

Five Year Housing Land Statement

April 2018 to March 2023

1st March 2019

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1. Introduction

- 1.1 This 5 Year Housing Land Statement (5YHLS) paper describes the position relating to the scale and nature of the supply of deliverable housing land within Bradford District and the detailed data and assumptions which underpin it.
- 1.2 The Council's previous 5 YHLS was published in July 2015 alongside the Strategic Housing Land Availability Assessment (SHLAA 3) and indicated a housing land supply position of between 2.33 years and 3.32 years depending upon the approach taken to managing the backlog of under delivery.
- 1.3 This document provides a robust re-assessment of housing land supply within the District, updating the housing land supply position to a newer base date, while also recognising the revised National Planning Policy Framework National Planning Practice Guidance, Bradford's Core Strategy and examination outcomes and a range of monitoring data including outputs from the Council's Strategic Housing Land Availability Assessment (SHLAA) database.
- 1.4 The following sections set out the background to the production of this paper and provide a more detailed breakdown of the requirement and supply sides of the calculation while the Appendices list the sites within the 5-year supply.

2. Background

- 2.1 The National Planning Policy Framework (NPPF) was revised in July 2018. It continues to emphasise the Government's objective of significantly boosting the supply of homes indicating that it is as a result important that a sufficient amount and variety of land can come forward where it is needed (paragraph 59). Both plan making and monitoring have a role to play in ensuring that this happens and the NPPF indicates the Government's expectations of Local Planning Authorities in each case. Paragraph 67 of the NPPF states that "*authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment*" and the planning policies which are informed by this evidence should identify a supply of specific, deliverable sites for years one to five of the plan period. It also indicates that planning policies should identify specific developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan.
- 2.2 Bradford Council has made progress in putting in place a Local Plan which complies with the Framework and puts an adequate supply of land in place. The strategic part of the Plan, the Core Strategy, was adopted in July 2017 following an extensive Examination in Public and receipt of a report from Inspector Stephen Pratt which confirmed the Plan to be sound subject to a number of modifications. The Core Strategy sets out the District Housing requirement under Policy HO1 of at least 42,100 (rounded) new homes over plan period (2013-2030). Two Area Action plans for the Shipley and Canal Round Corridor and Bradford City Centre Areas, which provide for the delivery of 6,600 homes, were adopted in December 2017 and an Allocations DPD which covers the rest of the district is under preparation.
- 2.3 Under paragraph 73, the NPPF states that "*Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement*". The definition of deliverability is contained in Annex 2 of the NPPF and states "*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*"

3. Calculating the 5 Year Requirement

- 3.1 There are a number of separate elements to the calculation of the 5-year land supply requirement. This section takes each element in turn and explains what assumptions the Council has made. Those elements are:
- The annual housing requirement for the district;
 - An adjustment to take into account of any surplus or shortfall in past delivery;
 - Application of a buffer, the level of which depends on the Council's performance against the Government Housing Delivery test.

The Annual Housing Requirement

- 3.2 The Government's expectation is that all Local Planning Authorities (LPA) should put in place an up to date Local Plan which firstly carries out a robust assessment of housing need and then having established the level of need determines what would be an appropriate housing requirement to set within the Local Plan. The annual housing requirement in turn reflects the LPA's assessment of how much housing can and should be delivered having taken account of a range of factors including land supply and environmental constraints. If a Local Planning Authority determines that it cannot meet housing need in full it should, through the duty to co-operate process, establish whether that need can be met in an alternative or adjoining local authority or housing market area.
- 3.3 The Government has recently issued its response to the technical consultation on updates to national planning policy and guidance, including local housing need assessment, which indicates that the standard method using the 2014-based projections is the most appropriate approach. It is also recognised in the response that Government will review the formula over the next 18 months and the way it is set using national statistics data to establish a new approach. . Using the 2014-based projections, these now indicate a lower rate of growth than was previously assumed in the Government's projections (and the Core Strategy). As a result of this and other factors, the Council have begun a partial review of the Core Strategy. However, it will be 1-2 years before the outcome of this review is finalised and the updated Core Strategy is adopted, and paragraph 73 of the NPPF is clear that the calculation of a 5-year land supply requirement should be based on adopted strategic policies unless those strategic policies are more than 5 years old. Since the Bradford Core Strategy was adopted in July 2017 and meets in full the assessed level of housing need, its annual housing requirement figure of 2,476 (which provides both for annual household growth of 2,200 units over the plan

period and an allowance for past under delivery of homes) should be used in this 5 year land supply assessment.¹

Past Delivery – Shortfall

- 3.4 Following on from setting out the annual housing requirement, the Council then has to assess whether there has been a surplus or a shortfall in net completions when compared to the planned targets.
- 3.5 Monitoring indicates that there has been a significant shortfall in delivery when compared to the annual Core Strategy requirement. and National Planning Practice Guidance (paragraph 044 Reference ID: 3-044-20180913) indicates that the total deficit or shortfall should be calculated from the base date of the adopted plan which in the case of the Core Strategy is April 2013 and addressed in the next 5 year requirement, which in the case of the Core Strategy is April 2013. The total shortfall from 2013 to 2018 is 6335 net units (see Table 3.1).

Table 3.1: Net Dwelling Completions

Year	Planned	Completions*	Shortfall
2013/14	2,476	874	1,602
2014/15	2,476	1,134	1,342
2015/16	2,476	907	1,569
2016/17	2,476	1,488	988
2017/18	2,476	1,642	834
Total	12,380	6,045	6,335

* Please Note – the official CLG ‘net additional dwellings’ live tables for year 2015/16, shows an inaccurate net completion figure of 907. Although the Council has tried to have this changed to the correct figure of 1338 completions for 2015/16, the inaccurate 907 figure remains on public record and is used as part of the Housing Delivery Test assessment. The CLG tables are available at <https://www.gov.uk/government/collections/net-supply-of-housing>.

- 3.6 In addressing the shortfall, there are two main methods to addressing the deficit which can which involve different assumptions about the period over which that shortfall will be met. This in turn affects the amount by which the 5-year requirement is increased. The first option, which is known as the ‘Sedgefield method’ assumes that all the shortfall is addressed in the short term (over the 5-year period) and the second option the “Liverpool method” assumes that the shortfall will be addressed over a longer period.

¹ It is noted that the Council’s Annual Monitoring Reports (AMR) refers to 2,200 dwellings per annum, but this only relates to the annual household growth of 2,200 without an allowance for past under delivery of homes. Further publications of the AMR will clarify this position.

- 3.7 Paragraph: 044 Reference ID: 3-044-20180913 of the National Planning Practice Guidance indicates that “If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process”. This is precisely what happened at the Core Strategy Examination hearings where the Government Inspector considered both methods for calculating the backlog and the application of an additional buffer to drive up housing delivery. . At paragraph 83 of his report, The Inspector stated; “Addressing the current shortfall of housing provision is a critical issue, particularly in terms of the 20% buffer and whether it will be met within 5 years or over the entire plan period.To attempt to meet the shortfall and buffer within the first 5 years would imply an excessive amount of new housing to be completed within this period which would be both unrealistic and undeliverable, particularly when seen in the context of the previous and current rates of dwelling completions and the environmental and infrastructure implications of such increased provision.
- 3.8 The Inspector goes on to note that the Council’s annual housing requirement represents a significant increase over current and past performance and that even meeting the shortfall (with the 20% buffer) will be challenging. He concludes “Consequently there are sound reasons to justify an approach which envisages meeting the shortfall in housing delivery over the full plan period, ensuring, an aspirational, but realistic supply of housing land” The Inspector particularly considered both alternatives against the particular economic circumstances of Bradford and the Core Strategy’s commitment to fully meet the housing requirement over the plan period through the identification of sites in the Allocations Development Plan Documents (DPDs) and concluded that the Liverpool approach was the most realistic and appropriate option. This is the method or approach which is taken in this 5-year land supply assessment.
- 3.9 As set out above, the shortfall in delivery since the start of the plan period amounts, to 6,335 units. Resolving this over the remaining 12 years of the adopted Core Strategy plan period (2018-30) indicates an additional 528 units (6,335/12) will need to be added for each of the 5 years within 5-year period 2018-23.

The Level of Buffer to Be Applied and the Housing Delivery Test Result

- 3.10 In addition to adding an allowance for past under delivery to the 5-year requirement, the Council is also required to add a buffer, the level of which depends again on past delivery. Paragraph: 037 Reference ID: 3-037-20180913 of the Government’s National Planning Practice Guidance indicates that to ensure that there is a realistic prospect of achieving the planned number of new homes, the strategic policy-making authority should bring forward additional sites. These sites will provide additional flexibility and ensure a sufficient supply of deliverable sites against the housing requirement.
- 3.11 NPPF paragraph 73 and the National Planning Practice Guidance indicate that there are 3 different levels of buffer which might be applied ranging from 5% to 20%. A 20% buffer is required ‘where there has been significant under delivery of

housing over the previous 3 years'. Significant under delivery is defined as being where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement. The Government has recently published the first Housing Delivery Test measurement, covering the years 2015/16, 2016/17 and 2017/18, which indicates a test result of 76% for Bradford and thus a 20% buffer is required.

- 3.12 Table 3.2 below sets out in detail the Housing Delivery Test outcomes and related data-fields. The calculation for the number of homes required through the HDT differs to the Council's Core Strategy requirement. The calculation for the HDT figures is explained in the technical note which accompanied the HDT published results.²

Table 3.2: Housing Delivery Test

Number of homes Required			Number of homes delivered			HDT	HDT Consequence
2015 - 2016	2016 - 2017	2017 - 2018	2015 - 2016	2016 - 2017	2017 - 2018	76%	20% Buffer
1,862	1,870	1,573	907	1,488	1,642		
5,305			4,037				

Bringing the Elements Together

- 3.13 The Councils five-year requirement calculation as set out in Table 3.3 below therefore incorporates:
- An annual housing requirement of 2,476 dwellings
 - A shortfall of 528 dwellings per annum
 - A 20% buffer calculated from the Governments Housing Delivery Test

² Ministry of Housing, Communities & Local Government – Housing Delivery Test: 2018 Measurement Technical Note
19th February 2019

Table 3.3: 5 Year housing requirement calculation

A. Base Target (2018-2023) @ 2,476pa x 5	=	12,380
Annualised Shortfall (6335 / 12) = 528		
B. Total Shortfall Added For 5 Year Period	=	2,640
Base target + Shortfall	=	15,020
C. Buffer @ 20% of A + B (15,020 x 0.20)	=	3004
Total 5 year supply requirement A. Base target + B. Shortfall + C. Buffer	=	18,024

4. Assessing the Supply

- 4.1 In assessing the sites which can be included in the 5 year supply, the NPPF requires that a site should be available and with a realistic prospect that housing will be delivered on the site within 5 years. Annex 2 of the NPPF goes on to say that “*sites with detailed planning permission, should be considered deliverable until permission expires*” and that other sites including those with other permissions “*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*”.
- 4.2 The Council published the Housing Land Supply Update (HLSU) in December 2018. This report provides the starting point for the calculation of housing supply for April 2018 to March 2023. In line with Annex 2 of the NPPF, sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long terms phasing plans). The Council has undertaken a review of the permission list and those sites detailed in Appendix 1 are those considered deliverable within the context of national planning policy. Sites included are those of at least 0.20 or 5 units with detailed planning permission at 1st April 2018 and sites under construction. Only those remaining units after the last calculation period are included in the list.
- 4.3 Annex 2 of the NPPF also indicates that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear

evidence that housing completions will begin on site within five years. Under para 036 of the NPPG, evidence of delivery may include:

- any progress being made towards the submission of a detailed application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

(NPPG Paragraph: 036 Reference ID: 3-036-20180913)

4.4 Appendix 2 of this statement is a list of other sites which are also considered to be deliverable within 5 years. Evidence has been added to the table to justify their inclusion, which is in line with national policy. The Council has taken a very cautious approach to the sites included in this appendix, as it continues to strengthen its evidence based on site delivery.

4.5 The appendices provide the main sources of housing supply for the purposes of this 5-year housing land supply statement. The Council is however, undertaking following an investment in resources, additional monitoring work and research to ensure that all forms of valid housing supply are considered. This work may inform future statements and could include:

- I. The potential to introduce a small-sites allowance (1 to 4 dwellings). Although it is recognised that small sites of less than 0.20ha can often make a useful contribution to supply calculations no allowance is being made within the current statement. Small sites however do contribute to the net completions figure collected annually and reported to the Government.
- II. Contribution from empty homes being brought back into use, subject to a review for any potential double-counting.
- III. Contribution from affordable housing programmes, subject to a review for any potential double-counting.
- IV. Review of student and older people's housing.
- V. Further detailed analysis of SHLAA listings and other sources of supply currently listed for years 6-10 which could be brought forward early in the delivery pipeline, subject to sufficient delivery evidence being available.

The Trajectory

4.6 An important part of the process in calculating the 5-year supply of deliverable sites is to forecast when development will begin and thus when new homes will be completed on site together with the expected number each year. The application of the SHLAA methodology in terms of site delivery timings and build rates, have

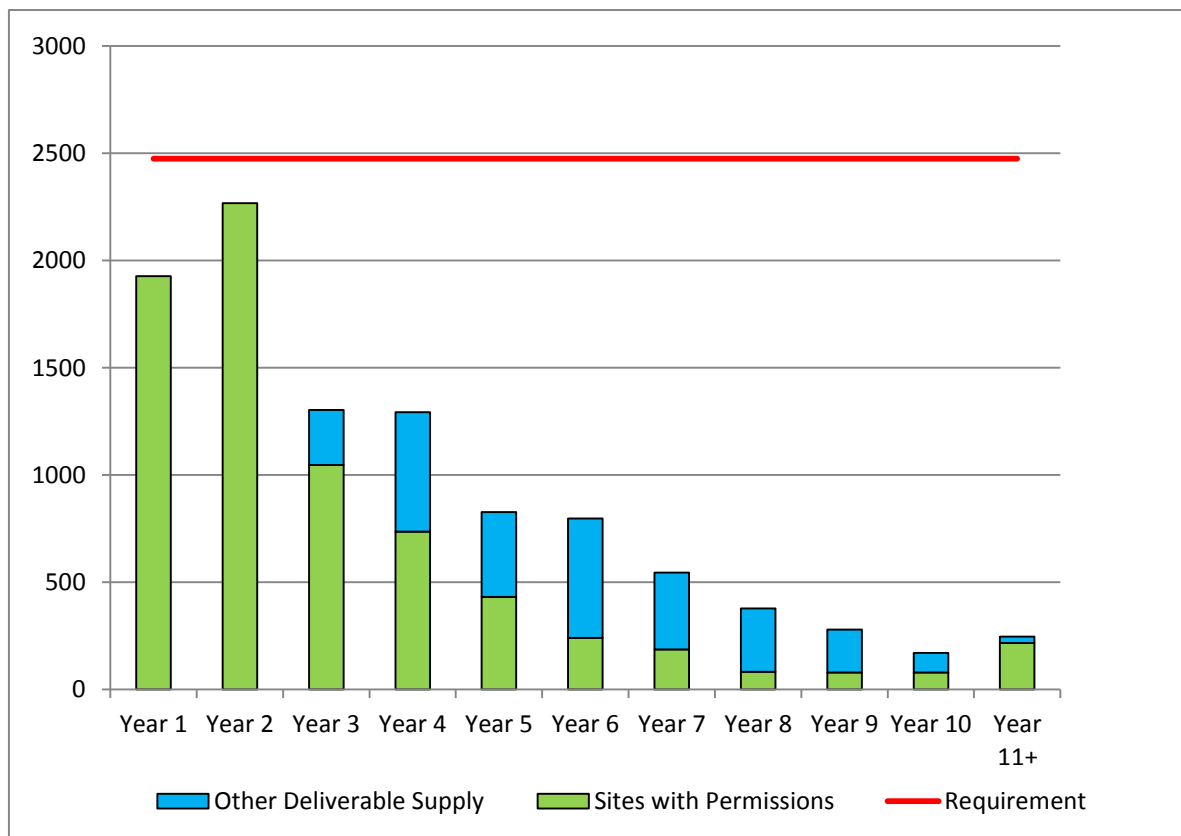
been used in the calculation of the supply tables. Table 4.1 below summarises the expected deliverable supply of new homes from sites under construction and with planning permission across the first 5 years of the supply and the expected number that are expected to continue being developed into years 6-10 and 11+. Totals are shown as gross yield with total losses to demolitions and deletions shown in the first column.

Table 4.1: Expected delivery of sites within first 5 years

Typology	Number of Units expected				Net total
	Losses	Years 1-5	Years 6-10	Years 11+	
Sites with permissions	197	6,409	670	69	6,951
Other deliverable supply	0	1,209	1,502	29	2,740
Total No. units expected	197	7,618	2,172	98	9,691

- 4.7 The total number of units expected from sites with permission and on other deliverable sites is 9,691 homes (net). In order to achieve this level of completions 197 existing homes have or will be lost to demolition. In the next five years the number of new homes are expected to be built is 7,618 which equates to 7,421 units (net) which is the five year supply. Continued monitoring will be undertaken to track the rate of completions and status of permissions to ensure the supply is kept up to date. Table 4.1 is illustrated in the graph below (Figure 4.1).

Figure 4.1: Gross expected completions by site type



5. Conclusion

Table 5.1: Summary Position

Housing Requirement 2476 x 5	12,380
Under Delivery since start of plan period (2013-2018)	6,335
Shortfall approach – the ‘Liverpool method’ = under delivery/12 x 5 years	2,640
Housing Delivery Test Performance (2015-2018)	76%
Buffer applied	20%
Requirement + Shortfall x Buffer	3,004
Total Requirement for 2018-23	18,024
Total 5 year supply	7,421
1 year of requirement 18,024/5	3,605
Total 5 year supply/1 year of requirement	2.06 years
Total 5 year supply/Total Requirement	41.2%

- 5.1 The scale of the 5-year requirement has been determined by the assessed need defined in the adopted Core Strategy. Under delivery over the previous 5 years since the start of the Local Plan (2013) and the further requirements set out by national planning guidance mean that current supply falls short of the requirement. The quantum of new homes required 18,024 cannot be met from sites with planning detailed permission in place before 1st April 2018. Even factoring in other deliverable sites such as those most likely yield homes based on available information at 1st April 2018 is only 41.2% of the calculated requirement. On best information, for the monitoring period, the 5-year deliverable supply stands at 2.06 years.
- 5.2 Whilst development may take place sooner than anticipated by the trajectory (ie from year 6 onwards) and larger sites may achieve higher annual build rates than expected there is still at present insufficient deliverable land across the whole trajectory (9,691 net) to meet the full current requirement.
- 5.3 This assessment is not directly comparable to previous assessments due to the changes which have been made in the revised NPPF, in particular relating to the

requirement side of the calculation and the Governments definition of deliverability. The Core Strategy is currently under review which includes a re assessment of the district housing requirement and once adopted will mean a revised 5-year housing land calculation to which the findings of the SHLAA and other monitoring and supply streams will contribute.

- 5.4 The Council is committed to regeneration and already promotes suitable sites for residential development in its brownfield register. The adopted area action plans are also already beginning to yield stronger patterns of delivery in the 2 areas where they are in place. On-going work alongside the SHLAA will determine further suitable land to be included in the list of sites to be allocated in the Local Plan which will in turn encourage new planning applications to be made and mean that these sites can be included in future calculations.
- 5.5 Whilst the SHLAA working group have had some input into the assessment of sites included in this 5-year supply statement the SHLAA is not yet finalised and as such this is the Councils calculation of supply. The 4th SHLAA will be published in the middle part of 2019 as further background evidence for the Local Plan process with the support of the SHLAA Working Group.
- 5.6 The Council is also committed to producing a Housing Delivery Action Plan to support enhanced housing delivery across the District.

APPENDIX 1

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Site Ref	Address	Gross site Area (ha)	Land type	Development stage	Permission expiry	Total Approved Units	Yield type	Losses	Built at 1st April 2018	1	2	3	4	5	6	7	8	9	10	11+	Site comment
BA/026	Baildon Golf Club, Moorgate	0.17	PDL	Detailed permission	17.04.18 see comment	5	houses			5											
BA/031	Knoll Terrace	0.10	PDL	Detailed permission	12.05.20	5	houses				5										
Totals						157		1	16	73	66	0	0	0	0	0	0	0	0	0	
Bingley																					
BI/004a	Ireland Street	0.37	PDL	Under construction		4	houses			4											
BI/012	Lady Lane	0.51	PDL	Under construction		11	houses	1	3	2	2	2	2								
BI/029	Keighley Road, Crossflatts	0.08	PDL	Under construction		7	houses		5	2											
BI/031	Mornington Road /Ferncliffe Road	0.13	Greenfield	Detailed permission	21.06.20	16	apartments				16										Site is for sale
BI/033	Gilstead Lane	0.28	Greenfield	Under construction		3	houses		1	2											
BI/055	110 Main Street	0.02	PDL	Detailed permission	27.01.20	7	apartments			7											Change of Use. Further details approved
BI/061	York Street	0.16	PDL	Under construction		9	houses			9											
BI/062	Falcon Road	0.35	Greenfield	Under construction		7	houses	1		3	4										
Totals						64		2	9	29	22	2	2	0	0	0	0	0	0	0	55
Burley in Wharfedale																					

Site Ref	Address	Gross site Area (ha)	Land type	Development stage	Permission expiry	Total Approved Units	Yield type	Losses	Built at 1st April 2018	1	2	3	4	5	6	7	8	9	10	11+	Site comment
BU/007	Bradford Road	0.65	Greenfield	Under construction		14	houses			14											
BU/011	Greenholme Mill	2.89	PDL	Detailed permission	09.02.20	89	mixed				30	30	29								New build and building change of use
BU/016	Burley HOuse	0.83	PDL	Under construction		13	houses	2	8	5											
BU/021	93 Main St	0.03	PDL	Under construction		5	apartments				5										
Totals						121		2	8	19	35	30	29	0	0	0	0	0	0	0	
Bradford City Centre																					
CC/003	Hamm Strasse	0.51	PDL	Detailed permission	03.04.21	166	apartments					40	40	40	40	6					
CC/012	National House, Sunbridge Road	0.38	PDL	Under construction		78	apartments		14	30	30	4									
CC/014	Manor Row	0.03	PDL	Detailed permission	05.04.19	7	apartments			7											
CC/023	Conditioning House	0.52	PDL	Under construction		133	apartments				30	30	30	30	13						
CC/048	148-151 Sunbridge rd	0.24	PDL	Under construction		74	apartments		57	17											
CC/064	Water Lane/Paradise Street	0.03	PDL	Under construction		15	apartments			15											
CC/066	School Street, Manor Row	0.1	PDL	Under construction		56	apartments		53	3											
CC/067	Buildings between Piccadilly/Duke Street and Kirkgate	0.80	PDL	Under construction (various permissions including PD rights notification)		181	apartments		41	30	30	30	30	20							
CC/068	Buildings between Bolton Rd/Canal Rd	0.84	PDL	Various including Permitted Development notifications		297	apartments			60	60	60	60	57							

Site Ref	Address	Gross site Area (ha)	Land type	Development stage	Permission expiry	Total Approved Units	Yield type	Losses	Built at 1st April 2018	1	2	3	4	5	6	7	8	9	10	11+	Site comment
CC/073A	Yorkshire Stone Yard	0.3	PDL	Detailed permission	04.12.18	88	apartments				30	30	28								
CC/077	Olicana House	0.13	PDL	Under construction		157	apartments		28	129											
CC/084	7-11 Manor Row	0.05	PDL	Under construction		32	apartments		31	1											
CC/088	4-8 Hick Street	0.16	PDL	Under construction		13	apartments		3	10											
CC/089	Arndale House	0.21	PDL	Under construction		126	apartments			60	60	6									
CC/090	63 Vicar Lane	0.08	PDL	Under construction		70	apartments			70											
CC/093	153 Sunbridge Rd	0.04	PDL	Permitted Development notification		56	apartments			56											
CC/098	Church Bank	0.29	PDL	Permitted Development notification		110	apartments				30	30	30	20							
CC/101	Well Street	0.08	PDL	Under construction		59	apartments			30	29										
CC/102	38-42 Peckover street	0.02	PDL	Detailed permission	03.08.20	6	apartments				6										
CC/103	46 Peckover Street	0.05	PDL	Under construction		43	apartments			30	13										
CC/104	Adelaide Street	0.05	PDL	Detailed permission	01.05.18	14	apartments				14										
CC/105	City Exchange	0.11	PDL	Under construction		119	apartments			30	30	30	29								
Totals						1900		0	227	578	362	260	247	167	53	6	0	0	0	0	
Cottingley																					
CO/004	Bradford Road	0.52	PDL	Under construction		3	houses			3											
Totals						3		0	0	3	0	0	0	0	0	0	0	0	0	0	
Canal Rd Corridor																					
CR/011	Olivers Locks, Canal Road	32.01	Greenfield	Under construction		1000	mixed		43	20	80	80	80	80	80	80	80	80	80	217	
CR/012	Livingstone Road, Bolton Woods	1.4	PDL	Under construction		59	houses	72		15	30	14									
CR/017a	Wapping Road, Bolton Road	0.06	Greenfield	Detailed permission	27.09.19	8	apartments				8										
CR/024b	Crag Rd	1.67	PDL	Under construction		85	mixed			15	30	30	10								

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Site Ref	Address	Gross site Area (ha)	Land type	Development stage	Permission expiry	Total Approved Units	Yield type	Losses	Built at 1st April 2018	1	2	3	4	5	6	7	8	9	10	11+	Site comment
SW/137	Little Horton Lane	0.10	PDL	Under construction		37	houses		16	21											
SW/140	The Prince of Wales PH Bowling Old Lane	0.18	PDL	Detailed permission	07.05.18	6	houses			6											
SW/141	Hastings Street	0.05	PDL	Detailed permission	07.09.19	5	houses				5										
SW/143	Poplar Grove	0.32	Greenfield	Detailed permission	14.12.20	9	houses	1			9										
SW/144	Faxfleet Street	0.09	PDL	Detailed permission	24.10.19	6	houses				6										
SW/147	Gratton Street		PDL	Detailed permission	08.09.20	46	houses	123			30	16									
SW/149	100 Hollingwood Lane	0.20	PDL	Detailed permission	05.01.20	5	apartments				5										
SW/151	141 Woodhead Rd	0.06	PDL	Detailed permission	19.12.20	8	apartments				8										
SW/152	162-164 High St	0.05	PDL	Detailed permission	07.07.20	7	apartments	1			7										
SW/154	Princeville Rd	0.71	Greenfield	Detailed permission	see comment	7	houses					7									Outline permission approved 8/12/16 with reserved matters pending in April 2018. This was approved in June 2018
Totals						726		125	232	102	243	110	30	9	0	0	0	0	0	0	0
Thornton																					
TH/031	269 Thornton Road	0.40	PDL	Detailed permission	14.10.18	4	apartments				4										Conversion
Totals						4		0	0	0	4	0	0	0	0	0	0	0	0	0	0
Wilsden																					
WI/015	Wellington Road	0.43	Greenfield	Detailed permission	see comment	7	houses					7									Outline permission in place at 1st April 2018 with reserved matters pending. This was approved in September 2018
Totals						7		0		0	0	7	0	0	6	0	0	0	0	0	0
District Total								197		1927	2268	1046	736	432	240	187	83	80	80	217	
															6409			670			69

APPENDIX 2																				
Site Ref	Address	Gross Site Area (Ha)	Land Type	RUDP Allocation	Density Category	Expected yield	Losses	1	2	3	4	5	6	7	8	9	10	11+	Site in HLSU?	Site comments
Addingham																				
AD/002a	Parsons Lane	0.17	Greenfield			6					6								Yes	Site erroneously included on the HLSU. Detailed permission and submisison of details approved for 5 units but the permission is now technically expired. A new application was submitted in late 2018 for 7 units was withdrawn. The owner has until September 2019 to resubmit a free application and it is antipated that this will happen. Forecasted yield has been applied to the trajectory
Totals						6	0	0	0	0	6	0	0	0	0	0	0	0		
Bingley																				
BI/008	Sty Lane	16.61	Greenfield		None	440					80	80	80	80	80	40			Yes	Outline permission approved after lengthy legal process by secretary of state. Expires September 2019. The promoter has approached the Council with regards a detailed application and as such there is the expectation of submission in the near future
Totals						440	0	0	0	0	80	80	80	80	80	40	0	0		
Bradford City Centre																				
CC/086	43 Darley Street	0.03	PDL		None	9					9								Yes	Erroneously included in HLSU. Permission for 9 units had technically expired in February 2018. A new application for 9 units is pending consideration
CC/096	Cathedral Quarter	0.7	PDL		None	90					30	30	30						Yes	Outline permission was approved in October 2017. No further applications to date.
Totals						90	0	0	0	0	30	30	30	0	0	0	0	0		
Canal Road Corridor																				
CR/034	Frizinghall Rd	0.76	PDL		None	42							30	12					Yes	Outline Permission approved October 2017. This was a renewal of a previous application. The building are understood still to be in use. The site is not considered to be deliverable within 5 years unless progress is made on a detailed application
CR/037	Thornhill Avenue, Shipley	0.60	Greenfield		Low	19							19						Yes	Included in error on HLSU. Outline permission for 21 units expired. No further progress thus the site does not appear in the 5 year supply
Totals						61	0	0	0	0	0	0	49	12	0	0	0	0		
Cullingworth																				

Site Ref	Address	Gross Site Area (Ha)	Land Type	RUDP Allocation	Density Category	Expected yield	Losses	1	2	3	4	5	6	7	8	9	10	11+	Site in HLSU?	Site comments
CU/001	Halifax Road	1.86	PDL			53					30	23							Yes	Outline permission approved March 2017. No further applications to date but permission is recent
Cullingworth						53	0	0	0	0	30	23	0	0	0	0	0	0		
Denholme																				
DH/016	Station Road	4.38	PDL			80							30	30	20				Yes	Outline permission approved April 2016. No further progress, thus site not considered to be deliverable in 5 years
Totals						80	0	0	0	0	0	0	30	30	20	0	0	0		
East Morton																				
EM/015	Fairfield Morton Lane	0.19	PDL			3													Yes	Outline permission approved December 2017. A re calculation of the site area means it actually falls below the threshold
Totals							0	0	0	0	0	0	0	0	0	0	0	0		
Harden																				
HR/002/3	Bingley Road	1.74	Greenfield			25				25									Yes	Site had outline permission in April 2018 and a pending detailed application for 28 units which was refused in May 2018. An alternate detailed application for 25 units was approved in December 2018
Totals						25	0	0	0	25	0	0	0	0	0	0	0	0		
Keighley																				
KY/007	Shann Lane	4.75	Greenfield	Phase 2 Housing Site	None	128				30	30	30	30	8					No	Site erroneously missed off HLSU with outline permission. Reserved matters submitted in April 2018 and approved by committee in January 2019
KY/058	Park Lane	2.78	Greenfield		None	58	houses			30	28								Yes	Site had outline permission in April 2018 and is of interest to a major housebuilder.
KY/059	Parkwood Rise	0.74	Greenfield		Medium	28	houses						28						Yes	Outline permission which expires in April 2020 (approved 2015). No progress to date on detailed application.
KY/090	Woodhouse Road	0.14	PDL		None	10	houses				10								Yes	Outline permission was approved December 2017
KY/136	Ingrow Corn Mill	0.13	PDL			9	houses				9								Yes	Site with outline permission approved April 2017. The developer has been in recent discussion with a view on bringing the site forward
KY/138	Worthville Farm	0.22	PDL		Medium	12							12						yes	Site included in the HLSU in error. The permission expired in July 2017 and consequently it has been moved out of the 5 year supply
Totals						245	0	0	0	60	77	30	70	8	0	0	0	0		

Site Ref	Address	Gross Site Area (Ha)	Land Type	RUDP Allocation	Density Category	Expected yield	Losses	1	2	3	4	5	6	7	8	9	10	11+	Site in HLSU?	Site comments
Menston																				
ME/001B	Bingley Road	5.24	Greenfield	Phase 2 Housing Site	Low	133					30	30	30	30	13				No	Site allocated for housing in the RUDP and subject to lengthy legal arguments relating to historic planning applications. A detailed application for 133 homes was submitted in July 2017 and approved by committee in February 2019
Totals						133	0	0	0	0	30	30	30	30	13	0	0	0		
Bradford North East																				
NE/006b	Westfield Lane, Idle	1.24	Greenfield	Phase 1 Housing Site	Low	26				26									No	Pre submission considered acceptable in 2017, with detailed application in June 2018, approved in December 2018
NE/038	Moorside Road, Eccleshill	21.30	Mixed		None	590	houses			80	80	80	80	80	80	80	30		Yes	Site with outline permission at 1st April and detailed application pending which was approved August 2018
NE/039	Fagley Road	4.44	Greenfield	Mixed Use Area	None	128				30	30	30	30	8					No	Site in an area considered appropriate for residential development with detailed permission pending at 1st April 2018, approved May 2018 .Further details also now submitted
NE/109	Hinchliffe Street	0.17	Greenfield		Medium	8							8						Yes	Site had outline permission at April 2018 but this expired In October 2018. There is no developer interest thus not included in 5 year supply
NE/163	Site of Ashfield Mills	0.88	PDL		None	35					30	5							Yes	Site with outline permission granted in October 2017.
Totals						787	0	0	0	136	140	115	118	88	80	80	30	0		
Bradford North West																				
NW/001	Snowden Street / Trafalgar Street	0.49	PDL			229							40	40	40	40	40	29	Yes	Site has outline permission granted July 2017. The development is not considered deliverable within 5 years
NW/032	Chellow Lane, Daisy Hill	0.43	Greenfield		None	6				6									Yes	Outline permission approved July 2017.
NW/060	Bell Dean Rd	0.25	PDL		None	0													Yes	Site listed in HLSU with outline permission, but new permission now approved for care home, thus is not part of the 5 year supply
Totals						235	0	0	0	6	0	0	40	40	40	40	40	29		
Bradford South East																				
SE/014	Spen View Lane/Shetcliffe Lane, Bierley	3.77	Greenfield	Safeguarded land	None	116				30	30	30	26						No	Detailed permission for 113 units submitted in October 2017 pending. The site is safeguarded land in the RUDP and residential development is considered appropriate

Site Ref	Address	Gross Site Area (Ha)	Land Type	RUDP Allocation	Density Category	Expected yield	Losses	1	2	3	4	5	6	7	8	9	10	11+	Site in HLSU?	Site comments
SE/063	Westgate Hill Street - Tong	0.47	Greenfield			14					14								No	Site erroneously missed off HLSU with outline permission approved November 2017 with the expectation of a detailed application being submitted
SE/089	Tennis Avenue	0.23	PDL			11					11								No	Site erroneously missed from HLSU calc but with February 2018 outline permission. Further outline application approved in May 2018
SE/092	Upper Castle Street, East Bowling	0.24	Greenfield			9							9						Yes	Outline permission approved July 2016. No further applications, thus expected to expire and not included in 5 year supply
SE/108	Woodside Road	0.88	Greenfield			67					30	30	7						Yes	Site with outline permission approved November 2016. The site has been recently been sold with expectation of detailed application being submitted
SE/143	Flockton Road	0.48	PDL			16					16								Yes	Site with outline approval at 1st April 2018. Detailed application submitted January 2018 and approved in April 2018
Totals						233	0	0	0	30	101	60	42	0	0	0	0	0		
Silsden																				
SI/002	Brownbank Lane	2.43	Greenfield		None	57	houses				30	27							Yes- see note	Site referred to as SI/003 in HLSU now renumbered with outline permission at base date and detailed application pending for 57 units which appear in the trajectory
SI/005C	Middleway	0.73	Greenfield		None	13					13								No	Erroneously missed off HLSU. Outline permission approved February 2017. Development has already taken place on neighbouring sites
SI/020	Keighley Road	4.51	PDL		None	142					30	30	30	30	22				No	Outline application submitted May 2016 and recommended for approval. Committee approval in April 2018.
Totals						212	0	0	0	0	73	57	30	30	22	0	0	0		
Bradford South West																				
SW/049	Junction with Park Road, Manchester Road, Little Horton	0.79	PDL			575				80	80	80	80	80	80	80	15		Yes	Site erroneously included in HLSU in error as outline permission (575 units) had expired by April 2018. However a detailed application submitted in July 2017 was pending (554 units) and this was approved in January 2019. 554 units not 575 units appear in the trajectory

Site Ref	Address	Gross Site Area (Ha)	Land Type	RUDP Allocation	Density Category	Expected yield	Losses	1	2	3	4	5	6	7	8	9	10	11+	Site in HLSU?	Site comments
SW/061a	Northside Road, Girlington	5.30	PDL		Medium	181							40	40	40	40	21		Yes	Whilst the site has outline permission for 220, the owners have been discussing an alternative scheme. There does not seem to be a definite commitment to delivery thus it is not included in the 5 year supply
SW/074	3 Huddersfield Road, Odsal	0.18	PDL			9							9						Yes	Site with outline permission approved April 2016. No current applications thus it is not considered to be deliverable
SW/142	Highgate Road	0.40	Greenfield		None	5					5								Yes	Outline permission at April 2018 with renewal approved December 2018 with further discussion with council
SW/150	Dovesdale Road	0.18	PDL		None	9					9								Yes	Outline permission granted November 2017 with the expectation of a detailed application in the near future
Totals						204	0	0	0	0	14	0	49	40	40	40	21	0		
Thornton																				
TH/002a	Close Head Lane,	0.41	Greenfield			11							11						Yes	Site has outline permission but the development requires a costly road improvement and is not expected to be deliverable in the next 5 years
TH/017	Cliffe Lane	0.47	Greenfield			9							9						Yes	The site has had numerous applications over the past 25 years and very little progress. Not expected to be deliverable in the next 5 years
Totals						20	0	0	0	0	0	0	20	0	0	0	0	0		
Wilsden																				
WI/012	St Matthews Close	0.42	Greenfield			6					6								Yes	Site with outline permission granted in April 2017. The adjacent site WI/015 now has detailed permission and provides the access to this site. This site is expected to be developed also.
Totals						6	0	0	0	0	6	0	0	0	0	0	0	0		
DISTRICT TOTALS						2740	0	0	0	257	557	395	558	358	295	200	91	29		
								1209					1502					29		