sites which may also include buildings ripe for conversion to apartments. These sites predominantly lie in the city and town centres, but also on specific types of sites where this form of development has been promoted in masterplans or, in early discussions with the Council as the form of development appropriate for the site. Student accommodation and development for elderly persons is included in the types of development which can make up the housing requirement and are also included in this category.

Net site area is determined by site area overall on the principal that for larger sites not all the gross area will be developed for homes. Some will be set aside for open space, access and landscaping. See below

Table 5.7 - Net Density table

Site Size	Assumed Net ratio
< 0.4 hectares	100% of gross site area applied
0.4 – 2 hectares	90% of gross site area applied
Over 2 hectares	75% of gross site area applied

5.14 Whilst land may be considered suitable for residential use, the same land may also be of interest and be suitable for other forms of development or be required/retained by the landowner for other uses. Consideration also needs to

be given to ensuring each settlement has access to an adequate network of formal and informal open space. The need for the Allocations DPD to find sufficient land for a variety of sometimes competing land uses means that there is no guarantee that housing will ultimately be the final preferred and allocated use for all the sites shown in Tables 5.4 and 5.5.

6 Conclusions

- 6.1 New homes have been provided in all settlements and there are additional sites where planning permissions are already in place. In many settlements this means that a significant contribution has and is being made toward the housing targets defined in the Core Strategy. Meeting the current OAN will be subject to planning permissions being implemented and other landowners of sites considered suitable for residential development continuing to seek to bring their land and buildings forward.
- 6.2 The Review of Core Strategy Policy HO1 will determine whether the current housing requirement of 42,100 should be revised. This decision together with the analysis of the type and nature of the remaining suitable land supply set out in Table 5.5 and further detailed site assessment will determine whether the current settlement targets also need to be revised.
- 6.3 Good progress has been made in bringing forward land identified for development in the Replacement Unitary Development Plan and on land which has been previously developed (PDL). To date 73% of all completed homes have been developed on such sites and a further 61% of all other permissioned homes are on PDL. The Councils brownfield register contains a list of sites which have permission for development but are yet to start, together with other sites where residential development would in principle be supported and this appears to be having a positive impact on PDL delivery.
- 6.4 Although there is positive progress towards meeting the objectives of Policy HO6, the Allocations DPD will need to allocate further sites on PDL as long term there will be a gradual decline in the availability of PDL as sites are developed as noted in the Core Strategy.
- 6.5 Table 5.5 sets out the amount of land considered to be generally suitable for residential development as assessed initially by the SHLAA, but it may also be of interest for other development or retained for other uses including local greenspace. The Local Plan team in the course of the site assessment process for the Allocations DPD will determine whether these sites are genuinely suitable and viable for residential development through further discussions with landowners, developers, the community and other stakeholders. In theory around 15,092 further homes could be developed on these sites, but this would

be subject to further detailed site analysis. Assuming all current permissions are implemented and the remaining identified 'suitable SHLAA sites' are allocated for residential development, the Allocations DPD would also need to find land for an additional 10,943 dwellings (minimum) across the district to meet the Core Strategy target. The 'suitable sites' within the SHLAA calculations excludes Green Belt sites.

- 6.6 The last SHLAA confirmed that there was sufficient available land to meet the District housing requirement, but that in some settlements there would be tough choices on the future allocations which could mean significant green belt releases. The assessment of the land supply to date confirms that these challenges remain. The delivery of new homes is however, not without complication and whilst land often exists and permissions might be in place, the NPPF requires Local Planning Authorities to ensure that it both maintains a deliverable supply of sites and ensures that the sites chosen for the Local Plan are both viable, are in the right locations and provide the right types of home for the growing population such as couples, young families and the elderly.

APPENDIX A

This appendix lists all those sites of 0.20ha and above or developments including from building conversions that have contributed at least 5 units. In most cases sites have a reference number as used in the SHLAA. The lists also includes the total (net) number of additional homes provided on small sites, such as unused gardens and from the conversion of existing buildings to separate dwelling units.

Regional City - City Centre

Site ref	Address	Site Type	Total site capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
CC/016	Fairfax House	PDL	13	13	
CC/036	Chain Street	PDL	48	48	
CC/049	York House, Manor Row	PDL	39	1	
CC/055	108 Thornton Rd	PDL	28	28	
CC/063	Mill Street	PDL	74	74	
CC/065	51/53 Grattan Rd	PDL	39	39	
CC/068	18-254 Canal Rd	PDL	101	101	
CC/068	27/29 Bolton Rd	PDL	56	3	
CC/072	Former Provident building	PDL	53	53	
CC/083	Castle Hotel	PDL	10	6	
CC/091	126-130 Sunbridge Rd	PDL	39	39	
CC/092	126-128 Thornton Rd	PDL	16	16	
	Grattan Rd	PDL	5	5	
	Grattan Rd	PDL	27	27	
	Quebec Street	PDL	10	10	
	John Street	PDL	5	5	
	Morley Street	PDL	5	5	
	25-29 Northgate	PDL	8	8	
	The Clergy House	PDL	5	5	
	109 Thornton Rd	PDL	9	9	
	Small sites net	PDL		54	
				549	
	SITES UNDER CONSTRUCTION				
CC/012	National House	PDL	78	0	64
CC/023	Conditioning House	PDL	133	0	133
CC/048	149-151 Sunbridge Rd	PDL	74	57	17
CC/064	Water Lane	PDL	15	0	15
CC/066	School Street	PDL	56	53	3
CC/067	43 Cheapside	PDL	68	41	27
CC/077	Olicana House	PDL	157	28	129
CC/084	7-11 Manor Row	PDL	32	31	1
CC/088	4-8 Hick Street	PDL	13	3	10
CC/089	Arndale House	PDL	126	0	126
CC/090	Law Russell House	PDL	70	0	70
CC/101	Well Street	PDL	59	0	59
Site ref	Address	Site Type	Total	Net no.	Total no.

			capacity	completed 2013-2018	remaining
CC/103	46 Peckover Street	PDL	43	0	43
CC/105	City Exchange	PDL	119	0	119
				213	816
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
CC/003	Hamm Strasse	PDL	166		166
CC/014	28 Manor Row	PDL	7		7
CC/067	26-34 Piccadilly	PDL	37		37
CC/067	8-10 Piccadilly	PDL	34		34
CC/067	12 Piccadilly	PDL	13		13
CC/067	6 Piccadilly	PDL	6		6
CC/067	26 Kirkgate	PDL	23		23
CC/068	39-41 Bolton Rd	PDL	61		61
CC/068	28 Canal Rd	PDL	74		74
CC/068	32 Canal Rd	PDL	76		76
CC/068	34-36 Canal Rd	PDL	41		41
CC/068	38 Canal Rd	PDL	45		45
CC073A	Yorkshire Stone Yard	PDL	88		88
CC/086	43 Darley Street	PDL	9		9
CC/093	153 Sunbridge Rd	PDL	56		56
CC/096	Cathedral Quarter	PDL	90		90
CC/098	Church Bank	PDL	110		110
CC/102	38-42 Peckover Street	PDL	6		6
CC/104	Adelaide Street	PDL	14		14
					956

Regional city - Canal Road Corridor

Site ref	Address	Site Type	Total site capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
CR/015	Bolton Rd	Green	48	48	
CR/016	Gaisby Lane	PDL	45	13	
CR/044	Singleton Street	PDL	57	57	
CR/045	45-47 Otley Rd	PDL	5	5	
CR/050	31 Briggate Shipley	PDL	5	5	
	7-11 Briggate	PDL	9	9	
	32-38 Commercial Street, Shipley	PDL	8	8	
	Thomas Duggan House, Shipley	PDL	24	24	
	Small sites net	PDL		16	
				185	
	SITES UNDER CONSTRUCTION				
CR/011	Olivers Locks	Green	1000	43	957
CR/012	Livingstone Terrace (72 units lost to demolition)	PDL	59	0	-13
CR/024B	Crag Lane	PDL	85	0	85
CR/035	Dock Lane	PDL	81	0	81
				43	1110
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
CR/017A	Wapping Rd	PDL	8		8
CR/030	Atkinson Street Shipley	PDL	6		6
CR/034	Frizinghall Rd	PDL	42		42
CR/037	Thornhill Avenue	Green	21		21
CR/038	Valley Rd (50 units cleared post 2013)	PDL	38		-12
CR/046	1-7 Leeds Rd	PDL	31		31
					96

Further Permissions granted after April 1st 2018 are noted below:

CR/014 Bolton Woods Quarry PDL 700 units subject to legal agreement

CR/051 New Victoria Hotel PDL 5 units

Regional City - Bradford North East

Site ref	Address	Site Type	Total site capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
NE/005	Rowantree Avenue	PDL	74	74	0
NE/012	Cyprus Gardens, Thackley	PDL	32	11	0
NE/018	Beech Grove	Green	92	39	0
NE/026	Ellar Carr Road	PDL	51	51	0
NE/028	Heap Lane	PDL	11	11	0
NE/042	Sandholme Drive, Thorpe Edge	PDL	16	16	0
NE/054	Harrogate Road	PDL	52	52	0
NE /061	Redcar Road, Eccleshill	PDL	49	49	0
NE/079	Idlethorpe Way	PDL	71	7	0
NE/083	New Street, Idle	PDL	143	1	0
NE/085	Highfield Road, Idle	PDL	57	4	0
NE/100	Sherbourne Drive, Idle	PDL	9	9	0
NE/126	485 Leeds Road	PDL	6	2	0
NE/135	8-10 Ryton Dale	PDL	5	5	0
NE/137	627 - 629 Leeds Road	PDL	5	5	0
NE/138	344 – 350 Idle Road	PDL	5	5	0
NE/139	602 Sticker Lane	PDL	5	5	0
NE/142	Thorp Garth, Idle	PDL	22	22	0
NE/143	Fairhaven Green (*2 demolished)	PDL	9 net	9	0
NE/144	Roundwood View, Ravenscliffe	Green	6	6	0
NE/156	Killinghall Road	PDL	7	7	0
NE/157	Inkerman Street, Undercliffe (2 units lost)	PDL	6 net	6	0
HLR	Abinger Close	Green	15	15	0
HLR	Peel Park House	PDL	17	17	0
HLR	Victoria House, Victoria Rd, Eccleshill	PDL	11	11	0
	Small sites	Green		20	
	Small sites net	PDL		65	
				524	
	SITES UNDER CONSTRUCTION				
NE/004	Roundwood Avenue	PDL	344	112	47
NE/006A	Westfield Lane, Idle	Green	4	2	2
NE/011	Tunwell Street, Eccleshill	PDL	21	5	16
NE/025A	Simpsons Green	Green	268	55	213
NE/055	Harrogate Road/Carr Bottom Road, Greengates	Green	105	29	76
NE/056	Cote Farm Leeds Road, Thackley	Green	220		220
NE/117	St Clares Avenue, Fagley	PDL	28	26	2
NE/119	Sandhill Fold, Idle	Green	60		60
NE/129	Hendford Drive, Bowling	PDL	28	20	8
NE/146	Moorside Meadows, Fagley	Green	14		3

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
NE/147	Thackley Grange	PDL	14		14
NE/161	Former Fire Station, Idle	PDL	11		11
NE/174	Cavendish Road, Idle	PDL	28 net	1	27
				250	699
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
NE/009	Romanby Shaw, Ravenscliffe	PDL	47		47
NE/013B	Westfield Lane	Green	10		10
NE/015A	Harrogate Road, Greengates	PDL	28		28
NE/024	Crimshaw Lane,	Green	12		12
NE/038	Moorside Road, Eccleshill	PDL@ 50%	590		590
NE/109	Hinchliffe Street	Green	10		10
NE/111	Folkestone Street, Bradford Moor	PDL	8		8
NE/134	196 - 198 Barkerend Road	PDL	9		9
NE/145	Swires Road	PDL	5		5
NE/148	Land at Harrogate Road, Apperley Bridge	Green	45		45
NE/153	114 Undercliffe Road	PDL	7		7
NE/162	Albion House, Stockhill Road	PDL	8		8
NE/163	Ashfield Rd, Thackley	PDL	35		35
NE/164	Stubbings House, Windhill	PDL	5		5
NE/166	Greenfield Avenue, Windhill	PDL	9		9
NE/170	Peel Park Hotel	PDL	5		5
					833

Further Permissions granted after April 1st 2018 are noted below:

NE/014	Fagley Croft	PDL	8 units
NE/057	Kings Drive, Wrose	Green	23 units
New site	Brunswick Rd	PDL	10 units

Regional City - Bradford North West

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
NW/005	Trenton Drive, Green Lane	PDL	65	65	
NW/012A	St Marys Road	PDL	15	15	
NW/029	Galsworthy Avenue	Green	58	58	
NW/048	Thorn Lane, Heaton	PDL	156	102	
NW/085	100 To 108 Washington Street	PDL	6	6	
NW/086	Land at Duchy Lane Heaton	Green	6	6	
NW/090	252 Girlington Road	PDL	5	5	
NW/092	23 Clifton Villas, Heaton	PDL	13	13	
NW/100	Chapel Lane, Allerton	PDL	5	5	
NW/103	Tollgate House, Toller Lane (*formerly 36 flats)	PDL	7	-29	
NW/105	4 Hallfield Road	PDL	5	5	
HLR/3961	Branston Walk, Allerton (*formerly 24 maisonettes)	PDL	12	-12	
HLR/3962	Bracewell Avenue (*formerly 32 maisonettes)	PDL	16	-16	
HLR/4338	Heaton Road	PDL	10	10	
HLR/3871	Manningham Lane	PDL	8	8	
HLR	2 Mount Royd	PDL	8	8	
HLR	14/18 Oak Lane	PDL	11	11	
	148 Manningham Lane	PDL	5	5	
	Small sites net	PDL		127	
	Small sites	Green		6	
				398	
	SITES UNDER CONSTRUCTION				
NW/019	West Avenue, Sandy Lane	Green	14		14
NW/030A	Lynfield Drive, Daisy Hill	Green	66		66
NW/030B	Lynfield Drive, Daisy Hill	Green	59		59
NW/034	Land off Acacia Drive, Sandy Lane	Green	24		24
NW/039	Cote Lane	Green	292	46	246
NW/043	Bull Royd Lane, Allerton	PDL	54	44	10
NW/056	Allerton Road, Girlington (*loss of 1 unit)	PDL	12 net	4	8

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
NW/057	Manningham Mills	PDL	322	52	23
NW/094	Nesfield Street, Manningham	PDL	5	1	4
NW/102	Duckworth Lane	PDL	9	1	8
NW/104	Chapel Lane, Allerton	PDL	5	1	4
NW/110	25-27 Kensington St	PDL	8		8
				149	474
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
NW/001	Snowden Street/ Trafalgar St	PDL	229		229
NW/013B	Newport Road	PDL	9		9
NW/032	Chellow Lane	Green	6		6
NW/036	Whitburn Way	PDL	23		23
NW/038	Allerton Lane	PDL	9		9
NW/051	Ashwell Farm, Heaton	Green	27		27
NW/060	Bell Dean Road, Allerton	PDL	9		9
NW/063	Pearson Lane, Heaton	Green	3		3
NW/066	Alton Grove, Frizinghall	PDL	4		4
NW/067	Saffron Drive, Allerton	PDL	6		6
NW/088	74 Frizinghall Road	PDL	6		6
NW/098	246 Heaton Road	PDL	5		5
NW/108	4 Victor Road	PDL	5		5
NW/111	Oak Avenue (*loss of 18 small flats to make 6 larger)	PDL	12		-6*
NW/113	Nesfield House, 2 Nessfield Street	PDL	5		5
NW/114	Lily Street,	PDL	7		7
NW/115	Chellowfield Court, Lynfield Drive	PDL	9		9
NW/116	Rutland House, Manningham Lane	PDL	9		9
NW/117	9 Eldon Place, Manningham	PDL	8		8
NW/118	Green Lane/Lumb Lane	PDL	14		14
NW/119	Eldon Lodge, Place	PDL	17		17
NW/120	7 Parkfield Rd (conversion to flats)	PDL	6 net		6
					410

Regional City - Bradford South East

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
SE/004	New Hall Park Drive	Green	99	55	
SE/006	Dunsford Avenue	PDL	113	43	
SE/007	Shirley Manor, Wyke	PDL	50	50	
SE/011	Springwood Gardens	PDL	37	23	
SE/012	Railway Street	PDL	20	20	
SE/024	Sticker lane	Green	50	50	
SE/038A	St Marys Square, Wyke	PDL	8	8	
SE/045	Burnham Avenue,	PDL	46	19	
SE/080	Garden Field, Wyke (conversion of building)	PDL	1	1	
SE/087	Netherlands Avenue, (conversion of building)	PDL	1	1	
SE/093	Rooley Crescent	PDL	12	12	
SE/096	Westgate Hill St, Tong	PDL	13	13	
SE/106	Vulcan Street,	PDL	18	18	
SE/107	Bierley House Avenue	PDL	8	1	
SE/125	Fallowfield Gardens	PDL	65	65	
SE/127	Cross Lane ,Tong	Green	4	4	
SE/144	Burnham Avenue	PDL	31	31	
SE/146	Wyke Centre, Wyke	PDL	7	7	
SE/167	Buller Street	PDL	5	5	
HLR/4499	Leeds Road	PDL	7	7	
HLR/3838	Wedgemoor Close	PDL	16	11	
	622A Manchester Rd	PDL	5	5	
	Small sites net	PDL		25	
	Small Sites	Green		13	
				487	
	SITES UNDER CONSTRUCTION				
SE/010	New Lane Laisterdyke	PDL	172	154	18
SE/015	Upper Castle Street	PDL	54	36	18
SE/016	Dick Lane - Cutler Heights	PDL	4		4
SE/020	Heshbon Street, Sticker Lane	PDL	14	1	13
SE/047	Rooley Avenue, Odsal	PDL	110	107	3
SE/084	Rooley Lane	PDL	6		6
SE/085	Toftshaw Lane, Dudley Hill	PDL	14	12	2
SE/097	Mayfield Place, Wyke	PDL	30	25	5
SE/132	Bailbridge Road	PDL	5	3	2
SE/133	Terry Road - Low Moor	PDL	5	2	3
				340	74

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
SE/023A	Parry Lane	PDL	14		14
SE/023B	Parry Lane	Green	8		8
SE/063	Westgate Hill Street	PDL	14		14
SE/086	200-206 Leeds Road,	PDL	10		10
SE/092	Upper Castle Street,	Green	9		9
SE/108	Woodside Road, Wyke	Green	67		67
SE/142	Flockton Road	PDL	30		30
SE/143	Flockton Road, Bowling	PDL	16		16
SE/175	New Augustus and Trust Houses, Filey Street	PDL	100		100
SE/176	East of 65 Fenby Ave	PDL	8		8
SE/180	64 Tong Street	PDL	7		7
					283

Further Permissions granted after April 1st 2018 are noted below:

SE/014	Spen View, Bierley	Greenfield	116 units subject to legal agreement
SE/089	Tennis Ave, Holmewood	PDL	11 units

Regional City - Bradford South West

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
SW/024	Bellerby Brow	PDL	43	10	
SW/062	Royds Hall Lane, Woodside	PDL	97	97	
SW/063	Eaglesfield Drive	PDL	47	47	
SW/070	John Street, Clayton	PDL	42	34	
SW/071	Cooper Lane, Buttershaw	Green	8	8	
SW/091	Trenholme Avenue, Low Moor	PDL	6	6	
SW/114	Little Horton Lane	PDL	6	6	
SW/126	Daily Court	PDL	34	34	
SW/136	Roy Road, Buttershaw	Green	5	5	
HLR	Emily Court	PDL	12	12	
	Small sites net	PDL		19	
	Small sites	Green		18	
				296	
	SITES UNDER CONSTRUCTION				
SW/025	Buttershaw Drive	PDL	58	57	1
SW/037	Legrams Lane	PDL	70	64	6
SW/067	Western Way, Woodside	Green	129	7	50
SW/076	Saint Street, Great Horton	PDL	14		12
SW/084	Great Horton Road	PDL	10	8	2
SW/116	Polit Farm - Dan Lane	PDL	12	2	10
SW/123	Haycliffe Lane	PDL	5		3
SW/133	Holroyd Hill Wibsey	PDL	13	2	11
SW/137	Little Horton Lane	PDL	37	16	21
				147	116
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
SW/005a	Westminster Drive, Clayton	Green	99		99
SW/036	Cottam Avenue	PDL	57		57
SW/049	Park Road, Little Horton	PDL	575		575
SW/061A	Northside Road, Girlington	PDL	220		220
SW/068	Northside Terrace	PDL	20		20
SW/072	Manorley Lane, Woodside	PDL	21		21
SW/074	Huddersfield Road, Odsal	PDL	9		9

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
SW/081A	Pannal Street, Great Horton	PDL	24		24
SW/085	Legrams Lane/Archibald Street	PDL	8		8
SW/093	Leaventhorpe Lane	PDL	30		30
SW/095	Paternoster Square Great Horton	PDL	6		6
SW/115	Land West Of Bradford Road Clayton	PDL	6		6
SW/130	Little Horton Lane	PDL	14		14
SW/140	The Prince of Wales Inn, Bowling Old Lane	PDL	6		6
SW/141	Hastings Street	PDL	5		5
SW/142	Highgate Road, Clayton Heights	Green	5		5
SW/143	Poplar Grove, Buttershaw (*1 unit for demolition)	Green	8 net		8
SW/144	Faxfleet Street/ Carr Street	PDL	6		6
SW/147	Grafton Street, Little Horton (*123 units for demolition)	PDL	46		-77
SW/149	100 Hollingwood Lane	PDL	5		5
SW/150	Dovesdale Road	PDL	9		9
SW/151	Woodhead Rd	PDL	8		8
SW/152	162-164 High St, Wibsey (loss of 1 unit)	PDL	6 net		6
SW/154	Princeville Rd	PDL	7		7
					1077

Further Permissions granted after April 1st 2018 are noted below:

SW/075 Scholemoor Rd Lidget Green PDL 7units

Regional City – Shipley

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
SH/005	Wood End Crescent/Leeds Road	PDL	136	75	
SH/032	Westroyd Crescent	PDL	12	12	
SH/046	46 Kirkgate	PDL	7	7	
SH/050	Berry Drive	PDL	17	17	
	Victoria Mills	PDL	13	13	
	The Royal Public House, Crag Rd	PDL	7	7	
	Small sites net	PDL		20	
	Small sites	Green		11	
				162	
	SITES UNDER CONSTRUCTION				
SH/043	Springhurst Road	PDL	14		14
SH/049	Saltaire Road, Saltaire	PDL	11		11
SH/053	Carlton Road, Saltaire	PDL	8		8
					33
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
SH/045	The Old School Building - Wrose Brow Road	PDL	9		9
SH/051	Leeds Road/Thackley Old Road	PDL	5		5
					14

Principal Towns - Bingley

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
BI/007	Micklethwaite Lane	Green	27	27	
BI/022	Fernbank Drive - Fern House	PDL	49	49	
BI/023	Stanley Street	PDL	8	8	
BI/028	The Green, off College Road	PDL	8	4	
BI/032	Mickelthwaite Lane	PDL	14	5	
BI/034	Park Road	PDL	6	2	
BI/035	Lady Lane	PDL	3	1	
BI/047	Canary Drive, Eldwick	Green	36	36	
BI/048	Sleningford Road	PDL	6	6	
BI/049	Lea Bank, Sleningford Road (*1 demolished)	PDL	5 net	5	
HLR/	Church Fold, Eldwick	PDL	5	5	
	Small sites net	PDL		31	
	Small sites	Green		13	
				192	
	SITES UNDER CONSTRUCTION				
BI/004A	Ireland Street	PDL	4		4
BI/012	Lady Lane (*1 demolished pre 2013)	PDL	10 net	3	7
BI/029	Keighley Road, Crossflatts	PDL	7	5	2
BI/033	Gilstead Lane	PDL	3	1	2
BI/061	York Street	PDL	9		9
BI/062	Falcon Rd	PDL	6 net		6
				9	30
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
BI/008	Sty Lane	Green	440		440
BI/031	Mornington Road	Green	16		16
BI/055	110 Main Street	PDL	7		7
					463

Principal Towns - Ilkley

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
IL/002	Valley Drive	PDL	89	89	
IL/008	Clifton Road	PDL	9	9	
IL/010	Cheltenham Ave	Green	6	6	
IL/022	Fieldway (*2 demolished)	PDL	40 net	40	
IL/025	Queens Rd	PDL	2	1	
IL/026	Clifton Road	PDL	6	6	
IL/030	Ben Rhydding Road	Green	1	1	
IL/035	The Franklin, Easby Drive	PDL	9	7	
IL/041	Parish Ghyll Drive (*2 demolished/ 2 built)	PDL	5 net	5	
HLR	Parish Ghyll Drive	PDL	8	8	
	Small sites net	PDL		62	
	Small sites	Green		17	
				251	
	SITES UNDER CONSTRUCTION				
IL/006	Railway Road. Mayfield Road	PDL	100		100
IL/036	Owler House (*1 to be demolished)	PDL	3 net		3
IL/040	Cowpasture Road	PDL	9		9
IL/043	Castle Road	PDL	5	4	1
IL/045	Dove Corner, Hollingwood Gate (2 demolished)	PDL	3 net		3
				4	116
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
IL/004	Bolling Road	PDL	9		9
					9

Further Permissions granted after April 1st 2018 are noted below:

IL/005 Ashlands Rd Green 14 units

Principal Towns - Keighley

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
KY/074	Grove Mills Ingrow	PDL	126	29	
KY/086	Oakbank Broadway	PDL	12	10	
KY/089A	Canal Rd, Riddlesden	PDL	7	7	
KY/093	70 Bradford Road, Riddlesden (*2 units demolished)	PDL	2 net	2	
KY/098	West Lane	Green	12	12	
KY/111	Woodhouse (*6 demolished after 2013)	PDL	90 net	70	
KY/130	23 Russell Street	PDL	9	9	
KY/137	25 Temple Street	PDL	10	10	
KY/140	Grove Mill Drive	PDL	18	18	
KY/152	13-15 Russell Street	PDL	6	6	
KY/154	20 Russell Street	PDL	7	7	
N/A	43 North St	PDL	9	9	
N/A	Flats at Hanover Court	PDL	5	5	
	228 Skipton Rd	PDL	7	7	
	43 North Street	PDL	9	9	
	Hanover Court	PDL	6	6	
	Small sites net	PDL		75	
	Small sites	Green		16	
				307	
	SITES UNDER CONSTRUCTION				
KY/005	Spring Gardens Lane	Green	9		9
KY/008	Shann Lane	PDL	30		30
KY/014	North Dean Avenue	Green	197	129	68
KY/020	Fell Lane	Green	16		16
KY/023	Keighley Road Exley	Green	124		124
KY/024A	Oakworth Road	PDL	125	3	122
KY/092	Cark Road	Green	10		10
KY/104	Oxford Sreet	PDL	4	1	3
KY/120	80 Cavendish street	PDL	8	3	5
KY/121	Hainworth Wood Road	PDL	8		8
KY/127	Canalside, Riddlesden	PDL	15		15
KY/137	Temple St	PDL	7	2	5
KY/131	Moss Carr Road	PDL	5		5
KY/141	Halifax Road	Green	12		12
KY/146	143 Skipton Road	PDL	8	7	1
KY/173	Bradford Rd	PDL	10	8	2
				153	435

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
KY/006	Hawkstone Drive	Green	2		2
KY/011	Braithwaite Road	PDL	36		36
KY/058	Park Lane, Keighley	Green	58		58
KY/059	Parkwood Rise	Green	28		28
KY/072	Hainworth Lane, (*1 demolition)	PDL	19 net		19
KY/090	Woodhouse Road	PDL	10		10
KY/096	Elmwood Terrace, Bracken Bank	PDL	6		6
KY/103	Wyngarth, Parkwood Rise	PDL	8		8
KY/126	Barley Cote Farm, Riddlesden	PDL	4		4
KY/136	Ingrow Lane	PDL	9		9
KY/138	Worthville Farm	PDL	12		12
KY/139	Castle Mills, Becks Lane	PDL	66		66
KY/153	143-153 East Parade	PDL	5		5
KY/155	Victoria Hotel, Cavendish Street	PDL	9		9
KY/162	13-17 Dalton Lane	PDL	5		5
KY/165	Parkwood Rise	PDL	15		15
KY/166	Back Eric St	PDL	5		5
KY/168	Croftlands, Skipton Rd	PDL	5		5
KY/169	Halifax Rd	PDL	7		7
KY/170	10 Church St	PDL	5		5
KY/171	Springfield Mills. Oakworth Rd	PDL	14		14
					328

Further Permissions granted after April 1st 2018 are noted below:

KY/057 Redwood Close, Long Lee 45 units

Local Growth Centres - Burley in Wharfedale

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
BU/003	Moor Lane resource centre, Moor Lane	PDL	37	37	
BU/012	The Malt Shovel Inn, Main Street	PDL	9	9	
BU/020	Hill Top Garage, Victoria Road	PDL	6	6	
	Small sites net	PDL		12	
	Small sites	Green		7	
				71	
	SITES UNDER CONSTRUCTION				
BU/007	Bradford Road	Green	14		14
BU/016	Burley House, Main Street (*2 losses through conversion)	PDL	11 net	8	3
BU/021	Queens Head, Main Street	PDL	5		5
				8	22
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
BU/011	Greenholme Mills	PDL	89		89
					89

Further Permissions granted after April 1st 2018 are noted below:

BU/001* Ilkley Rd 500 units *Subject to Secretary of State call in

Local Growth Centres - Menston

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
ME/012	Reevadale, Clarence Drive (* 1 demolition)	PDL	2 net	2	
ME/015	Farnley Road	PDL	12	12	
	Small sites net	PDL		7	
	Small sites	Green		4	
				25	
	SITES UNDER CONSTRUCTION				
ME/001A	Bingley Road	Green	12	6	6
ME/016	Bradford Road	PDL	8	4	4
				10	10

Local Growth Centres - Queensbury

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
QB/009	Hazelhurst Quarry, Long Lane	PDL	128	114	
QB/021	Back Lyon Street	Green	10	10	
QB/032	Royal Eastern Restaurant,	PDL	12	12	
	Small sites net	PDL		16	
	Small sites	Green		8	
				160	
	SITES UNDER CONSTRUCTION				
QB/003	Broomfield Street/High Street	Green	114	109	5
QB/006	Park Lane	Green	124	87	37
QB/020	Brewery Lane	PDL	5	3	2
QB/030	62 Long Lane (*1 demolition)	Green	11 net	6	5
				205	49
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
QB/005	Roper Lane	Green	20		20
QB/031	Former reservoir, Mountain	PDL	5		5
					25

Local Growth Centres - Silsden

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
SI/005A	Wayside Mews	Green	14	14	
SI/005B	Daisy Hill	Green	26	26	
SI/016	132 Skipton Road	PDL	8	8	
SI/017	Keighley Road	PDL	12	12	
SI/021	Land to rear of Walkers Place	PDL	8	8	
	Small sites net	PDL		25	
	Small sites	Green		6	
				91	
	SITES UNDER CONSTRUCTION				
SI/007	Keighley Road/Belton Road	Green	223		223
SI/012	Sykes Lane	Green	49	9	40
SI/018	Merrie Mills	PDL	5		5
SI/022	Merrie Mills, Elliot Street	PDL	28	18	10
SI/025	The Courtyard	PDL	8	5	3
				32	281
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
SI/003 part only	Brownbank Lane, Silsden	Green	62		62
					62

Further Permissions granted after April 1st 2018 are noted below:

SI/020 Keighley Rd PDL 142 units indicative (subject to legal agreement)

Local Growth Centres - Steeton

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
ST/006A	Sycamore Grove	Green	13	13	
ST/006B	Greenfield Farm	Green	12	12	
ST/011 part only	Ings Rd	Green	3	3	
ST/015	High Hall	PDL	3	3	
	Small sites net	PDL		19	
	Small sites	Green		2	
				52	
	SITES UNDER CONSTRUCTION				
ST/005	Longlands - Skipton Road	Green	10	7	3
ST/010	Main Road Eastburn	Green	178	64	114
ST/012	Parkway	Green	196	188	8
				259	125
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
ST/006C	Acer Close	Green	7		7
					7

Local Growth Centres - Thornton

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
TH/001	Thornton Road	PDL	116	31	
TH/011	Old Road, School Green	Green	64	64	
	Small sites net	PDL		15	
	Small sites	Green		1	
				111	
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
TH/002A	Close Head Lane	Green	11		11
TH/017	Cliffe Lane	Green	9		9
TH/031	Ashfield House 269 Thornton Road	PDL	4		4
					24

Further Permissions granted after April 1st 2018 are noted below:

TH/027 Thornton Rd 250 units indicative (subject to legal agreement)

Local Service Centres - Addingham

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
	Small sites net	PDL		14	
	Small sites	Green		1	
				15	
	SITES UNDER CONSTRUCTION				
AD/002B	Moor Lane	Green	11	9	2
AD/002C	Parsons Lane	Green	7	2	5
AD/006	Wharfe Park	Green	38	32	6
AD/018	1 Moor Lane	PDL	4 net	1	3
AD/023	Darkwood House	PDL	8 net	1	7
				45	23
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
AD/002A	Parsons Lane	Green	5		5
					5

Local Service Centres - Baildon

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
BA/009	West Lane	PDL	74	20	
BA/012	Cliffe Avenue/Otley Road	PDL	9	9	
BA/019	Coach Rd	PDL	7	7	
BA/020	Prod Lane	PDL	9	9	
	Small sites net	PDL		15	
	Small sites	Green		16	
				76	
	SITES UNDER CONSTRUCTION				
BA/008A	Valley View	PDL	72	12	60
BA/021	Land West Of Hardaker Croft	PDL	7	4	1
BA/029	The Little Blue Orange, Otley Road	PDL	9 net		9
BA/030	Baildon Mills, Northgate	PDL	56		56
HLR/4712	Reservoir House, West Lane	Green	2		2
				16	128
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
BA/026	Baildon Golf Club, Moorgate	PDL	5		5
BA/031	Knoll Gardens, Valley View	PDL	5		5
				95	10

Local Service Centres - Cottingley

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
HLR/	Cottingley Working Mens Club	PDL	8	8	
HLR/	Langley Avenue	PDL	8	8	
CO/005A	Hazel Beck (greenfield)	Green	10	10	
	Small sites net	PDL		3	
	Small sites	Green		4	
				33	
	SITES UNDER CONSTRUCTION				
CO/004	Bradford Road	PDL	3		3
					3

Local Service Centres - Cullingworth

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
CU/009	High Mill	PDL	8	8	
	Small sites net	PDL		3	
	Small sites	Green		9	
				20	
	SITES UNDER CONSTRUCTION				
CU/002	Manywells Quarry	PDL	233	79	154
				79	154
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
CU/001	Halifax Road	PDL	53		53
					53

Local Service Centres - Denholme

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
	Small sites net	PDL		5	
	Small sites	Green		3	
				8	
	SITES UNDER CONSTRUCTION				
DH/002	Main Road/New Road	PDL	86	38	48
DH/003	New Road, Long Causeway	Green	42	32	10
				70	58
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
DH/001	Halifax Road (* remainder of site)	Green	(77)*		17
DH/016	Station Road	PDL	80		80
					97

Local Service Centres - East Morton

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
EM/003	Highfield Close	Green	4	4	
	Small sites net	PDL		1	
	Small sites	Green		2	
				7	
	SITES UNDER CONSTRUCTION				
EM/006	The Cloisters, Street Lane	Green	2net	1	1
				1	1
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
EM/015	Farfield Morton Lane	PDL	3		3
					3

Local Service Centres - Haworth

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
HA/002	Jacobs Lane	Green	39	39	
HA/018	Cliffe Street (*1 demolition)	PDL	6 net	6*	
HA/020	Oak Street	PDL	6	6	
HLR/	Acre Lane	PDL	5	5	
	Small sites net	PDL		3	
	Small sites	Green		1	
				60	
	SITES UNDER CONSTRUCTION				
HA/009	Bridgehouse Mill	PDL	122		122
					122
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
HA/033	Clevedon Street	PDL	7		7
					7

Local Service Centres - Harden

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
HR/010	Harden Road	PDL	8	4	
	Small sites net	PDL		2	
				6	
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
HR/002 & 3	Harden Road (greenfield)	Green	25		25
HR/012	Long Lane	Green	4		4
					29

Local Service Centres - Oakworth

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
OA/010	Church Street/Colne Road	PDL	9	9	
	Small sites net	PDL		5	
	Small sites	Green		1	
				15	
	SITES UNDER CONSTRUCTION				
OA/008	Keighley Road (*1 to be lost through conversion)	PDL	10 net	5	3
OA/012	Griffe Gardens, Low Bank Lane	PDL	12	6	6
OA/017	Victoria Road/Park Avenue	PDL	13	11	2
				22	11
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
OA/006	Moorfield Drive	Green	5		5
					5

Local Service Centres - Oxenhope

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
OX/002	Church Street/Colne Road	PDL	14	14	
OX/005	Keighley Road (*1 lost through conversion)	PDL	2 net	2	
OX/007	Lea Hill	Green	2	2	
	Small sites net	PDL		3	
	Small sites	Green		3	
				24	
	SITES UNDER CONSTRUCTION				
OX/010	Moorhouse Lane (*1 to be demolished)	PDL	4 net		4
					4

Local Service Centres - Wilsden

Site ref	Address	Site Type	Total capacity	Net no. completed 2013-2018	Total no. remaining
	COMPLETED SITES				
WI/005A	Crack Lane	Green	82	82	
WI/007	The Laurels	PDL	7	2	
	Small sites net	PDL		6	
	Small sites	Green		3	
				93	
	SITES WITH PLANNING PERMISSION GRANTED PRE APRIL 2018				
WI/012	St Matthews Close	Green	6		6
WI/015	Wellington Street	Green	7		7
					13