

**BRADFORD STRATEGIC HOUSING LAND  
AVAILABILITY ASSESSMENT (SHLAA)**

**APPENDIX 8:**

**TABLE OF SHLAA SITE RESULTS**

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>ADDINGHAM</b>										
AD/001	Turner Lane	0.63	Green Belt	Call for Sites	Greenfield	20	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Fairly level triangular shaped field behind a private house used for grazing with some trees on the edge to the north west of the village. Access from Turner Lane which is narrow and may require widening which may involve third party land and could be combined with AD/002. The site could come forward from year 7 and would be suitable for family homes.
AD/002	Moor Lane	1.08	Safeguarded Land	Safeguarded Land	Greenfield	34	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field to the rear of houses on Turner Lane with access from Moor Lane to the north west side of the village. The land is currently used as a small holding and could be developed in association with neighbouring sites AD/001 and AD/012, subject to satisfactory access. The site could come forward from year 7 for family homes.
AD/003	Main Street/Southfield Terrace	1.68	Village Green space	Call for Sites	Greenfield	52.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field with bands of mature trees. Site access may require third party land but development could come forward as part of a comprehensive development involving adjacent land (see AD/004). The site is available now but cannot come forward before year 7. The site would be particularly suitable for small family development with strong links into the centre of the village.
AD/004	Main Street/ Addingham Bypass (Southfield Farm)	16.45	Green Belt	Call for Sites	Greenfield	432	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Large site used for grazing, crossed by hedegrows and mature trees. The site is enclosed by residential development to the north west and east and the bypass to the south and access would be available from adjacent estate roads. There are no significant physical constraints to development, however the scale of the site will mean a development brief will be necessary to deliver the site. Units appear in the trajectory from year 7 onwards.
AD/005	Main Street	0.46	Green Belt	Call for Sites	Greenfield	14	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	A small unused, level site to the south of side of the road adjacent to the Village cricket ground. The site could be affected by flooding, therefore a fuller assessment of any flood risk will be required before this site is considered further. This aside the site is available and development could come forward from year 7. Small family or elderly accomodation would be suitable on this site given its level access.
AD/006	Wharfe Park	1.91		Call for Sites	Greenfield	60.5	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Sloping overgrown field running toward a beck, with an area of mature trees. The Becks flood risk zone crosses a part of the site but development could be accommodated on the site away from the watercourse. Access is available from neighbouring roads at either side of the site and there could be the potential to enlarge the site at its southern extent, subject to neighbouring owners intentions. Flood risk aside the present owner intends to begin planning application procedure in near future and consequently units appear in the trajectory from year 5.
AD/007	Stockinger Lane	3.07	Green Belt	Call for Sites	Greenfield	80.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping land to the south east of the village enclosed by the bypass to the south, comprising sloping fields separated by dry stone walls, with access from Stockinger Lane. The site is available, the earliest that units could come forward being year 7 onwards.
AD/008	Main Street	4.19	Green Belt	Call for Sites	Greenfield	110	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field south of the village cricket ground with some mature trees on boundary to the south east of the village adjacent to AD/007. Part of the site has the potential to be flooded which could delay development beyond year 7, where units are presently placed. Access could also be provided from Main Street.
AD/009	Main Street	0.83	Green Belt	Call for Sites	Greenfield	26	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level corner site beyond the edge of the settlement but in an open area between the bypass and Main street and next to AD/008, surrounded by mature trees. A small area of the site is affected by flood zone 3b which could constrain site development. Units appear from year 7 onwards.
AD/010	Ians Croft	1.91	Green Belt	Other	Greenfield	60.5	PotentiallySuitable - Local Policy Constraints	Uncertain	Developable	Fields, allotments and some residential curtilage together with some mature trees to the north side of the bypass. The site was considered for development at a previous public inquiry but the owners intentions are presently unknown and the allotments are still in active use consequently the site does not appear in the trajectory at present.
AD/011	Chapel Street	1.39	Housing Site/Playing Fields	Housing Land Register and other	Mixture	44	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Cleared site of former middle school allocated for housing development in the RUDP and associated unmaintained land presently protected as playing fields in the RUDP, now surplus to requirements. The site could begin to come forward from year 4 although development could be delayed to allow a more comprehensive development including the additional land.
AD/012	Moor Lane	0.94	Green Belt	Call for Sites	Greenfield	29.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level grazing land adjacent to urban edge, available for development with no significant constraints

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
AD/013	Bolton Road	1.36	Green Belt	Call for Sites	Greenfield	43	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level enclosed field and barn. Access is from Bolton Road which is narrow as it leaves the village but is typical throughout the settlement.
AD/014	Back Beck Lane	0.55	Green Belt	Call for Sites	Greenfield	17.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	A small level field adjacent to the urban edge and former railway tunnel. Direct site access involves very narrow roads but there would be a possibility in providing a link from AD/011 to avoid direct access from Chapel Lane for a low density scheme. A small part of the southern section of the site falls within flood zone 3a, but this is not expected to unduly constrain the site consequently the site could yield development from year 7 onwards.
AD/015	Sugar Hill	0.61	Village Green space	Call for Sites	Greenfield	19	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	2 level fields either side of quiet lane currently in use for grazing. Site access from the north or south would be limited to a low density scheme only. The earliest the site could come forward would be year 7 but this should be considered against local constraints.
AD/016	Manor Garth	2.03	Village Green space	Call for Sites	Greenfield	53.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Level open area bounded by stream and crossed by a public footpath in the centre of the village. Public access is clear across demarked footpaths across part of the site, but there would be an opportunity for development across the northern part subject to flood risk. The Eastern/south eastern 1/4 of the site lies within flood zone 3a. Public access and flooding issues will need to be resolved before the site can come forward consequently it is not anticipated that this site will be delivered before year 7.
AD/017	Ilkley Road, Low Mill Village	5.72	Green Belt	Call for Sites	Greenfield		Unsuitable			Land to north side of Ilkley Road on edge of Low Mill Village comprising level fields adjoining a mill which has been converted to residential. The whole of the site is within the green belt, separated from the built up area and also within flood zone 3b.

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<b>BAILDON</b>										
BA/001	Jenny Lane	1.85	Recreation Open Space and Playing Fields	Call for Sites	Greenfield	58.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level open space used for children's play. The site is well used and maintained and privately owned and the owner hopes to develop the site in the future. Tree preservation orders affect the small wood to the western site boundary. The site cannot come forward until the medium period, consequently units from year 7 at the earliest.
BA/002	Stubbings Road	0.77	Housing Site	Housing Land Register	Greenfield	24.5	Suitable Now	7 to 12 Years	Developable	Unused, overgrown site located off a private road and containing a tree preservation order. It is allocated for housing in the RUDP. The landowners intentions are presently unknown and access across third party land may constrain development potential. Site retained as being developable in the medium term with units coming forward from year 7.
BA/003	West Lane	0.47	Housing Site	Housing Land Register	Greenfield	15	Suitable Now	Uncertain	Not Currently Developable	Small semi wooded site allocated for housing in the RUDP with an open area toward the southern end. Access from West Lane is poor and the site can only be developed taking access from an alternative direction. Tree preservation orders affect a large part of the site and consequently the site is unlikely to accommodate many units. The owners intentions are presently unknown and the realistic yield could be lower than the forecast given the constraints. No figures entered in the trajectory at present for this site.
BA/004	The Rowans	2.12	Green Belt	Call for Sites	Greenfield	56	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Unused sloping field with residential uses on 2 sides. The site has good access from the neighbouring estate road and is available. There are no fundamental constraints to development other than policy constraint. Consequently units could come forward from year 7 onwards.
BA/005	West Lane, Baildon	8.32	Green Belt	Call for Sites	Greenfield	216.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Attractive grazing land divided by post and rail fencing, a hedgrow and areas of woodland. A small scheduled Ancient Monument is located in the northern part of this site. Site levels and the scale of the site will delay the site from coming forward as there may be a need for off site infrastructure. However, the site is available for development and units could begin to come forward in the middle period if identified for development.
BA/006	Strawberry Gardens, Moorland Avenue	0.36	Green Belt	Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Small site on the edge of the urban area. This site has limited access and would deliver too few units to make it a viable SHLAA site. Consequently no units are contained in the trajectory.
BA/007	Ferniehurst Farm	0.57	Housing Site	Housing Land Register	Greenfield	18	Suitable Now	7 to 12 Years	Developable	Sloping field to rear of farm buildings and used for grazing. It is bounded by mature trees and allocated as a housing site in the RUDP. The land is presently in use for grazing but access is poor. The farm is under tenancy and the owner is currently considering options. This is a developable site, not withstanding access and tenant issues. Consequently, homes could be delivered in the middle period from year 7 onwards.
BA/008	Valley View	2.76	Housing Site	Housing Land Register	Mixture	94	Suitable Now	7 to 12 Years	Developable	Site of former school now overgrown and sloping fields in the urban area. The site is mostly allocated as a housing site in the RUDP, but has been enlarged to include playing fields which are now unused and unmaintained. The owner proposes to market the site in the near future, but the playing field protection will need to be overcome to enable a more comprehensive development to take place. Consequently, it is anticipated that the majority of new homes will be delivered in the medium term.
BA/009	West Lane	3.10	Housing Site	Housing Land Register	Previously Developed Land	74	Suitable Now	1 to 6 Years	Deliverable	Former reservoir under construction by David Wilson Homes. The site has existing planning approval for 74 units and construction is expected to continue at a steady rate with anticipated completion during 2012/2013.
BA/010	Tong Park	3.10	Housing site	Housing Land Register	Greenfield	82	Suitable Now	1 to 6 Years	Deliverable	Allocated housing site in the RUDP comprising undulating fields and belts of mature trees. A Tree Preservation Order covers trees in different parts of the site but the majority of the area could be developed without affecting the trees and there are no other significant constraints to prevent development. The owners intentions are known and the site could be developed in the short term and has developer interest. Units anticipated from year 5 onwards
BA/011	Green Lane	1.24	Housing site	Housing Land Register	Previously Developed Land	51	Suitable Now	1 to 6 Years	Deliverable	Slightly sloping grassed site within the urban area bounded by mature trees. Most of the site bar a small corner is allocated for housing development in the RUDP. The south east corner of the site is marginally affected by the flood zone, but this would not affect the sites overall development potential. The owner is understood to be embarking on marketing the land in the near future, therefore units are anticipated from year 4 onwards.
BA/012	Cliffe Avenue/Otley Road	0.15		Housing Land Register	Previously Developed Land	17	Suitable Now	1 to 6 Years	Deliverable	Site with permission for new build apartment block where some preliminary work has already been undertaken. The development is presently on hold until a new developer is found but could restart at any time, therefore units have been placed in year 2. This will be revised at review.

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<b>BINGLEY</b>										
BI/001	Victoria Street	0.77		Call for Sites	Previously Developed Land	31.5	Suitable Now	7 to 12 Years	Developable	Site adjacent to the railway line with limited main road frontage. It is accessed from the road serving the town centre car parks. Currently in manufacturing use but available on re location of the existing use. The site is close to the town centre and the immediate area contains a mix of uses. The site is considered to have some residential potential subject to some site remodding and better configuration of the access. A high density development would be acceptable on the site. The earliest the site is expected to yield units would be year 7.
BI/002	Lilycroft Mills, Dubb Lane	0.56	City Centre Expansion Area	Urban Capacity	Previously Developed Land	23	Suitable Now	7 to 12 Years	Developable	Derelict mill and other associated underused buildings together with areas of maintained grass. The site falls in the RUDP town centre retail expansion area and is in more than one ownership. It has potential for residential development as part of a mixed use scheme, but lies adjacent to the bypass and therefore noise could be intrusive on residential amenity. Given land assembly issues and constraints, the earliest residential units could come forward would be year 7.
BI/003	Whitley Street	1.30	Mixed Use Area	Housing Land Register	Previously Developed Land	205	Suitable Now	1 to 6 Years	Deliverable	Partly cleared land which has had numerous permissions for redevelopment alongside the canal. Some existing businesses still occupy the site, but the whole area is owned by a developer and it is expected that development will start soon. Site will be updated fully at review.
BI/004	Ireland Street	0.94		Urban Capacity	Previously Developed Land	29.5	Suitable Now	7 to 12 Years	Developable	Unallocated, level, partially cleared site with some pipeworks and tanks still remaining. The existing access is a muddy track alongside the river but provision could be made through the adjacent residential development immediately to the south east of the site. The north western part of the site had permission in 2004 but has not been implemented. Trees across this part of the site now are protected and a revised application will need to ensure the continued retention of these trees. Land assembly may delay the development of this site.
BI/005	Coolgardie, Keighley Road	2.99	Employment Site	Call for Sites	Greenfield	102	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level to sloping farmstead in the urban area opposite secondary school and adjacent residential development, protected as an employment site in the RUDP. The site has permission for business use with some live work premises but would also be suitable for sole residential development subject to allocation change. The eastern edge of the site falls within flood zone 3a. Given the present allocation, the site is not expected to be available before year 7, when units appear in the trajectory.
BI/006	Keighley Road	1.46	Playing Fields	Urban Capacity	Previously Developed Land	46	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Underused residential curtilage and land formerly occupied by Youth club, now demolished and the area is not maintained. The western edge of site falls within flood zone 3a and the access to the site is likely to cross third party land. The unused playing field would need to be declared surplus to requirements before it can be released which will ensure a comprehensive development. For this reason, no figures are entered in the trajectory.
BI/007	Micklethwaite Lane (Airedale Mills), Crossflatts	0.76	Housing site	Call for Sites	Greenfield	24	Suitable Now	1 to 6 Years	Deliverable	A green field forming part of the larger allocated housing site at Sty Lane but separated by road. On its own, it is less likely to have a significant impact on the local road infrastructure and could be developed immediately. The owners intentions are known and development on adjacent land has been completed making this an attractive site. It is anticipated that development could yield units from year 4 onwards.
BI/008	Sty Lane	16.05	Housing site	Housing Land Register	Greenfield	443.5	Suitable Now	1 to 6 Years	Deliverable	A large greenfield site on the edge of the urban area crossed by hedgrows and adjacent to the canal, allocated as housing site in the RUDP. Access from Micklethwaite Lane requires significant off site infrastructure before it can be delivered. The yield forecast is based on 30-40 units to the hectare.
BI/009	Greenhill Drive, Micklethwaite	1.58	Green Belt	Call for Sites	Greenfield	50	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Slightly sloping site backed by trees with limited access. The site lies on the edge of the village which is an infill village washed over by green belt but in a location where the present village envelope could be enlarged. The limited access and levels issues suggest that the site will not come forward before year 13.
BI/010	Sleningford Road, Crossflatts	3.64	Urban Greenspace	Call for Sites	Greenfield	96	Potentially Suitable - Local Policy Constraints	13 to 17 Years	unAchievable	Steeply sloping and undulating land between bypass and canal. The landowner suggests a small part of the area could be developed for a low number of units, but intentions are unclear and for this reason the site is considered unachievable.
BI/011	Greenhill Barn, Lady Lane	0.79	Green Belt	Call for Sites	Greenfield	25	Potentially Suitable - Local Policy Constraints	7 to 12 Years	unAchievable	Sloping land to north of Lady Lane predominantly covered in semi and mature conifer trees. The owner indicates that the site would suit around 5 homes which would not make it a viable site in the current SHLAA. The lowest yield figure on a site of this size would normally be in the region of 21-29 units. The owners aspirations would not meet those of the SHLAA and consequently, no figures have been entered in the trajectory for this site.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
BI/012	Lady Lane	0.63		Housing Land Register	Previously Developed Land	11	Suitable Now	1 to 6 Years	Deliverable	A cleared site with planning permission for 11 units. The site is advertised on a local developers website and it expected that development will soon commence. Units are anticipated in year 2, but this will be monitored for progress
BI/013	Heights Lane (west side) Eldwick	1.19	Green Belt	Call for Sites	Greenfield	37.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Level field north of urban area and adjoined to west and part of south by mature woodland. The access is via a narrow country lane and it may require off site improvements before this site can come forward. The site placed in the middle phase with units from year 7 onwards.
BI/014	Heights Lane	0.91	Green Belt	Call for Sites	Greenfield		Unsuitable			Fields, on the west side of Heights Lane, Eldwick. The site is isolated from the urban area and other settlement on narrow country road.
BI/015	Otley Road, Eldwick	0.63	Green Belt	Call for Sites	Greenfield		Unsuitable			Sloping field in front of attractive rural buildings. The site is isolated from the urban area and other settlement.
BI/016	Spring Lane, Eldwick	0.23	Green Belt	Call for Sites	Greenfield	8	Potentially Suitable - Local Policy Constraints	7 to 12 Years	unAchievable	Unused field and garden land behind existing properties. The site is too small to be a realistic site in the current SHLAA and therefore no units are identified in the trajectory.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
BI/017	Spring Lane, Eldwick	5.78	Green Belt	Call for Sites	Greenfield		Unsuitable			The western side of the site lies within flood zones 3a and 3b - the functional floodplain and a tree preservation order covers a large part of the central and western section. Site access is from a narrow county road which is steep in places with poor visibility at junctions.
BI/018	Sherrif Lane, Eldwick	10.59	Green Belt	Call for Sites	Greenfield	278	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Land located on the edge of the settlement and east of Sheriff Lane. Residential development lies on two boundaries. The site can only be accessed by a very long and narrow unadopted track and for this reason the site is not considered deliverable in the short term. Units appear only from year 13 onwards.
BI/019	Sheriff Lane, Eldwick	2.45	Green Belt	Call for Sites	Greenfield	64	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Level fields and woodland surrounding an existing house and garden. Like BI/018 the site is accessed via the same track and the site is not considered deliverable until the longer term.
BI/020	Gilstead Lane	7.52	Green Belt	Call for Sites	Greenfield	198	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping farmland which is steep in places together with and farm buildings adjacent to public open space. The site could come forward from year 7.
BI/021	Gilstead Water Works, Warren Lane	4.55		Call for Sites	Previously Developed Land		Suitable Now	Uncertain	Not Currently Developable	Unallocated site currently in use as operational water works. The owner suggests that the site may be available in the longer term and for this reason, no figures are entered in the trajectory.
BI/022	Fernbank Drive	0.78		Urban Capacity	Previously Developed Land	24.5	Suitable Now	1 to 6 Years	Deliverable	Former cottage hospital and grounds, awaiting disposal by the owner. The site slopes steeply upwards to the north eastern side of the site and there are a number of trees protected with preservation orders, consequently a low site density is anticipated. The site has access but both points are substandard and would require improvement. Units are expected from year 4.
BI/023	Stanley Street	0.43	Housing site	Housing Land Register	Previously Developed Land	13.5	Suitable Now	1 to 6 Years	Deliverable	Small predominantly level site with steep areas to the north eastern boundary covered by mature trees. The site was formerly a play area and still contains garages which are largely unused. The site is allocated as a housing site in the RUDP and the owner is presently undertaking feasibility work to bring the site to the market with planning permission. Units are expected to be delivered from year 4.
BI/024	Sheriff Lane	0.33		Call for Sites	Mixture	11.5	Suitable Now	1 to 6 Years	UnAchievable	Mixed residential curtilage and unused overgrown field with 2 existing houses in the centre of the site. Access is via a narrow unadopted track and the site is too small and unable to yield the requisite number of units to continue as a SHLAA site. No units in the trajectory.
BI/026	Crossley View/Primrose Hill, Gilstead	6.24	Urban Greenspace	Urban Capacity	Greenfield	163	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Site is a combination of underused land and existing flats in a predominantly green setting. The owner is considering a redevelopment of the site in the medium term as the flats are unpopular and difficult to manage. Units appear in the trajectory from year 7.
BI/027	Dowley Gap Lane	0.79	Green Belt	Call for Sites	Greenfield	0	Potentially Suitable - Local Policy Constraints	13 to 17 Years	UnAchievable	Sloping and semi wooded land and underused farm buildings to the east side of Dowley Gap Lane. The site adjoins the sewage works and household waste site and, for environmental reasons, is not considered to be a viable residential site. Consequently no figures are shown in the sites trajectory in this instance.

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<b>BURLEY IN WHARFEDALE</b>										
BU/001	Sun Lane	5.16	Green Belt	Call for Sites	Greenfield	135.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level fields to south side of Ilkley Road and north of Sun Lane adjoining the north western edge of the village. Some mature trees. The site has good access to the main road and bypass and there would be an opportunity to create a larger more comprehensive site, however its policy protection means it cannot come forward before year 7. Part of the north west section of the site falls in flood zone 2
BU/002	Menston Old Lane	10.51	Green Belt	Call for Sites	Greenfield	277	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping and level fields either side of Menston Old Lane containing some mature trees and hedges. It lies beyond the disused railway which links Otley and Ilkley. The northern section of site lies within flood zones 2, 3a and 3b and further work will need to be undertaken to assess the full viability of the site.
BU/003	Moor Lane resource centre, Moor Lane	1.11	Green Belt	Call for Sites	Previously Developed Land	35	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Land and buildings owned by the health trust and located in a recently developed area but washed over by the green belt. Green Belt policy allows the redevelopment of the site in existing buildings or on the footprint of the existing development. Tree Preservation Orders affect trees on part of the site.
BU/004	Hag Farm Road	2.68	Green Belt	Call for Sites	Greenfield	70	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Land to west of the Wharfedale railway line and accessed via a private road serving a small cluster of houses. The site is partly level and partly sloping with trees on the boundary. The land is separated from the main residential area by the railway line. The southern end of site lies within flood zones 2, 3a and 3b and a full flood risk assessment is necessary. Units appear from year 7 in the trajectory.
BU/005	Banner Grange, Bradford Road	1.09	Green Belt	Call for Sites	Greenfield	34	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Detached house in own grounds and adjacent field. The owner indicates the site is available and that there is some developer interest.
BU/007	Bradford Road	0.65	Safeguarded Land	Safeguarded Land	Greenfield	20.5	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Slightly sloping single field behind homes that front Endor Crescent. It comprises a triangular site, fronting the road and lies adjacent to an existing residential area. The Owner's long term intentions are presently unknown and there is a possible covenant on the site preventing development. For this reason no units appear in the trajectory.
BU/008	Main Street/A65	2.01	Green Belt	Urban Capacity	Greenfield	52.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Slightly sloping unused field surrounded by mature hedging. The site was identified by site visit with good access and would be suitable for residential development. The site relates well to the urban edge of settlement and is screened by a hedge and consequently is not visible from outside. The owners intentions are not currently known but the site appears not to have a current use. Without owner information it has not been placed in trajectory until year 13 onwards. A small part of the northern section of the site falls in flood zone 2.
BU/009	The Lawn, Back Lane	0.54		Housing Land Register	Mixture	29	Suitable Now	1 to 6 Years	Deliverable	Site with planning permission for new build and conversion with development well underway



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<b>BRADFORD CITY CENTRE</b>										
CC/001	Fulton Street/Tetley Street/Sunbridge Road and Thornton Road	0.51	Mixed Use Area, City/Town Centre Expansion Areas	Housing Land Register	Previously Developed Land	<b>80.5</b>	Suitable Now	7 to 12 Years	Developable	Derelict 3-5 storey building and adjacent land. There is also a refurbished apartment building (now vacant) fronting Sunbridge Rd. The site received planning approval on appeal in 2008 for residential use and it is possible that this scheme could begin to be implemented before permission expires. It is not expected however that development will begin to yield units before year 7.
CC/002	Tumbling Hill Street	0.05		housing Land Register	Previously Developed Land		Suitable Now	Unavailable	unAchievable	The site has been developed for student accomodation in association with the university and consequently will be removed as a site at review
CC/003	Hamm Strasse/ Grammar School Street.	0.51	City/Town/District Centre, City Centre Redevelopment Sites	Housing Land Register	Previously Developed Land	<b>80.5</b>	Suitable Now	7 to 12 Years	Developable	The site has permission for 217 apartments. There is some uncertainty as to whether this permission will be implemented in its current state and for this reason forecasted site yield appears in the trajectory. The owner is in dialogue with the Council at present to discuss a revised scheme and the site is understood to be on the market. Units from year 8
CC/004	Leeds Rd/East Parade Junction, Little Germany.	0.16		Housing Land Register	Previously Developed Land	<b>28</b>	Suitable Now	7 to 12 Years	Developable	Rectangular corner plot next to Gatehaus. Most of the site is currently used as a makeshift car park by neighbouring offices. The site is currently on sale by Eddisons and has had previous permission for a 7 storey residential block. Forecasted units from year 8
CC/005	Broadway	0.58	Central Shopping Area	Housing Land Register	Previously Developed Land	<b>91.5</b>	Suitable Now	7 to 12 Years	Developable	Sites forming the residential element of the proposed Broadway scheme which had been put on hold until the market improves. The residential part is not expected to be delivered in the near future and consequently forecasted yield from year 8 is presented in the trajectory. Part of the sites falls within flood zone 3a and 2 but with residential proposed at upper levels to the retail mall so this will not preclude development.
CC/006	Peckover Street/Chapel Street, Little Germany.	0.08		Housing Land Register	Previously Developed Land	<b>9</b>	Suitable Now	7 to 12 Years	Developable	Level surface car park with planning permission for a seven storey residential block comprising 28 flats, ground floor cafe, bar and parking. The site is developable and may come forward in the medium term. The owner is understood to be in discussions about an alternative scheme which could be higher than the present forecasted yield. Units appear from year 8 on forecasted yield until more information is available.
CC/007	Beehive Mills, Thornton Road	1.07		Housing Land Register	Previously Developed Land	<b>168.5</b>	Suitable Now	7 to 12 Years	Developable	Cleared site which had permission for mixed use development comprising of 517 residential apartments in 3 blocks and mixed commercial uses. The site has some constraints but it is understood that the developer is considering an alternative proposal for the site. The site lies within flood zone 3a but the extent of this zone is currently being reviewed. Units from year 9 on forecasted yield.
CC/008	Sackville Street	0.04	Central Shopping Area	housing Land Register	Previously Developed Land	<b>7</b>	Suitable Now	Uncertain	Developable	Boarded up 2 storey building which has had planning permission previously for 4-storey apartment block with 19 apartments. The future of this small site is uncertain and no units have been placed in the trajectory. Its retention in the SHLAA will be subject to review in due course.
CC/009	141 Richmond Road	0.06		Housing Land Register	Previously Developed Land	<b>10.5</b>	Suitable Now	Uncertain	Developable	Unused poorly maintained, corner plot. Previous planning permission was linked to a scheme with the university but no apparent progress has been made. The sites continued retention in the SHLAA is subject to consideration at review. No units in the trajectory

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
CC/010	Westgate/Grattan Road	0.04	City/Town/District Centre, Central Shopping Area	Housing Land Register	Previously Developed Land	7	Suitable Now	7 to 12 Years	Developable	Unsurfaced car park. Planning permission was ganted in 2008 for 25 apartments above 2 retail units. No progress as yet but the application still has time to run. This aside only forecasted yield appears in the trajectory and the site will be subject to review if no further progress is recorded. Units from year 8.
CC/011	Listerhills Road/Longside Lane and Richmond Road.	1.43		Housing Land Register	Previously Developed Land	225.5	Suitable Now	7 to 12 Years	Developable	Large triangular shaped area of buildings and vacant land, which were semi occupied at last survey, with outline planning permission for mixed use including residential units. The development is linked to the university and an adjacent development has started. A small part of the site lies in flood zones 3a and 2. Units from year 9
CC/012	National House/Woolston House, Sunbridge Road.	0.38		Housing Land Register	Previously Developed Land	98	Suitable Now	1 to 6 Years	Deliverable	Development still under construction at last survey with completion expected by year 2. A hotel development on the site is on hold. Further progress will be monitored closely.
CC/013	Salem Street	0.32	City/Town/District Centre, City Centre Redevelopment Sites, Conservation Areas	Housing Land Register	Previously Developed Land	56	Suitable Now	1 to 6 Years	Deliverable	Site with permission for 99 units. Block A is under construction but the owner is currently considering an alternative scheme with fewer apartments. It is expected that the block of 12 will reach completion and that between 20 and 68 units could be built on the remaining part of the site from year 9. Progress will be closely monitored and figures adjusted as necessary
CC/014	28 Manor Row	0.03	Conservation Areas	Housing Land Register	Previously Developed Land	5.5	Suitable Now	7 to 12 Years	Developable	Stone building with previous permission for demolition and replacement with 5-storey building of 15 apartments which has expired. The owner is currently in dialogue with the Council regarding a new but similar scheme. Forecasted yield appears in the trajectory from year 8, but this will be monitored when the owners intentions are clearer.
CC/015	Barry Street/Sackville Street.	0.07		Housing Land Register	Previously Developed Land	12.5	Suitable Now	7 to 12 Years	Developable	Permission was granted for 49 apartments and offices in 2007. The site could still be developed with this number of units with a renewed permission, although until more information is available, only forecasted yield appears in the trajectory from year 8
CC/016	Fairfax House, Barkerend Road.	0.24		Urban Capacity	Previously Developed Land	18	Suitable Now	7 to 12 Years	Developable	Incidental Open Space in front of large tower buildings. The site is in more than one ownership but development is nevertheless still being considered by both parties. Units from year 8
CC/017	St Mary's School, Stott Hill.	0.12		housing Land Register	Previously Developed Land	9	Suitable Now	7 to 12 Years	Developable	Vacant school building with planning approval for change of use of school to 27 apartments. The owner intends to commence development soon and at time of survey no progress has been made therefore forecasted yield appears in the trajectory from year 8
CC/018	Stott Hill West/Bolton Road Junction.	0.3	Conservation Areas, Mixed Use Areas	Urban Capacity	Previously Developed Land	52.5	Suitable Now	7 to 12 Years	Developable	Vacant site. Planning permission was refused for a 121 unit, 7 storey apartment building but the site still has residential potential in the medium term. Units from year 8
CC/019	Stott Hill East	0.11		Urban Capacity	Previously Developed Land		Suitable Now	Unavailable	Not Currently Developable	The landowners state that the site has a covenant against the use of the site for anything other than car parking. No units in the trajectory
CC/020	Sun street	0.78	Mixed Use Areas	Urban Capacity	Greenfield	52.5	Suitable Now	7 to 12 Years	Developable	Unused land adjacent to busy road with some trees. The site has residential potential in the medium term. Units from year 8
CC/021	Pine Street	0.94		Urban Capacity	Previously Developed Land	145.5	Suitable Now	7 to 12 Years	Developable	Sloping hard surfaced site currently being used as a car park. There are no immediate proposals for development but the site lies in a mixed use area and is in mixed ownership. It is considered to be available for development but most likely in the latter phase. Units from year 13
CC/022	Midland Mills, Cape Street	0.95	Mixed Use Areas, Valley Road Retail Area	Urban Capacity	Previously Developed Land	149.5	Suitable Now	7 to 12 Years	Developable	A full planning application was approved, subject to a Section 106 Agreement, for change of use of warehouses to 304 apartments with commercial uses and car parking. It is understood that the developer intends to progress development on the site in the near future, however, uncertainty remains and consequently units only appear in the trajectory from year 9 (forecasted yield) at present. This will be reviewed when more information is available. A part of the site falls in flood zones 3a and 2 and the developer will need to take steps to remediate any potential risk.
CC/023	Conditioning House, Old Canal Road	0.52	Mixed Use Areas, Valley Road Retail Area	Urban Capacity	Previously Developed Land	82	Suitable Now	7 to 12 Years	Developable	Disused 4-storey stone-built Grade II listed mill building and adjacent land. The site is currently for sale and there have been some preliminary planning discussions for a development on the site of around 200 apartments. A small part of the site falls in flood zone 3a and 2. Units from year 9

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
CC/024	Thornton Road Car Park/ Water Lane	1.66	Mixed Use Areas	Urban Capacity	Previously Developed Land	261.5	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	The site comprises an unsurfaced level car park that is in Council ownership and an adjacent private car wash and some derelict buildings. It is accessed directly from Thornton road. Formerly a gas work site, there is a potential ground contamination risk. The whole area also falls within a flood risk 3a zone. The City Centre Urban Design Guide SPD designates the area as a tall building zone whilst the Valley NDF proposes landmark residential development (Listergate Housing) and a science park on this site. The landowners are not currently considering a residential use on the site and consequently no units presently appear in the trajectory. Part of the site falls within flood zones 3a and 2.
CC/025	179 Sunbridge Road	0.27		Urban Capacity	Previously Developed Land	47.5	Suitable Now	7 to 12 Years	Developable	5-storey stone-built mill building which appears to be predominantly vacant. The owner intends to redevelop the site for residential uses in the near future. Units from year 8
CC/026	122 Sunbridge Road	0.27		Urban Capacity	Previously Developed Land	47.5	Suitable Now	7 to 12 Years	Developable	Cleared vacant site with high potential for residential development. Units from year 8
CC/027	Providence Mill, Thornton Road	0.33		Urban Capacity	Previously Developed Land	33.5	Suitable Now	7 to 12 Years	Developable	Derelict 3/4 storey building and adjacent land. Permission was granted in 2005 for conversion but to date, no work has started. As other residential schemes have been completed nearby, it is still possible that further permissions will be applied for. Units from year 8
CC/028	Nelson Street/Croft Street	1.2		Urban Capacity	Previously Developed Land	189	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Industrial buildings and unsurfaced car park. Although their condition is generally poor, the buildings are still in use. The site as a whole is under used and although some of the buildings would be suitable for conversion the future potential for the site is in redevelopment. The site is in multiple ownership and there are constraints for residential development, which may suggest that the site would be better used for an alternative use. Part of the site lies within flood zones 3a and 2. No units currently appear in the trajectory.
CC/029	Longside Lane	0.24	Higher Education Campus	Urban Capacity	Previously Developed Land	42	Suitable Now	7 to 12 Years	Developable	Part developed - remainder of site would be suitable for additional student accommodation
CC/030	Great Cross Street	0.44		Urban Capacity	Previously Developed Land		Suitable Now	Unavailable	Not Currently Developable	Two office complexes with car parks on either side of Great Cross Street. The buildings themselves offer good potential for conversion to flats/apartments. Small part of the northern section falls within flood zone 3a. The use of part of the site for residential still remains viable, although no units have currently been placed in the trajectory to this affect.
CC/031	Vicar Lane	0.51	City Centre Redevelopment Sites	Urban Capacity	Previously Developed Land		Suitable Now	Unavailable	Not Currently Developable	Unsurfaced site being used as pay and display car park. The site is the preferred location for the replacement magistrates court and consequently the site is not considered to be available.
CC/032	Odeon Cinema	0.52		Urban Capacity	Previously Developed Land	82	Suitable Now	7 to 12 Years	Developable	Mixed use development has been approved in principal to include 36 residential units, with strict timescales to be put in place for implementation of completed scheme through section 106 agreement. No progress has been made on the site as yet and there are strong demands locally that the buildings be retained for community uses without demolition. No units appear in the trajectory at present until more information is known
CC/033	Princes Way	0.40		Urban Capacity	Previously Developed Land	63	Suitable Now	Uncertain	Not Currently Developable	Site of the former central police station. Part of the building has been demolished for construction of the City Park but some facilities have been retained to support the existing magistrates court. The site falls in an area where business uses will be most appropriate and whether any residential would also be suitable is not currently being considered. A small part of the site falls in flood zone 2. No units appear in the trajectory.
CC/034	Sunwin Motors site, Thornton Road.	1.08		Urban Capacity	Previously Developed Land	170	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	The site contains a number of business and commercial uses. It was identified in the masterplan as suitable area for residential development. The majority of the site falls within flood zones 3a and 2 and Bradford Beck runs through the area. Consequently there are constraints that may prohibit large scale residential development in the short term. However, as part of the general transformation of this area, small pockets of residential developments could come forward early on small sites.
CC/035	Westbrook Street, Thornton Road	0.32		Urban Capacity	Previously Developed Land	56	Suitable Now	7 to 12 Years	Developable	5 storey education buildings in reasonable condition that may have some residential potential. Part of the site falls in flood zone 3a and Bradford Beck runs through the site. Units from year 8

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
CC/036	Chain Street redevelopment, Westgate	1.06		Other	Previously Developed Land	43.5	Suitable Now	7 to 12 Years	Developable	Neglected social housing in need of regeneration identified in Masterplan as a site for redevelopment. The social landlord intends drawing up proposals for the site in the near future and the site is likely to be able to yield a higher level of development than currently assessed in the trajectory. When further details are available this information will be updated. Units from year 8
CC/037	Goitside Urban Village, off Grattan Road	1.94		Other	Previously Developed Land	131	Suitable Now	1 to 6 Years	Developable	A large site identified by the Masterplan comprising a number of plots occupied by different uses including permanent car park, boarded up pub and various 1-2 storey buildings. One building has an existing permission for 24 apartments and there are additional opportunities across the area that need to be assessed. Only the 24 units with permission presently appear in the trajectory until a more detailed assessment is in place for the site. Site boundaries will be modified at review where appropriate.
CC/038	Market Urban Village, Rawson Road	1.05		Other	Previously Developed Land	71	Suitable Now	Uncertain	Not Currently Developable	Large rectangular site fronted by Drewton Road. Part occupied by various buildings, some vacant and in poor state of repair and underused land. There is also a council owned pay and display car park and vacant modern market hall. The site was identified as being suitable for residential use in the masterplan for the area, but other uses would also fit in with the nature of the area. No units are presently shown in the trajectory
CC/039	Former Yorkshire Water Depot, Leeds Road/A650	1.22		Other	Previously Developed Land	192.5	Suitable Now	7 to 12 Years	Developable	Former Yorkshire Water depot adjacent to the inner ring road and Leisure Exchange. Only some of the buildings appear to be used and there is an outline application proposing mixed use to include some 400 apartments but no further progress has been made. Consequently, units only appear in the trajectory from year 9 as forecasted yield until more information is available. The majority of the site falls within flood zones 3a and 2.
CC/040	Parkgate /Upper Parkgate/ Peckover St	0.12		Other	Previously Developed Land	21	Suitable Now	Uncertain	Developable	Owner understood to be in discussions as to future alternative use on the site
CC/041	Currer Street car park	0.08		urban Capacity	Previously Developed Land		Suitable Now	Unavailable	Not Currently Developable	Surface level car park, suitable for residential development, but owner has no intentions developing the site for residential use.
CC/042	Thornton Road north	0.4		Urban Capacity	Previously Developed Land	63	Suitable Now	7 to 12 Years	Developable	Level mostly hard surfaced site currently in business use. The site has good access from Thornton Rd, Water lane and from Dyson Street. A small part of the site falls within flood zone 3a. The landowner intends to seek planning permission in the near future for residential use. Units from year 8
CC/043	Gatehaus West- Leeds Road	0.09		Call for Sites	Previously Developed Land	15.5	Suitable Now	7 to 12 Years	Developable	Vacant hard surfaced land, adjacent to the Gatehaus tower. Units from year 8
CC/044	Forster Court, Bradford	1.46		Call for Sites	Previously Developed Land	229	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Royal Mail sorting office located next to the proposed Broadway shopping centre. The buildings are still in use but the owner is looking toward possible disposal of the site in the medium term. The majority of the site falls within flood zone 3a and 2 but development could be designed with underground parking to remediate this risk. Units appear in the trajectory from year 9 onwards

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
CC/045	Canal Basin/Channel	4.78	City/Town Expansion Areas	Housing Land Register	Previously Developed Land	627.5	Suitable Now	Uncertain	Not Currently Developable	Vacant, underused land and buildings, the proposed site for the Channel Urban village development. The Channel Company have folded but the land still has significant potential for residential development as part of a mixed scheme. It is hoped that a revised scheme including residential can still become viable in the longer term although this will require detailed work together with on and off site infrastructure and a detailed masterplan before it can come forward. No units currently appear in the trajectory. A large part of the site falls in flood zone 3a and 2.
CC/046	Well Street/Burnett Street	0.08		Housing Land Register	Previously Developed Land	37	Suitable Now	7 to 12 Years	Developable	Building with a previous permission for residential conversion. The landowners intentions are at present unknown, consequently the site appears from year 8 of the trajectory on forecasted yield until more information is known.
CC/047	Highpoint, New John Street	0.13		Housing Land Register	Previously Developed Land	89	Suitable Now	7 to 12 Years	Developable	Site with permission for conversion to mixed use with residential on upper floors. No progress has been made to date. The site could alternatively be used for commercial purposes. Units from year 9.
CC/048	149-151 Sunbridge Road	0.06		Housing Land Register	Previously Developed Land	27	Suitable Now	7 to 12 Years	Developable	Buildings with permission in 2008 for conversion. No progress has been made to date and it is likely that the permission will expire without implementation. Forecasted yield is applied to the trajectory from year 8.
CC/049	York House, Manor Row	0.15		Housing Land Register	Previously Developed Land	38	Suitable Now	1 to 6 Years	Deliverable	Former Crown Court building with permission for 38 residential units. Development is underway. Development expected to be complete by year 3
CC/050	31-35 Piccadilly	0.07		Housing Land Register	Previously Developed Land	36	Suitable Now	7 to 12 Years	Developable	A building which had permission for residential conversion and is currently on the market. Forecasted yield appears in the trajectory at present until the owners intentions are known fully. Units from year 8

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>COTTINGLEY</b>										
CO/001	Land off Cottingley Cliffe Road	7.20	Green Belt	Call for Sites	Greenfield	189	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Steeply sloping fields, with woodland and hedgrows. There is currently no access other than through school grounds and without redevelopment of the school it is uncertain whether the site would be truly available. No units presently appear in the trajectory.
CO/002	Marchcote Lane	8.45	Green Belt	Call for Sites	Greenfield	222	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping and steeply sloping fields behind properties on Marchcote Lane. Land to south side of Cottingley estate. Access is available from 3 locations along Marchcote Lane. The site could come forward from year 7.
CO/003	Cottingley Moor Road	10.41	Green Belt	Call for Sites	Greenfield	273	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Land to east and west of Cottingley Moor Road to north of Sandy Lane. Steeply sloping and more level land either side of road upto junction with North Bank Road and Lee Lane. Mature trees and beck side border the northern site at its north western edge. Tree Preservation Orders affect land along western boundary. Site is divided into two by Cottingley Moor Road. The site could come forward from year 7.
CO/004	Bradford Road	1.15		Urban Capacity and Housing Land Register	Previously Developed Land	12	Suitable Now	1 to 6 Years	Deliverable	Large houses in private grounds, with number of mature trees and shared access to Bradford Road. Crowhurst to the east side already has planning permission for residential redevelopment and is advertised as a development opportunity. Different parts of site are affected by Tree Preservation Orders and a small area of northern site edge lies within flood zone 3a.
CO/005	Hazel Beck	1.05		Other	Greenfield	33	Suitable Now	1 to 6 Years	Deliverable	Sloping golf practice ground, with direct access from Hazel Beck. Land formerly designated as a housing site in last plan, but deleted by Inspector and left unallocated. Site has direct access from the neighbouring estate. Owner indicates site is available in the short term
CO/006	Hazel Beck, Cottingley Bridge	4.84	Green Belt	Call for Sites	Greenfield	127	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Land to rear of Hazel Beck. See also CO/005, a part of the original site but without a competing policy designation and previously allocated for development. Steeply sloping field running toward beck at bottom, with no independent access.
CO/007	Hazel Nook, Lee Lane	1.26	Green Belt	Call for Sites	Greenfield		Unsuitable			Land to rear of houses on Lee Lane, distant from the main urban area in the washed over green belt and thus not contiguous with the built up area. Properties may need to be demolished to allow access into the site.
CO/008	Lee Lane north	3.79	Green Belt	Call for Sites	Greenfield		Unsuitable			House and outbuildings and sloping fields to north side of Lee Lane. Fields slope to the north and Lee lane is a narrow country road. Lee Lane and dwellings are within an area washed over by green belt and the site is not contiguous with the built up area.
CO/009	New Brighton	0.32	Green Belt	Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Small site in the green belt and part of garden curtilage. New Brighton is a residential enclave in area of washed over green belt, which relates to the main urban area. However the site is too small and unable to yield the requisite number of units to be a viable site in the current SHLAA and no units are recorded in the trajectory. The site was formerly considered by the Inspector at last inquiry but discounted for the reasons outlined.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>CANAL ROAD CORRIDOR</b>										
CR/001	Land east of Valley Road	1.84	Employment Zone, Valley Road retail area	Urban Capacity	Previously Developed Land		Unsuitable			Large, cleared, flat site which is part of a scheme with planning approval to replace the current Tesco store rebuild a larger unit and provide a petrol filling station. The site is almost entirely covered by flood zone 3a.
CR/002	Valley Road	1.13	Employment Zone, Valley Road retail area	Urban Capacity	Greenfield		Suitable Now	Uncertain	UnAchievable	Narrow linear site with previous permission for warehouse and commercial use adjacent to the railway line. The sites shape and size will limit its potential to accommodate residential development together with appropriate landscaping and sound attenuation measures. Consequently no units are included in the trajectory
CR/003	Valley Road	1.80	employment Zone	Urban Capacity	Previously Developed Land	121.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Vacant site adjacent to new Audi garage which may have some residential potential subject to comprehensive regeneration of the wider area. Part of the site is within flood zones 2 and 3a. The south eastern corner of site falls within hazardous installation zone for Canal Road Holder Station. The PADHI test reveals that HSE would not object to residential development. Units fall into the trajectory from year 13, onwards but this could be subject to change, following further assessment of the area as a whole.
CR/004	Bolton Road	0.31		Urban Capacity	Greenfield	23.5	Suitable Now	7 to 12 Years	Developable	Grassy bank sloping to the west and containing some trees. The landowner is considering the future sale of the site and it is considered developable in the medium term from year 7.
CR/005	Bolton Rd/Wapping Rd	1.50		Urban Capacity	Greenfield		Suitable Now	Uncertain	UnAchievable	Gently sloping grassy area containing trees. Only a small part is considered to have residential potential and the owner is not currently considering selling the site. Consequently the site is considered unachievable with no units in the trajectory
CR/006	Kings Road	1.14	Employment zone	Other	Previously Developed Land		Unsuitable			Site identified from the Canal Road Masterplan, which includes a vacant car show room with open display areas and a steep wooded area to the east. It lies adjacent to other garage uses and offices. The site has an attractive backdrop to Boars well and is set back from the busy Canal Road corridor, but would be better suited to other use as it lies within the Canal Rd Gas Holder consultation zone and the PADHI test reveals that HSE would advise against a consent for residential development here. 2/3 of the site lies within a RUDP Employment Zone.
CR/007	Kings Road	5.19	Employment Zone, Hazardous Installations Area	Urban Capacity	Previously Developed Land		Unsuitable			A site identified from the canal road masterplan but currently in business and commercial use. The site would be better suited to a mixed use development, with the residential element located toward north eastern area. However, the PADHI test undertaken for the site reveals that the HSE would advise against a consent for residential development on the site.
CR/008	Valley Road	3.60	Employment Zone	Urban Capacity	Previously Developed Land		Unsuitable			A mixture of light industry, storage and distribution warehousing, offices and car parking. It is identified in the canal road masterplan. A small part of the south east corner falls within a major hazard site zone and the central section lies within flood zones 2 and 3a. The site may become available in the long term although the owner has no immediate proposals to seek residential development on the site. No units appear in the trajectory
CR/009	Bolton Lane	0.92	Employment Zone, Hazardous Installations Area	Other	Previously Developed Land	67	Potentially Suitable - Local Policy Constraints	Unavailable	Not Currently Developable	Tyre depot and car show room in existing use identified in the canal road masterplan. The site is close to a residential area and part of it is used for allotments. The landowner at present has a tenant on a long lease and has no aspirations for seeking an alternative use on the site. No units are included in the trajectory at the present time
CR/010	Hillam Road	12.32	Employment Zone	Other	Previously Developed Land	693	Potentially Suitable - Local Policy Constraints	Unavailable	Not Currently Developable	Well used industrial estate in multiple ownership and identified as having residential potential in the canal road masterplan. No units have been placed in the trajectory at present. Flood zone 3a runs through center of site and may make the site unviable for residential use.
CR/011	Olivers Locks, canal road	18.97	Employment Zone, housing site, Urban Greenspace	Other	Mixture	1067.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Land identified in the Canal Road Masterplan as having residential potential, which the landowner considers the site to be available in the short term. The scale of off-site infrastructure works required means it is unlikely to yield development before year 13, although part of the site could come forward sooner. A detailed masterplan for the area will be required to bring this site forward for development as several Tree Preservation Orders cover the site and part of the site has Bradford Wildlife Area status.
CR/012	Burley Street	3.75		Urban Capacity	Greenfield	210.5	Suitable Now	7 to 12 Years	Developable	Sloping open area adjacent to flats that could be better configured. The landowner is considering future redevelopment of the site. The site has capacity for around 200 units overall but only 27 units currently appear on that land that is presently available.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
CR/013	Frizinghall Road	2.61		Other	Previously Developed Land	147	Suitable Now	Uncertain	Not Currently Developable	Site identified in the Canal Road Masterplan as having residential potential. It is currently used for manufacturing, warehousing, a recycling depot and car parking. In the long term, some of these activities could be relocated to accommodate new residential development. No units at present are entered in the trajectory.
CR/014	Bolton Woods Quarry, Bolton Woods Road	40.1		Call for Sites	Mixture	1368.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Existing working quarry approaching the end of its life that could become available in the short term. The site is a combination of land in 2 principal ownerships, with areas that cannot be developed. A masterplan will be required before the site can come forward for development. Small pockets of development could be built from year 7.
CR/015	Bolton Road, Wapping	2.11	Housing site	housing Land Register & Call for sites	Greenfield	67.5	Suitable Now	1 to 6 Years	Deliverable	Majority of the site is allocated for housing development in the RUDP, the remainder falls within a wildlife area and slopes steeply to the south west. This area is too steep to be developed and consequently only the defined area can be developed for housing, the remainder to be reinforced with landscaping. The landowner is considering the sale of the site in the very near future, with units expected to be delivered from year 5.
CR/016	Gaisby lane	1.22	Housing site	Housing Land Register	Previously Developed Land	82.5	Suitable Now	1 to 6 Years	Deliverable	Most of the site is allocated for housing in the RUDP. The land has been cleared of buildings and has previously had planning permission for 106 units although this cannot be implemented as part was a conversion. The owner is understood to be investigating an alternative scheme for the site and this could be implemented from year 5.
CR/017	Wapping Road	0.39		Urban Capacity	Greenfield	29.5	Suitable Now	1 to 6 Years	Deliverable	The site comprises a fairly level grassed area. The landowner intends to seek permission for residential development in the next 5 years. Units from year 5 onwards.
CR/018	Canal Road/St Stanley Road	5.89	Urban Greenspace, Playing Fields	Urban Capacity	Mixture	268	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	The site includes industrial units and playing fields along Canal Road and is largely protected as open space and within flood zones 3a and 2. Parts of the site will have some residential potential as it lies within the 'Eco Town' search area and is close to existing residential development. Existing uses could be consolidated within a better designed scheme, but a materplan will be required to properly plan development in the area and consequently units only appear in the trajectory from year 13.
CR/019	Poplar Crescent/Gaisby Lane	10.22	Playing Fields	Other	Greenfield	348.5	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Site protected from development at present but within the proposed Eco settlement. The site is currently on a long lease and parts are understood to have contamination. Consequently it is thought that in the longer term, parts could come forward for development as part of a wider masterplan for the area. No units are currently placed in the trajectory. Site falls partly in flood zones 2 and 4a.



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>CULLINGWORTH</b>										
CU/001	Halifax Road	0.96		Urban Capacity	Previously Developed Land	<b>39</b>	Suitable Now	1 to 6 Years	Deliverable	Tarmaced area with cleared buildings with gated access from roadway to Cullingworth primary school. Existing neighbouring industry still exists. Application for 54 units pending at April 2009. Units expected to be completed during year 5 or sooner
CU/002	Manywells Industrial estate, Manywells Road	10.21	Employment Site	Call for Sites	Mixture	<b>60</b>	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Industrial estate and allocated employment land to the east. A planning application for mixed use including some residential was being considered during 2009 involving homes on a part of the site around 60. It would be unreasonable to show the full site capacity of 230 to 306 in the figures when only a proportion is likely to be deliverable and for this reason the site is considered deliverable with this reduced number of units anticipated from year 5 onwards
CU/003	Haworth Road	1.57	green Belt	Call for Sites	Greenfield	<b>49.5</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Scruffy field running toward beck adjacent to ongoing development. Within the green belt but adjoining village boundary. The land is not being used and is available.
CU/004	Cullingworth Mill	1.17		Urban Capacity	Previously Developed Land	<b>48</b>	Suitable Now	7 to 12 Years	Developable	Underused and part derelict mill and tipped uneven land to rear identified from survey as having potential for residential development. The land to the south of the site is currently being used as a stone yard. Some trees. The buildings are attractive and could be converted together with new build to the rear. The owners intentions are as yet unknown, but there are opportunities in the village for the relocation of business uses on the site.
CU/005	Haworth Road	0.85		Urban Capacity	Previously Developed Land	<b>34.5</b>	Suitable Now	7 to 12 Years	Developable	Large industrial shed which appears to be vacant on the edge of the village identified by survey. There are a number of mature trees on the boundary and a separate car park on Many Wells Brow. The site has potential for redevelopment to residential as surrounded already. Owner intentions unknown at present. No evidence that the premises are being offered for let.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>DENHOLME</b>										
DH/001	Seven Acres	0.41	Housing site	Housing Land Register	Greenfield	17	Suitable Now	1 to 6 Years	Deliverable	Remaining undeveloped part of larger housing site. Sloping and overgrown. The site still has valid permission from the larger site however the owners intentions are unknown at this stage, despite this development could restart at any time. Units appear in year 3 of the trajectory but this will be reviewed regularly.
DH/002	Main Road/New Road	3.14		Housing Land Register	Previously Developed Land	82.5	Suitable Now	1 to 6 Years	Deliverable	Cleared former industrial site with planning permission. Detailed permission was pending at time of study for mixed use. Outline planning consent with forecasted units from year 4.
DH/003	New Road/Long Causeway	1.23	Safeguarded Land	Safeguarded Land	Greenfield	38.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field. Access would be best taken from Long Causeway as sight lines on New Road are poor. Site is allocated as Safeguarded Land S/UR5.2 in adopted plan. A group of cottages are located within this development site. Units appear in the trajectory from year 7.
DH/004	Foster View	0.51	Safeguarded Land	Safeguarded Land	Greenfield	16	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Well used and tidy community allotments. Access is via a narrow lane serving the sailing club and small holdings. The landowner is looking toward disposal of the site in the future but this could be controversial.
DH/005	Old Road	5.96	Safeguarded Land	Safeguarded Land	Greenfield	156.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Undulating scrubby land sloping toward Carperley Beck. Access is poor. Site could be developed taking access from DH/002. Floodzone 3a affects the southern fringe area of the site and majority of site is located in Bradford Wildlife Area.
DH/006	Long Causeway	4.26	Green Belt	Call for Sites	Greenfield	112	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Gently sloping site with wooded area to the south western edge of the site and mature woodland beyond the northern boundary. The site has a substantial road frontage and could be accessed from neighbouring estate. Site is quite enclosed by trees and high wall to Long Causeway together with private estate to west. Tree Preservation Order affects small part of site in the south west corner.
DH/007	Hill Top Farm	5.49	Green Belt	Call for Sites	Greenfield	144.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping prominent fields with south and eastern boundaries adjoining the urban area. Development could start from year 7 at the earliest
DH/008	Heatherland Avenue	0.88	Green Belt	Other	Greenfield	28	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Sloping field adjoining the urban area rejected by Inspector at last Inquiry. Site access could be taken from neighbouring estate. No contact with owner so sites availability unknown. Units from year 13.
DH/009	Beech Avenue, Keighley Road	8.04	Safeguarded Land	Call for Sites	Greenfield		Unsuitable			Large site accessed from gate at end of Beech Ave, generally level but with some wooded areas. Site is off a residential road which is a residential enclave washed over by green belt. Site is off a residential road which is a residential enclave washed over by green belt. The site is located within an area for minerals search.
DH/010	Halifax Road, Denholme Gate	3.11	Green Belt	Call for Sites	Previously Developed Land	81.5	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Existing industrial land and buildings in the green belt. Redevelopment of the site would be appropriate across the existing buildings footprint or the buildings may convert to residential use.
DH/011	Halifax Road, Denholme Gate	1.94	Green Belt	Call for Sites	Previously Developed Land	61	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Vacant factory in the green belt and associated land. Redevelopment across the buildings footprint is generally acceptable development in the green belt alternatively the buildings may be suitable for conversion. The site is located within the area designated as an infill settlement under policy GB3 of the RUDP.
DH/012	Haworth Road	0.69	Green Belt	Call for Sites	Greenfield		Unsuitable			Uneven fields attached to farm buildings. Western boundary crosses open field. Site some distance from urban edge in area of washed over green belt. Northern part of site is included within an area of search for minerals.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>EAST MORTON</b>										
EM/001	Dimples Lane	0.67	Safeguarded Land	Safeguarded Land	Greenfield		Potentially Suitable - Local Policy Constraints	Uncertain	unAchievable	Level field with steep access, surrounded by mature trees in existing use. The site would only realistically be suitable for a limited number of houses and the landowners intentions are unknown. No units placed in the trajectory for these reasons
EM/002	Morton Lane	1.53	Green Belt	Call for Sites	Greenfield	48	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Open fields and farmstead within green belt. Part of open land separating East Morton and Crossflatts. The owner states the land is available in the short term. Units placed in trajectory from year 7.
EM/003	Highfield Close	0.49		Call for Sites	Mixture	15.5	Suitable Now	1 to 6 Years	Deliverable	Vacant field and residential amenity with 2 small TPO's. Planning permission refused previously on design but the owners agent is now confident that design issues have been addressed to allow permission to be granted. The site could be enlarged to include other adjacent permissions which share the proposed access.
EM/004	Street Lane	2.73	Green Belt	Call for Sites	Greenfield	71.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	2 fields, slightly sloping with trees on the boundary of the eastern field which has potential access from Studley Close. Units in trajectory from year 7.
EM/005	Morton Hall, Morton Lane	1.61	Green Belt	Other	Greenfield	50.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Heavily wooded site in green belt with some open areas. The site was rejected by the Inspector at last plan due to limited developability of the site due to trees. Access also expected to pose a problem. Units appear in trajectory from year 13.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>HAWORTH</b>										
HA/001	Worstead Road, Crossroads	3.15	Safeguarded Land	Safeguarded Land	Greenfield	83	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Steeply sloping fields with mature trees across. Good access. The sites topography could affect the development potential of the site making it longer term. Units appear from year 7 at present.
HA/002	Jacobs Lane	1.07		Urban Capacity	Greenfield	34	Suitable Now	1 to 6 Years	Deliverable	Gently sloping scrubby field with some self seeded trees. Good access. Small part of site allocated as Village Greenspace in adopted plan remainder is unallocated. Units appear in trajectory from year 5
HA/003	Lees Lane, Crossroads	0.87	housing site	Housing Land Register	Greenfield	33	Suitable Now	1 to 6 Years	Deliverable	Sloping unmaintained fields with group of trees across and on the boundary. The site can be accessed from the neighbouring estate. Full planning consent to construct 33 dwellings on the site. Units from year 3
HA/004	Lees Lane, Crossroads	0.97	Village Green space	Other	Greenfield	30.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field to rear of new homes and enclosed to north west by mature woodland. Good access. Allocated as Village greenspace in UDP. Site identified from survey of HA/003. Site would be suitable as an extension to HA/003 with access direct from the same estate road.
HA/005	Ebor Mills, Ebor Lane	1.63	Green Belt	Urban Capacity and Call for sites	Previously Developed Land	66.5	Suitable Now	1 to 6 Years	Deliverable	Former mill and associated land. A proportion of the site is allocated as village greenspace the remainder is green belt. Development would be appropriate across the footprint of the building in accordance with Green belt policy. Site access is from a narrow country lane. Listed building consent for conversion and new build applied for in 2008 and the site is owned by a developer, but building has since been demolished following fire damage. Units appear in the trajectory from year 5.
HA/006	Mytholmes Lane	2.7	green Belt	Call for Sites	Greenfield	71	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Steeply sloping fields with poor access. Small part of the northern boundary affected by flooding and in flood zones 3a and 3b. Owner indicates the site would be available in the short term but the poor access makes delivering the site problematic. Units appear in the trajectory from Year 13.
HA/007	Portland Street	0.55		Urban Capacity	Greenfield	22.5	Suitable Now	7 to 12 Years	Developable	Sloping scrubby grassland. Site has public access and is used for dog walking. The landowner states the site is available but that there are no immediate plans to sell. Units appear in the trajectory from year 7 onwards.
HA/008	Ashlar Close	0.61		Urban Capacity	Greenfield	25	Suitable Now	1 to 6 Years	Deliverable	2 slightly sloping fields. Site was formerly a housing site but remains unallocated. There has been some recent developer interest in the site recently and the site could come forward from year 5 onwards
HA/009	Bridgehouse Mill	1.88		Urban Capacity	Previously Developed Land	127	Suitable Now	1 to 6 Years	Deliverable	3 to 5 storey mill and cleared land to the rear. Part of the mill is in use by small local businesses but has potential for residential conversion. The sites future is in mixed use. Western part of the site in flood zone 3a
HA/010	Ivy Bank Lane	1.16		Urban Capacity	Mixture	47.5	Suitable Now	1 to 6 Years	Deliverable	Derelict mill shell and overgrown allotments suitable for small family homes, permission granted post April 2009. Units in the trajectory are from forecasted yield year 4 onwards. This will be revised at review.
HA/011	Sun Street	1.21	Village Green space	Call for Sites	Greenfield	38.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping site dotted with mature trees and trees that have been felled.. The site lies between existing residential development along a reasonably good access road. The site could be developed alongside HA/012 and is in the conservation area consequently all remaining trees are also protected which could make development difficult. Units appear in trajectory from year 7
HA/012	Sun Street	1.94	Village Green space	Other	Greenfield	61	PotentiallySuitable - Local Policy Constraints	Uncertain	Not Currently Developable	Land adjacent to railway line, possibly used as sidings or goods yard. The site is underused land with good access that could be developed to be in keeping with the area alongside HA/011. Within conservation area. Owner and intentions presently unknown, so no units in trajectory at present.
HA/013	Bramwell Drive, Marsh Lane	6.2	Green Belt	Call for Sites	Greenfield	162.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping farmland currently in use for grazing. Units appear only from year 7 onwards.
HA/014	Weavers Hill	4.28	village Green space, Green Belt	Call for Sites	Greenfield	112	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields adjacent to Council car and coach park serving Haworth. Part formerly allocated as housing land and then safeguarded land but removed from final adopted plan. Access via roadway serving public car park which is narrow in places, consequently off site improvements may be required to facilitate development on this site. Units from year 7.
HA/015	Brow Top Road	0.37	green Belt	Call for Sites	Greenfield		Unsuitable			Wooded slope. Site too small and constrained to be a viable site
HA/016	Baden Street	1.92	Safeguarded Land	Safeguarded Land	Greenfield		PotentiallySuitable - Local Policy Constraints	Uncertain	unAchievable	Uneven and wooded area the majority of which is covered by a tree preservation Order. It also falls within a Bradford Wildlife Area.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>HARDEN</b>										
HR/001	Harden Road	2.85	Green Belt	Call for Sites	Greenfield		Unsuitable			Sloping to steeply sloping field currently used for grazing. Mature woodland beyond the southern boundary and mature trees to the northern boundary. Site submitted for consideration but no detail provided. Site does not adjoin the urban edge of Harden
HR/002	Bingley Road	0.93	Safeguarded Land	Safeguarded Land	Greenfield	29	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Vacant sloping grassland adjacent to Harden Road, adjacent to woodland. Land is unused and thought to be available but landowner intentions presently unknown consequently units appear in the trajectory from year 13.
HR/003	Harden Road/Keighley Road	0.63	Village Greenspace	Call for Sites	Greenfield	20	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field adjacent to HR/002 running to small beck and tree line. The site could be developed alongside HR/002 with on site Public Open Space. The site is privately owned and is available. Units appear in trajectory from year 7 onwards.
HR/004	Chelston House	0.56	Green Belt	Other	Greenfield	17.5	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Sloping mown field enclosed by mature trees with some mature trees across the site. The site was put forward for housing at last inquiry but rejected by Inspector. The site has an urban feel is bounded on 2 sides by residential and access would be possible from the main road. Landowners intentions at present unknown, so no units placed in trajectory.
HR/005	South Walk	0.91	Safeguarded Land	Safeguarded Land	Greenfield	29	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Site identified as Safeguarded land in RUDP. Currently unused with some trees across, but no other physical constraints to development. Units appear in trajectory from year 7
HR/006	Long Lane	1.66	Green Belt	Other	Greenfield	52.5	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Single level sloping field between urban edge and single detached house. Trees to the southern boundary. Site has development potential and is well positioned in the settlement. The landowners intentions are not known at present, so no units are currently entered in the trajectory.
HR/007	Hill End Lane	0.36	Green Belt	Call for Sites	Greenfield		Unsuitable			Small sloping overgrown field between edge of the urban area and recently converted farm buildings to the west. The site falls below the size threshold and is not expected to be able to generate the required number of units. The site is also totally detached from urban area and located but could be considered as minor release at allocations stage.
HR/008	Ryecroft Road	6.79	green Belt, Existing Mineral Extraction Sites	Call for Sites	Previously Developed Land		Unsuitable			Active Quarry bounded by steep sided bunds. Land to rear of Midgham Cliffe End Quarry is considered to be suitable for holiday cottages and outdoor pursuits type holidays by the landowner. The whole of site is designated as green belt and 50% of site is within Bradford Wildlife Area and is completely detached and isolated from the built up area.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>ILKLEY</b>										
IL/001	Leeds Road	2.12	housing site, Playing fields	Housing Land Register and Call for sites	Greenfield	<b>72.5</b>	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Level land adjacent to Ashlands Primary school with access from Leeds Road or Little Lane. Trees and stream to eastern boundary. Most of site is allocated for housing in the RUDP. The eastern part of the site is designated playing fields and the whole site falls in flood zone 3a. Development on the site could begin to come forward from year 5 with consultation with the Environment Agency. However, there is interest in the site for alternative uses and change of circumstances will be monitored at review.
IL/002	Valley Drive	1.48	housing site	Housing Land Register	Previously Developed Land	<b>61</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared site of former Ilkley Middle School. Sustainable site close to local amenities with developer interest. Small group of protected trees within the site. Units from year 5
IL/003	Langbar Road	0.63		Housing Land Register	Previously Developed Land		Potentially Suitable - Local Policy Constraints	Uncertain	unAchievable	Steeply sloping site with stream running through and a high level of trees and shrubs, most protected by a tree preservation order. This site meets the size threshold, but has permission for only one house at the moment. The site could be better configured and take a redevelopment at a higher density. No units applied in the trajectory at the moment until more is known about the owners intentions.
IL/004	Bolling Road	0.77		Housing Land Register	Previously Developed Land	<b>19</b>	Suitable Now	1 to 6 Years	Deliverable	House and garden with permission for redevelopment to apartments with owner intending to implement a scheme for the site. Access limited for high density scheme. Units from year 3
IL/005	Ashlands Road	1.04	Employment Site	Urban Capacity	Greenfield	<b>42.5</b>	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Large greenfield site with a number of mature trees. The site is currently identified as an employment site and terms are being discussed at present with the owner and a future buyer of the land for employment uses. No units in the trajectory until more information is available. The entire site falls within flood zone 3a
IL/006	Railway Road	1.59		Urban Capacity	Previously Developed Land	<b>65.5</b>	Suitable Now	Uncertain	Developable	Site formerly in industrial with site of interest to TESCO. No units entered in the trajectory for this site.
IL/007	Springs Lane	1.20		Urban Capacity	Previously Developed Land		Suitable Now	Uncertain	Developable	Site in existing supermarket use. TESCOs intentions not fully known at this stage, no units placed in trajectory.
IL/008	Clifton Road	0.80		Urban Capacity	Previously Developed Land	<b>25.5</b>	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Derelict mansion house standing in mature grounds with private driveway from Ben Rhydding Road. Part of the roof of the property is missing and the structure is unsafe. Many mature trees. Previous planning applications have not been successful to date but a suitable development is possible having regard to the area and the existing structure. House would be most suitable for conversion with additional units in the grounds. Units from year 4 of the trajectory
IL/009	Ben Rhydding Drive	7.18	Green Belt	Call for Sites	Greenfield	<b>188</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Sloping field with residential development on 3 sides and golf course to the south. There is a central copse and trees on all boundaries. Ben Rhydding area is residential enclave washed over by green belt and the field rests between this enclave and the edge of the current eastern edge of Ilkley urban area. Access to the north would be from a private residential road. Access from the south may be limited given topography making the site difficult but not impossible to develop. Units from year 7
IL/010	Cheltenham Ave	0.36		Call for Sites	Greenfield		Suitable Now	1 to 6 Years	unAchievable	Overgrown garden. The site is below the SHLAA size threshold and it is considered unlikely to generate the minimum units required by SHLAA methodology. A small area of trees are protected.
IL/011	Skipton Road,	1.18	Green Belt	Call for Sites	Mixture	<b>37</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Scrubby, overgrown and partly despoiled land with some residential properties hidden from the road. Former railway yard/tunnel, residential properties and unused on relatively level land contained by line of mature trees beyond which the land slopes away beyond the northern edge. Small Tree preservation order. Units from year 7
IL/012	Skipton Road,	7.82	Green Belt	Call for Sites	Greenfield	<b>205.5</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping fields just beyond the edge of Ilkley bounded by mature trees to the east side. The mature trees form a strong current green belt boundary. A plantation of trees beyond the south western boundary is a Bradford Wildlife Site. Units in the trajectory from year 7.
IL/013	Wheatley Lane, Ben Rhydding	1.28	Green Belt	Call for Sites	Greenfield	<b>40.5</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Field between existing homes and farm buildings currently used for stables. A small part of floodzone 3b clips the northern edge of the site. Units appear in the trajectory from year 7. A small part of the northern point of the site falls in flood zone 2

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
IL/014	Coutances Way,	25.64	Green Belt	Other	Greenfield	673	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Sloping fields with areas of mature trees with preservation orders adjoining Coutances way and railway line. This is a large area of land identified as the location for new grammar school. A proportion of the western area would be a suitable urban extension without compromising the needs for the school. The northern edge of the site lies within flood zones, 2, 3a and 3b.
IL/015	Slates Lane	3.1	Green Belt	Call for Sites	Greenfield		Unsuitable			Land to the south of Slates Lane on the edge of Curly Hill a residential enclave in the green belt. Access is narrow along a small country lane and the site is isolated in the middle of the green belt.
IL/016	Hadfield Farm, Skipton Road	23.85	Green Belt	Call for Sites	Greenfield		Unsuitable			Prominent open fields part of wider countryside above the River Wharfe. The site is not well connected to the existing built up area. Much of the site falls within the functional flood plain, floodzone 3b and flood zones 3a and 2 and a large proportion of the site is covered by a tree preservation order. The landowner considers that part of the site could come forward for development in the short term, although the detail on this is uncertain
IL/017	Coutances Way	1.72	Green Belt	Call for Sites	Mixture		Unsuitable			Level site used for storage, sales and repair of touring caravans and motor homes. The site is isolated and separated from the built up area at present and totally within the functional floodplain 3b. It also adjoins a site of Ecological Importance and contains a small area of protected trees.
IL/018	Hardings Lane	0.87	Green Belt	Call for Sites	Greenfield		Unsuitable			Part of a sloping field adjacent to the urban area with some trees on the boundary. There is no clear northern boundary to the site except notional line across from adjacent land to east. A historical house stands to the north of the site. The site also contains a scheduled ancient monument
IL/019	Hardings Lane,	4.45	Green Belt	Call for Sites	Greenfield	116.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field enclosed by Coppy Wood to east and Crabtree Gill to west. Potential access available as an extension to Gill Bank Road, which would mirror the form of development at Curly Hill. The site is locally contained by screening and topography. Units in the trajectory from year 7.
IL/020	Ben Rhydding Drive	8.5	Green Belt	Call for Sites	Greenfield		Unsuitable			Sloping rolling, countryside to the north of Ben Rhydding Drive accessed from a private road and containing some domestic curtilage. The site is an isolated site in the green belt and contains a large Tree Preservation Order.
IL/021	Hangingstone Road	1.67	Green Belt	Call for Sites	Greenfield		Unsuitable			Isolated field in the middle of the green belt and adjoining the West Pennine Moors Special Protection Area and a Special Area of Conservation. Level to sloping land used for grazing/horse exercise.
IL/022	Moor Court resource centre, Fieldway	0.56		Call for Sites	Previously Developed Land	23	Suitable Now	1 to 6 Years	Deliverable	Derelict former community building and associated land. Access is narrow but road could be widened using grass verge. Unattractive building previously used as elderly day centre now boarded up and will require demolition. Some mature trees - small TPO area. Owner preparing to place site on market. Units from year 4 onwards
IL/023	Grammar School, Cowpasture Road	3.37	Playing Fields	Other	Previously Developed Land	189.5	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Existing Grammar school site which may become surplus if / when new school built on Coutances Way. The site would also be suitable for community uses alongside a conversion of the most attractive buildings to residential. Around half site covered by playing fields designation with a small area of protected trees.
IL/024	Curly Hill	0.49		Housing Land Register	Previously Developed Land	2	Suitable Now	1 to 6 Years	Deliverable	Garden to rear of 47 Curly Hill with existing permission for 2. The owner intends to implement the permission.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>KEIGHLEY</b>										
KY/001	Barr House Lane/Hollins Lane, Utley	4.15	Green Belt	Call for Sites	Greenfield	108.5	Potentially Suitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Fields between Hollins Lane and Barr House Lane a large part of which is very steep and unlikely to be easily developable. Access is also very poor and there are mature trees along the boundaries which carry tree preservation orders, further limiting the developability of the site. Units from year 13 of the trajectory with the likelihood that any future yield would be lower than currently forecast.
KY/002	Hollins Lane, Utley	4.06	Green Belt	Call for Sites	Greenfield	106.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Land submitted for consideration by landowner but extended following survey to create a more logical site which comprises fields in grazing use which slope toward the eastern site boundary. Access from Hollins Lane would need to be improved before the site can come forward but the site is considered to be developable for family homes, with units from year 7
KY/003	Hollins Lane	3.66	safeguarded Land	Safeguarded Land	Greenfield	96	Potentially Suitable - Physical Constraints	7 to 12 Years	Developable	Fields used for grazing, predominantly steep with mature trees protected with tree preservation orders and narrow access. Units from year 13 of the trajectory with the likelihood that any future yield would be lower than currently forecast given physical constraints.
KY/004	Greenhead Lane	0.42	Housing site	Housing Land Register	Previously Developed Land	17	Suitable Now	1 to 6 Years	Deliverable	Former school site allocated as a housing site in the RUDP still containing buildings and portakabins. A tree preservation order covers approximately 25% of the site. Units from year 5
KY/005	Spring Gardens Lane	0.67	Urban Greenspace	Call for Sites	Greenfield	21	Potentially Suitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Steeply sloping site containing a number of mature trees to the site boundaries. Site access would be constrained by topography, but could deliver a low density scheme as adjacent land is also owned by the same landowner. Further assessment of this land is necessary to ascertain whether it could be considered a viable site. Units from year 13.
KY/006	Hawkstone Drive	0.87		Urban Capacity	Greenfield	27	Suitable Now	1 to 6 Years	Deliverable	Curtilage of mature private house suitable for intensification. Access is via a gated private driveway but the owner intends seeking permission to construct additional homes in the grounds of the property. Units from year 4
KY/007	Shann Lane	4.75	Housing Site	Housing Land Register	Greenfield	118.5	Suitable Now	1 to 6 Years	Deliverable	Fields bounded by dry stone walls used for grazing and allocated as a housing site in the RUDP. The owner intends marketing the site in the near future. Units from year 5
KY/008	Shann Lane	0.83	Housing Site	Housing Land Register	Previously Developed Land	26	Suitable Now	7 to 12 Years	Developable	Site of former reservoir, now very overgrown. Permission was granted for 30 homes in 2007, but the site is not considered to be deliverable in the short term given the amount of ground works needed to restore the site and it is expected that this permission will expire before any construction starts. Consequently forecasted units from year 7 onwards but this will be updated at review if progress has been made on site.
KY/009	Black Hill Lane/Daisy Hill	6.66	Green Belt	Call for Sites	Mixture	175	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Fields and farm buildings located on the edge of the settlement, also containing a mobile phone mast, substation and access track to Black Hill Lane. The land is quite level and was considered as a residential site at the RUDP inquiry and is a combination of land submitted in the call for sites exercise and the last site to make a more comprehensive site. The site is considered to be in a strong market area for family houses and has developer interest. Units could come forward from year 7.
KY/010	Black Hill Lane,	8.1	Green Belt	Call for Sites	Previously Developed Land	211.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Existing inert landfill site with current licence. The site is mostly detached from the urban area and would generally be considered unsuitable for development unless considered alongside KY/009. Site remediation will considerably delay the deliverability of the site and consequently is not considered to be currently developable with any future units from year 13 onwards.
KY/011	Braithwaite Road	1.06		Call for Sites	Previously Developed Land	43.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Site of school and grounds. A replacement school is being constructed close by which will make this property surplus. However part of the site is allocated as playing fields in the RUDP which will mean that Sport England approval will be needed before all the site can be redeveloped for housing. There are also other community calls on the land and building that will need to be investigated further. Units from year 7 but this will be reconsidered at review.
KY/012	Whinfield Drive	1.24	Housing site	Housing Land Register and Call for sites	Previously Developed Land	51	Suitable Now	7 to 12 Years	Developable	Uneven land resulting from cleared site. The site is ready for develop subject to owners intentions becoming clear and is an allocated housing site in the RUDP. Units from year 7
KY/013	Braithwaite Avenue	0.52		Urban Capacity	Mixture	21	Suitable Now	7 to 12 Years	Developable	Vacant public house and sloping open backland identified from survey. The owners intentions are at present unknown, units from year 7



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/014	North Dean Avenue	11.4	safeguarded Land	Safeguarded Land	Greenfield	299.5	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	This site is a combination of a Safeguarded Land site and Green Belt which slopes toward the south. The Safeguarded land site was the subject to a planning appeal against refusal and was successful. Consequently the site is expected to receive planning approval in the short term and units appear in the trajectory from year 5. It should be noted that the owner is presently unlikely to seek the development of the Green Belt part of the site and it is expected that the site boundary will be revised at review.
KY/015	Braithwaite Avenue/North Dean Avenue	6.00	Housing land site	Housing Land Register	Mixture	205	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Former school land and buildings which are now unused. A new school has been developed on neighbouring land which is part of an allocated housing site in the RUDP. Consequently this site is under consideration as a replacement housing site. Some of the buildings are likely to continue in some community use and the recreation open space will need to be revised due to change in circumstances, consequently the comprehensive development of the whole site can only come forward from year 7 although the remaining area currently identified as a housing site could still be delivered ahead of this as it already has policy backing.
KY/016	North Dean Road	1.09		Urban Capacity	Greenfield	34	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Unused land behind houses and school. The land is part of a larger area of land protected as playing fields, but lies beyond the schools boundary fence and is not marked out for any formal use. The site contains a watercourse and is an unusual shape which may restrict development and the owners intentions are at present unknown. Units from year 13.
KY/017	North Dean Road	0.74		Urban Capacity	Greenfield	23.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level area of unused grassland. Mostly unallocated land but includes an area of disused allotments which are protected in the RUDP, so this designation will need to be reviewed before the site can come forward. The owner has recently taken the site to the market which would be particularly suitable for social housing. Units from year 7 onwards.
KY/018	North Dean Road	0.97		Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	unAchievable	Land used previously as allotments and animal pens in North Beck Valley. Uneven site with no direct access other than from an unmade track through North Beck Valley. The site can only come forward through a comprehensive redevelopment of the area which at present is considered to be unachievable given the constraints involved.
KY/019	Holme Mill Lane	7.47	Housing site	Call for Sites	Mixture	196	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Large site including operational factory, car parking, pub, scout hut, woodland and grazing land submitted by landowner. North Beck cuts through the site and part is linked by a footbridge. The site can come forward in phases subject to having an overall masterplan in place which will ensure the delivery of other parts of the site which could include mixed uses. Part of the site is already allocated as a housing site in the RUDP. Units from year 7 onwards
KY/020	Fell Lane	0.57	Housing site	Housing Land Register	Greenfield	16	Suitable Now	1 to 6 Years	Deliverable	Field bounded by dry stone wall, with current permission and a number of units completed. However the developer has left the site and not completed the development but there is every chance that an alternative developer could take on the site. Units in year 2
KY/021	Wheathead Lane	2.37	Green Belt	Other	Greenfield	62	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Uneven fields accessed via a single track road with a difficult junction with Fell Lane, but access constraints are not considered unsurmountable to the sites delivery. The site was identified by the landowner as being available at the last UDP inquiry, but no recent contact has been made to ascertain whether they still wish to have this site considered. No units appear in the trajectory at the moment.
KY/022	Higher Wheathead Farm	0.61	Safeguarded Land	Safeguarded Land	Mixture	19	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Mixed land and buildings used by Whitakers Feeds and allocated as a safeguarded land site in the RUDP. The site boundary does not follow any logical line and could be extended to Occupation Lane which will allow access to be provided. The site currently in use and having no contact with the owner makes the future delivery of the site uncertain and no units are currently placed in the trajectory.
KY/023	Keighley Road Exley Head	5.68	safeguarded Land	Urban Capacity, Call for sites and Safeguarded Land	Greenfield	149	Potentially Suitable - Physical Constraints	7 to 12 Years	Not Currently Developable	Greenfield site made up of smaller individual sites identified principally as safeguarded land in the RUDP located on the edge of the urban area. Site access is constrained although the landowner considers the site to be developable and a major housebuilder has a development option on a part of the site. Units from year 7 onwards with family housing being the most appropriate form.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/024	Oakworth Road	3.96	Playing Fields	Urban Capacity and Call for sites	Mixture	135.5	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Derelict former school, with good access from Oakworth Road. Part of the site is protected as playing fields in the RUDP, but this should not prevent the other half of the site coming forward for development, in advance of a change in the designation. The owner is working to be able to sell the site on the open market and there is every chance that units could come forward for family housing from year 5 if not sooner
KY/025	Exley Road	4.68	safeguarded Land	Safeguarded Land	Greenfield	122.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Uneven pasture land containing many mature trees. Access is from a farm track and contains a public footpath. The site has been enlarged over and above the site designated as Safeguarded Land to create a more logical and comprehensive site. The site could take pockets at a medium or high density of family or other development, but the presence of trees and the access constraint suggests that lower density is likely to be a more appropriate forecast.
KY/026	The Oaks, Oakworth Road	0.70		Call for Sites	Previously Developed Land	47	Suitable Now	7 to 12 Years	Developable	Land and buildings in existing use as day care centre considered to be surplus to requirements in the near future and would be suitable for moderately high density scheme. Now understood to be the preferred site for the new health centre, but no detailed information available at the moment. Units from year 7 of the trajectory at present and this will be reviewed when more is known.
KY/027	West Lane	0.93		Housing Land Register	Previously Developed Land	48	Suitable Now	1 to 6 Years	Deliverable	Cleared site awaiting development. Permission was granted in 2004 for 48 units but development has stopped at the moment. Units from year 4 subject to the expected renewal of permission. This will be monitored at review
KY/028	West Lane	0.44		Urban Capacity	Greenfield	18	Suitable Now	7 to 12 Years	Developable	Green area opposite existing homes, generally unused land. Level to road with mature trees to the rear. The landowner has no immediate disposal plans, units from year 7 onwards
KY/029	Keighley Road, Exley Head	5.76	safeguarded Land	SafeGuarded Land	Mixture	151.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Open land on the edge of the settlement containing former quarry. Ground conditions and site topography together with no suitable access render the site undevelopable at present. The adjacent site KY/023 may be required to facilitate access into the site. Units from year 13.
KY/030	Parsons Street	0.38		Urban Capacity	Previously Developed Land		Suitable Now	7 to 12 Years	UnAchievable	Cleared site, formerly employment site and car park. The site is on the limit for a SHLAA site and is overlooked by a large industrial unit which would further limit the amount of development possible on this site. No units in the trajectory
KY/031	Mitchell Street, Eastwood	2.26	Employment Site	Call for Sites	Previously Developed Land		Unsuitable			Large building in use for manufacturing and adjacent car park allocated as employment site in adopted RUDP. The site adjoins the Towler and Staines Gas Compound which is classed as a Hazardous Installation Zone. The PADHI test run for the site reveals that HSE would advise against granting permission for residential development on the site given the proximity of this facility to possible new homes.
KY/032	Bradford Road	1.00		Urban Capacity	Previously Developed Land	67.5	Suitable Now	7 to 12 Years	Developable	Vacant Office block and car Park which are falling into disrepair due to being vacant for a number of years identified by survey. The site is opposite the new college, Asda supermarket and railway station and would be suitable for a medium high density apartment scheme. A nearby major hazard site affects a small part of the northern section of site but most of the site is unaffected and it is unlikely that the HSE would object to development. Owner intentions presently unknown but units could come forward from year 7 or sooner
KY/033	Brewery Street, off Dalton Lane	0.90		Urban Capacity	Previously Developed Land	60.5	Suitable Now	Uncertain	Not Currently Developable	Area of unused land with access road. Within the site there is a prefabricated single storey garage and an unfinished steel structure. The whole of the site is fenced and adjoins the river Worth and may contain contamination. The owners intentions for the site are presently unknown and the site would be suitable for other uses as well as residential as it falls in an area where there is some investment taking place, but desirability for new residential is likely to be in the future rather than short term. Units could come forward from year 13, but this would be subject to the owner making their intentions known.
KY/034	Dalton Lane	1.33		Urban Capacity	Previously Developed Land	90	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Three storey mill building and associated land close to the River Worth which would be suitable for residential conversion, in a predominantly industrial area but close to residential and in an area of change. The site would equally be suitable for conversion to commercial uses given its proximity to the town centre and is being promoted for this use. No units appear in the trajectory at present. A conversion would potentially yield a higher site density than currently forecasted.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/035	Harclo Road, Aireworth	1.74	Employment Site	Urban Capacity	Previously Developed Land		Suitable Now	Uncertain	unAchievable	Underused mill warehouses and car park. Site allocated as employment site E1.14 in adopted RUDP. Site has planning consent for two single storey industrial units. Flood Zone 3a covers eastern 3rd of site. The site is not considered to be an attractive location for new homes at the moment but may become a viable option in the longer term. No units in the trajectory at the moment.
KY/036	Royd Ings Avenue, Stockbridge	2.60		Call for Sites	Previously Developed Land		Unsuitable			Council owned depot in full use comprising staff car parking and assortment of buildings including large vehicle wash and office block for admin staff. This site is located within an employment Zone under Policy E6 of the adopted RUDP. 95% of site is within Flood Zone 3a.
KY/037	Scott Lane, Riddlesden	1.92		Urban Capacity	Mixture	60.5	PotentiallySuitable - Physical Constraints	7 to 12 Years	Not Currently Developable	A very steep site which is a combination of gardens of houses fronting Banks Lane and unused land. Much of the site is covered in mature trees and shrubs and could be classified as woodland. The multiple owners means the site would be difficult to assemble and access is poor. The site is not considered developable at the moment but has had previous developer interest, consequently should a suitable access come forward in the short to medium period units could emerge from year 7, although the circumstances of this site will be monitored.
KY/038	Western Avenue, Riddlesden	2.02	Green Belt	Call for Sites	Greenfield	53.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields with mature trees to the west side of Riddlesden with dry stone walls forming boundary. An overhead electricity cable runs across site and a watercourse runs down the western boundary. Units from year 7 onwards.
KY/039	Banks Lane Riddlesden	5.35	Green Belt	Other	Greenfield	140.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Site identified from last RUDP inquiry and comprises open fields used for grazing with mature trees to the centre covered by a tree preservation order. Current access can be gained from Banks Lane but the road is not currently at a standard which can accommodate a high number of additional houses. There has been no recent contact with the owner to suggest whether the site is still available for development, consequently no units currently appear in the trajectory
KY/040	Ilkley Road, Riddlesden	7.06	Green Belt	Call for Sites	Mixture		Unsuitable			Fields used for grazing, containing some mature trees to the boundaries. The majority of the site is detached from the urban area apart from agricultural buildings adjacent to Barley Cote Road.
KY/041	Ilkley Road, Riddlesden	8.32	Green Belt	Call for Sites	Greenfield		Unsuitable			Sloping fields. The site is detached from the urban area.
KY/042	Barley Cote Road, Riddlesden	0.65	Green Belt	Call for Sites	Greenfield	20.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Land to east of Barley Cote Rd. Private garden area and unkept scrub land with current access via a narrow track. The overall developable area may be reduced if it is intended to retain current dwelling. The site has been extended to the south to make a more comprehensive site and access could be taken from Barley Cote Avenue but this will mean extending the site further.
KY/043	Bradford Road, Riddlesden	0.70	Housing site	Housing Land Register	Previously Developed Land	22	Suitable Now	7 to 12 Years	Developable	Open land used for grazing which slopes away from Bradford Road and is an allocated housing site. Overhead cables cross the site at various points. Owner intentions at present unknown consequently units from year 7 onwards, however the site could come forward sooner.
KY/044	Bradford Road, Riddlesden	7.67	Green Belt	Call for Sites	Greenfield		Unsuitable			Uneven grassland. Power lines and drainage systems run through the site the majority of which lies in flood zones 3b and 3a. Only a small area of land along Bradford Road could be developed. Some trees adjacent to Bradford Road are protected by tree preservation orders.
KY/046	Carr Bank Riddlesden	5.31	Green Belt	Other	Greenfield	139	PotentiallySuitable - Local Policy Constraints	Uncertain	Not Currently Developable	Site with development potential, submitted by owner for consideration at last UDP. The fields are currently in grazing use are uneven and sloping in places. Powerlines run across site and a Scheduled Ancient Monument is located on edge of the western site boundary adjacent to a small water course. A tree preservation order also affects a group of trees on the western boundary. No units presently in trajectory
KY/047	Carr Bank Riddlesden	0.52		Call for Sites	Previously Developed Land	16.5	Suitable Now	1 to 6 Years	Deliverable	Uneven grassland which was previously developed for Council built houses. Constrained by odd shape, which will restrict number of units achievable. The sites owner is in discussion with a third party to deliver social housing. Units from year 4
KY/048	Bradford Road, Sandbeds	1.45	green Belt	Call for Sites	Greenfield	45.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Disused tree covered unkept land crossed by powerlines and with an electricity substation located within the site. A drainage system also runs through part of site connected to Marley Water Treatment works and the western strip falls within flood zones 3A and 3B. Almost all of the site is within a Bradford Wildlife Area. The site has many constraints to suggest these cannot be mitigated against future development. This aside the Owner has suggested this site for consideration but at very low density which will mean most of the site will not be developable and given the issues for consideration is unlikely to be deliverable before year 13 if at all.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/049	Bradford Road Riddlesden	0.41		Housing Land Register	Previously Developed Land	19	Suitable Now	1 to 6 Years	Deliverable	Former church and grounds with outline planning permission for 19 houses. Units from year 3. A tree preservation order affects a small part of the site but is unlikely to affect the developability of the site.
KY/050	Bradford Road, Riddlesden	1.49	Employment Site	Call for Sites	Greenfield	61	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Uneven grazing land to south of Bradford Road west of the slip road to the roundabout of the trunk road. Flood Zone 3a affects the southern half of the site which is allocated as an employment site in the RUDP. The site is considered to be more appropriate for employment or commercial development rather than housing. An allocation change is necessary to bring this site forward consequently no units until year 7 of the trajectory.
KY/051	Thwaites Brow Road, Parkwood	8.47	Urban Greenspace	Call for Sites	Greenfield		Unsuitable			Sloping grazing land which is very steep in places with some trees. Byworth Boilers adjoins the site and the noise and smells from this facility mean it would not be pleasant neighbour for residential development. The majority of the site is allocated as Green Belt by the adopted UDP. Only a very small part of the site adjoins urban area.
KY/052	Thwaites Brow Road	1.06	Housing site	Housing Land Register	Greenfield	33.5	Potentially Suitable - Physical Constraints	7 to 12 Years	Not Currently Developable	Steeply sloping site used for grazing allocated as a housing site in the RUDP and containing a detached bungalow. Sites access and slope could render the site undevelopable, this aside units could still come forward, but unlikely until year 7 onwards with owners commitment.
KY/053	Thwaites Brow Road, Long Lee	0.75	safeguarded Land	Safeguarded Land	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	unAchievable	Uneven and steep fields in grazing use. The site is considered to be too steep to be realistically developable in the short, medium or long term. No Units appear in the trajectory
KY/054	Moss Carr Road	4.94	safeguarded Land	Safeguarded Land	Greenfield	129.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields used for grazing, allocated as Safeguarded Land in the RUDP. A developer has an option agreement on the site and the site has few physical constraints. Units from year 7
KY/055	Moss Carr Road	1.44	safeguarded Land	Safeguarded Land	Previously Developed Land	45.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Unused land formerly a quarry, now an overgrown pitted area on the edge of the moor. There are no physical constraints but the landowners intentions are unknown, consequently units appear from year 13 of the trajectory
KY/056	Long Lee Lane	1.27	safeguarded Land	Safeguarded Land	Greenfield	40	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Grazing land on the edge of the urban area believed to be available and can come forward from year 7, but no recent contact has been made with the landowner, consequently units only appear from year 13 onwards.
KY/057	Redwood Close	1.00	safeguarded Land	Safeguarded Land	Greenfield	41	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Sloping fields surrounded by development and crossed by overhead power lines. As above the site can come forward sooner, but not knowing the intentions of the landowner means the site has been placed from year 13 of the trajectory.
KY/058	Park Lane	2.78	Housing site	Housing Land Register and Call for sites	Greenfield	73	Suitable Now	1 to 6 Years	Deliverable	Fields used for grazing, uneven and sloping in various directions. Allocated as a housing site in RUDP. A developer has an option agreement on the site. Units from year 4
KY/059	Parkwood Rise	0.74	Housing site	Housing Land Register	Greenfield	23.5	Suitable Now	7 to 12 Years	Developable	Former allotments now overgrown, allocated as housing site in RUDP. The owners intentions are at present unknown therefore units from year 7 in trajectory although the site could come forward sooner potentially for social housing, consequently grant dependent.
KY/060	Parkwood Rise	1.04	Housing site	Housing Land Register	Greenfield	32.5	Suitable Now	7 to 12 Years	Developable	Vacant scrubland with former football pitch allocated as housing site in the RUDP which would be suitable for family housing. There has been no recent contact with the owner consequently units appear in the trajectory from year 7.
KY/061	Broom Street	0.46		Urban Capacity	Previously Developed Land	19	Suitable Now	1 to 6 Years	Deliverable	Sloping grassland identified by survey, the shape and slope providing a constraint to limit the type and form of development considered deliverable close to Keighley Town Centre. Part of the site has permission for 6 apartments in 2 blocks although the site could accommodate slightly more. Units from year 2, with remainder from year 7. Site progress will be monitored.
KY/063	Gresley Road	0.34		Housing Land Register	Previously Developed Land	56	Suitable Now	1 to 6 Years	Deliverable	Former Mill building and land with permission for conversion to 6 flats and further new build apartment block of 50 units. Some work has taken place and the site is fenced but has now halted and the existing building is at risk from further deterioration. The site would be suitable for alternative uses including business and retail, but there is also the chance that the approved scheme could restart and deliver the apartments. Units from year 4 of the trajectory, but further site progress will be monitored.
KY/064	The Walk	1.69	Mixed Use Area	Urban Capacity and Call for sites	Mixture	114.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Underused buildings and land, mainly used for haulage and storage, but there are 2 well maintained residential properties. Much of the site is out of view over high walls, the only available access from The Walk. The landowner is understood to be considering future options for the land which could include residential development alongside employment uses. however the ongoing business activities and poor access would suggest that delivery would be most likely in the medium term. Small Family housing and apartments would be most suitable on this site. Units from year 7.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/065	Marriner Road	1.12	Mixed Use Area	Urban Capacity	Greenfield	75.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Unmaintained and unused grassed area previously used for formal recreation adjacent to the River identified by survey. Trees along the edge of the site affected by tree preservation order. The site is within the mixed use area and could come forward at any time, but unknown owners intentions at this stage and constraints suggests that it will not come forward before year 7.
KY/066	Marriners Walk	0.83	Mixed Use Area	Urban Capacity	Mixture	56	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Majority unkempt land with some trees and underused buildings possibly used for animals. Most of the site is obscured by trees and is surrounded by high walls. Access is poor. Landowners intentions are presently unknown consequently development unlikely before year 7 onwards.
KY/067	Woodhouse Road	4.31		Urban Capacity	Previously Developed Land	56	Suitable Now	7 to 12 Years	Not Currently Developable	Site of former Wask Engineering now unused and secured. The site is a mixture of buildings and land and contains a mill pond and mature trees to the sites edges. The site adjoins the historic Worth Valley Railway Line and was granted mixed use planning approval in 2006, but it is currently uncertain whether this or any future scheme will be implemented and produce any residential development having dealt with the poor access environmental constraints generated by its former use. Units from year 7, although this will be monitored at review. The sites proximity close to major roads and the town centre suggests that small family homes or apartments including elderly would be particularly suitable on the site.
KY/068	Woodhouse and Glen Lee Lane, Long Lee	4.33	green Belt	Call for Sites	Greenfield		Potentially Suitable - Physical Constraints	7 to 12 Years	unAchievable	Uneven fields surrounded by dry stone walls. Access could be taken from adjacent estate which is due to be remodelled although very little of the site is considered to be developable given topography. Consequently no units currently appear in the trajectory.
KY/069	Hainworth Road	0.52	Housing site	Housing Land Register	Greenfield	16.5	Potentially Suitable - Physical Constraints	7 to 12 Years	Developable	Uneven and steeply sloping grassland with small but mature trees some protected by tree preservation orders. Hainworth Road is single track unmade road. The owner intends disposing of the site in the near future and the site could accommodate a low density scheme with units from year 7 despite the site constraints
KY/070	Hainworth Road	1.61	Housing site	Housing Land Register	Greenfield	50.5	Suitable Now	1 to 6 Years	Deliverable	Grazing land which slopes downwards from Hainworth Road to the direction of Spring Bank. The site is allocated as a housing site the RUDP and a tree Preservation Order affects the southern edges of site. Hainworth Road is an unmade track without street lighting however, the owner intends marketing the site in the near future and consequently units appear in the trajectory from year 4, being suitable for family homes.
KY/071	Hainworth Wood Road	1.54	Safeguarded Land	Safeguarded Land	Greenfield	48.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field used for grazing with mature trees on the boundaries. Site falls within the Bradford Wildlife Area and development will be limited, although the owner intends disposing of the site in the near future. Units from year 7.
KY/072	Haincliffe Road	0.47		Housing Land Register	Previously Developed Land	19	Suitable Now	7 to 12 Years	Developable	Former railway land which has undergone landfill and is both uneven and overgrown with restricted access. The site has been granted planning consent for a number of schemes over the years with the latest for 20 homes in 2003 which has now expired. Nonetheless it is considered that the site could still be developed although the owners present intentions are unknown. The site may also be required to provide access to neighbouring site KY073. Units from year 7 onwards.
KY/073	Hainworth Lane	1.00	Mixed Use Area	Urban Capacity	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	UnAchievable	Site identified by survey. Unused land, part of which is dismantled former railway with heavy self seeded tree coverage. Access exists from Halifax Road, but the site is not considered to be developable given slope and need to remove a substantial number of trees to allow development to take place.
KY/074	Grove Mills Ingrow	3.51		Housing Land Register	Mixture	225	Suitable Now	1 to 6 Years	Deliverable	Cleared site fo former mill adjacent to the River Worth under construction for small and larger family homes. The site has numerous permissions with a capacity of 281, although recent changes by the developer would suggest that this figure could be lower. Development progress on the site is continuing and an anticipated 30 completed homes per year are expected to be delivered. The trajectory will be updated as the developers latest development proposals are added.
KY/075	Staveley Way	2.75	Mixed Use Area	Urban Capacity	Mixture	94	Suitable Now	1 to 6 Years	Deliverable	Underused land and former allotments which slopes downwards from Staveley Road toward the Worth Valley railway line and part of a RUDP mixed use area. The site is comprised from an approved development site, land submitted by a landowner and additional land identified from survey. The most recent approval is for a total of 30 units which supersedes a previous scheme, but there would be additional capacity on the site for a higher mixed form of development. Consequently approved yield from year 3 and additional yield from year 7 onwards.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
KY/076	Primrose Street, Parkwood	0.58	Urban Greenspace	Other	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	UnAchievable	Garden and open land, partly wooded and steep in places. The site was considered previously at a UDP inquiry but considered inappropriate given the steepness of the site and the amount of trees. A small part of the site would be developable, but this part is likely to be too small to be fully considered
KY/077	Parkwood Street	2.17		Call for Sites	Mixture	57	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Land located within a predominantly industrial area but adjoining existing residential development which is partly in use for storage and partly sloping grassland with mature trees. The owner indicates the site is available in the short term but constraints will need to be addressed, which suggests the site cannot come forward until year 7 onwards.
KY/078	Marriner Road, town centre	1.10		Urban Capacity	Previously Developed Land	74	Suitable Now	Uncertain	Not Currently Developable	Land used for stone cutting and storage including machinery, water tanks and a single storey metal shed occupying a small area within the site boundary. The rest of the site is reasonably level with residential development potential only following the cessation of the current business. This aside the surrounding uses are predominantly business and the appropriateness of residential on this site in the short term will be reviewed, despite the site falling within the mixed use area. No units appear in the trajectory at present.
KY/079	Higherwood Close, Long Lee	1.04	Urban Greenspace	Other	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	UnAchievable	Uneven and steep area covered in dense trees forming hill slope, put forward for consideration to previous UDP but rejected by Inspector. The site is crossed by footpaths. Owner has not put this site forward again and consequently it is unknown whether the site is available.
KY/080	Park Lane and Worth Valley Railway line, Woodhouse	2.38	Mixed Use Area	Urban Capacity	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	unAchievable	Area of woodland and dismantled railway line which slopes steeply away from Park Lane alongside heritage railway. The site access is very poor and the position of the site in a deep cutting will make the site very difficult to bring forward.
KY/081	Woodhouse Road, Ingrow	1.06	Mixed Use Area	Urban Capacity	Greenfield		Suitable Now	Uncertain	unAchievable	Vacant greenfield site alongside the Worth Valley Railway possibly used for informal recreation. The site consists of a wooded area with a footpath running through and slopes slightly down towards the railway line. This is a narrow site and is considered to be unachievable for residential development given the costs involved in bringing the site forward given the limited access options. No units in the trajectory
KY/082	Damside	0.40	Central Shopping Area, City/Town Expansion Areas, City Centre Redevelopment Sites	Urban Capacity	Previously Developed Land	63	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Multi storey concrete car park now closed, with owner looking at possible options for the site including residential. The site has constraints and may be appropriate for alternative uses. Units attached to the trajectory from year 7 given the uncertainties of the site.
KY/083	Water Lane	0.57	City/Town Expansion Areas, Local Centres	Housing Land Register	Previously Developed Land	38.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Site of former mill which has been cleared and prepared for development with a number of previous approvals for development. The site is in an area identified for town centre expansion and is most suitable for mixed development including retail and residential uses. There is some uncertainty over whether residential can be delivered in the short term given the present market, consequently units appear in the trajectory from year 7 onwards with fewer brought to the market ultimately. Site progress will be monitored at review.
KY/084	Woodworth Grove, Ingrow	0.46	Green Belt	Other	Greenfield		Potentially Suitable - Physical Constraints	Uncertain	unAchievable	Inaccessible, steep slope covered in mature trees identified as a potential site by landowner to last UDP. Any development on this site would be minimal and would likely render the site below the SHLAA threshold.
KY/085	Wesley Place Halifax Road	0.44	mixed Use Area	Housing Land Register	Greenfield	17	Suitable Now	1 to 6 Years	Deliverable	Uneven scrubland with dry stone walls and mature trees. Full planning permission for 17 family houses was approved in 2006. A variation of condition has been applied for which appears to indicate that the owner/developer intends to implement the development. Units from year 4
KY/086	Oakbank Broadway	0.42		Housing Land Register	Previously Developed Land	7	Suitable Now	1 to 6 Years	Deliverable	Planning permission granted for 10 family homes, 7 of which remain to be completed on the site although current activity on site has halted. The permission was renewed toward the end of 2008 and the site development could restart at any time. Units from year 1, but progress will be reviewed at resurvey.
KY/087	Kirkstall Gardens/Woodhouse Way	0.52		Housing Land Register	Previously Developed Land	27	Suitable Now	1 to 6 Years	Deliverable	Cleared site with permission for 27 new social housing units, further housing clearance and redevelopment is being considered on neighbouring land and this site could be enlarged at review. Units from year 3.
KY/088	Florist Street, Stockbridge	0.11		Housing Land Register	Previously Developed Land	18	Suitable Now	1 to 6 Years	Deliverable	Site with permission for 18 apartments on site of bungalow. The owner on last contact expected to start construction before expiry of permission and progress will be monitored at review. Units in year 2



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>MENSTON</b>										
ME/001	Bingley Road	6.22	Housing site	Call for Sites	Greenfield	163.5	Suitable Now	1 to 6 Years	Deliverable	Sloping fields behind existing homes and farm. The site is an allocated housing site with Supplementary Planning Document. The adjacent field to the west also has potential see ME/002. Tree Preservation Orders's affect eastern corner of site. The private sector suggest a figure of 120 units across the site, however forecasted yield in this instance is appropriate until planning approval is granted to firm up site density proposals. This will be reconsidered at review
ME/002	Bingley Road	2.32	green Belt	Other	Greenfield	65	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level area of land within the green belt but with potential for development identified by survey of adjacent site ME/001. A tree preservation order runs across the western boundary of site. Units in the trajectory from year 7
ME/003	Derry Hill	5.44	Housing site	Call for Sites	Greenfield	142.5	Suitable Now	1 to 6 Years	Deliverable	Greenfield housing site on edge of the village, some mature trees. RUDP allocated housing site with Supplementary Planning Document. Indications that total yield may come in slightly higher, but this will be addressed at review. Units from year 5
ME/004	Crag Top Farm, Burley Woodhead	9.98	Green Belt	Call for Sites	Greenfield		Unsuitable			Isolated site in a sensitive area of open countryside. The site adjoins a special area of conservation and a Special Protection Area 1.4km north of Menston and contains 2 small tree preservation areas. Access would be from narrow moor roads only
ME/005	Beech Close	4.35	Green Belt	Call for Sites	Greenfield	114.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping and undulating fields with areas of woodland adjoining the built up area of the village. The site access appears to be a private road but further opportunity could be available via ME/006. Units appear in the trajectory from year 7.
ME/006	The Croft, Burley Road,	1.72	Green Belt	Call for Sites	Greenfield	54	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Enclosed fields and house in own grounds. The site is adjacent ME/005 with direct access from main road through the village. Units in the trajectory from year 7 onwards
ME/007	Burley Road	15.19	Green Belt	Call for Sites	Greenfield	395	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Undulating pasture with open views to moor beyond to west of Burley Road and north of railway line. The site provides a significant visual break between Burley and Menston and is peppered by mature trees some with preservation orders. The scale of the site and need for off site infrastructure will make it difficult to bring forward until at least year 13 onwards
ME/008	Bleach Mill Lane	43.08	Green Belt	Call for Sites	Greenfield		Unsuitable			Fields to the north of Bleach Mill Lane, west of Clarence Drive and part of the rolling countryside to the west of the village. 2 scheduled ancient monuments are in the area. Although the site adjoins the urban area it has no acceptable access and the extent of intrusion on the open countryside would be unacceptable and result in any logical green belt boundary.



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>BRADFORD NORTH EAST</b>										
NE/001	Gilpin Street, Barkerend	0.68	Housing site	Housing Land Register	Greenfield		Suitable Now	Unavailable	Not Currently Developable	Steep grassy slope with permission for cricket ground and ancillary accomodation now underway
NE/002	Leeds Old Road	0.59	Housing site	Housing Land Register	Previously Developed Land	<b>40</b>	Suitable Now	7 to 12 Years	Developable	Cleared flat housing site, planning permission was refused for residential previously because of density and materials. Site could come forward from year 7
NE/003	Rushton Ave, Barkerend	0.77	Housing site	Housing Land Register	Previously Developed Land	<b>52</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared site which has residential and commercial permissions with the commercial element being under construction. The owner is understood to phasing development on the site subject to market changes. The sites current permission suggests development could be implemented with units from year 3.
NE/004	Roundwood Avenue, Ravenscliffe	8.84	Housing site	Call for Sites	Previously Developed Land	<b>440</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared site in housing regeneration area with full permission for 80 units and outline permission for a further 360. Trajectory shows implemented units at a rate of 20 per year from year 2 rising to 30 per year from year 6 this will be monitored
NE/005	Summerfields Road/Rockwell Lane, Eccleshill	2.11	Housing site	Housing Land Register and Call for sites	Previously Developed Land	<b>72</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared land with some small Tree preservation Orders. The site is allocated housing land and the owner is expected to renew planning approval on the site shortly.
NE/006	Westfield Lane, Idle	1.47	Housing site	Housing Land Register and Call for sites	Greenfield	<b>46.5</b>	Suitable Now	1 to 6 Years	Deliverable	Allocated housing land which is fairly level but with some steep areas. The site is in joint ownership, with the owner of the main intent on seeking planning approval in the near future.. Access would need to be created from south. Units appear in the trajectory from year 4.
NE/007	Thornhill Avenue, Shipley	0.6	Housing site	Housing Land Register	Greenfield	<b>19</b>	Suitable Now	1 to 6 Years	Deliverable	Development may be restricted by topography. Site has outline planning permission
NE/008	Ravenscliffe Avenue, Ravenscliffe	0.45		Housing Land Register	Greenfield	<b>24</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared site with some ongoing work. The site has permission for apartments. All completed units in year 2
NE/009	Romanby Shaw, Ravenscliffe	1.55		Housing Land Register	Previously Developed Land	<b>49</b>	Suitable Now	1 to 6 Years	Deliverable	Social Services office buildings and grounds - allocated as housing site in the RUDP. The owner intends to seek planning permission in the near future. Low yield applied to the site should the building be retained for offices with new homes in the grounds
NE/010	Bolton hall Road	0.59		Housing Land Register	Previously Developed Land	<b>24.5</b>	Suitable Now	7 to 12 Years	Developable	Operational Warehouse with outline permission for residential development which is approaching expiry. The site is not expected to be implemented before year 7, but site could be developed alongside NE/007
NE/011	Tunwell Street, Eccleshill	0.47		Housing Land Register	Previously Developed Land	<b>56</b>	Suitable Now	1 to 6 Years	Deliverable	Cleared site to the rear of operational warehouse which was granted planning permission for apartments in 2006 and where some work has begun, materials approved by local authority with expectation that development will deliver units in year 4 if not sooner.
NE/012	628 Leeds Road, Thackley	0.94		Housing Land Register	Previously Developed Land	<b>32</b>	Suitable Now	1 to 6 Years	Deliverable	Slightly sloping site cleared in preparation for construction works. Permission was granted in 2008 for 32 units. Trajectory shows implementation of the first 20 during year 3.
NE/013	Westfield Lane	3.14	Housing site	Housing Land Register	Mixture	<b>82.5</b>	Suitable Now	7 to 12 Years	Developable	Level site comprising rough grazing land and operational employment use. The owner indicates the site will be available in the medium term. Units from year 7
NE/014	Fagley Croft, Fagley	0.38		Housing Land Register	Previously Developed Land	<b>28</b>	Suitable Now	1 to 6 Years	Deliverable	Large residential property standing in large grounds, having had permission for 28 apartments. 2 small Tree preservation orders on the site that are unlikely to affect delivery of a residential scheme. Units from year 3 onwards
NE/015	Harrogate Road, Greengates	0.53		Housing Land Register	Mixture	<b>24</b>	Suitable Now	1 to 6 Years	Deliverable	Partly sloping grassed site and buildings. Part of the site has planning permission, the remainder has residential potential
NE/016	Leeds Road, Thackley	0.28		Housing Land Register	Previously Developed Land	<b>12.5</b>	Suitable Now	Uncertain	Developable	Site with expired planning approval and in alternative use. No further contact made with the owner, consequently no units applied to the trajectory and the site could fall out of the SHLAA at review given its size and low forecasted yield
NE/017	Queens Road, Bolton Woods	0.31		Housing Land Register	Previously Developed Land	<b>14.5</b>	Suitable Now	1 to 6 Years	Deliverable	Former petrol filling station with planning approval for 30 apartments. Units appear from year 4 of the trajectory
NE/018	Beech Grove, Bradford Moor	2.91	Housing site	Housing Land Register	Greenfield	<b>99</b>	Suitable Now	1 to 6 Years	Deliverable	Grassed area and overgrown allotments with access from Beech Grove allocated as housing site in RUDP with developer interest. Units appear in trajectory from year 5
NE/019	Oxford Road, Undercliffe	0.77	Housing site	Housing Land Register	Previously Developed Land		Suitable Now	Unavailable	Not Currently Developable	Level site, part cleared and part grassed area no longer available for development and retained by landowner for school use.
NE/020	Intake Road, Undercliffe	0.35		Housing Land Register	Mixture	<b>24</b>	Suitable Now	1 to 6 Years	Deliverable	Site has full permission for retirement homes
NE/021	Bolton Road, Undercliffe	0.2		Housing Land Register	Previously Developed Land	<b>15</b>	Suitable Now	1 to 6 Years	Deliverable	Former petrol station with concourse and shop. The site has planning approval for 15 2 bed flats. Units appear from year 3. The owner is also a developer

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NE/022	Doctor Hill, Idle	0.42	Housing site	Housing Land Register	Greenfield	17	Suitable Now	1 to 6 Years	Deliverable	Slightly sloping site with freestanding garage in the centre of the site. The site is allocated for housing in the RUDP and the owner is in the process of starting sale proceedings for the site. Units appear in the trajectory from year 4
NE/023	Highfield Road, Idle	1.18		Housing Land Register	Previously Developed Land	48.5	Suitable Now	Uncertain	Developable	Vacant industrial building with planning permission and adjacent derelict public house. 3 small tree preservation orders across the site but unlikely to prevent development. The developer is in liquidation and consequently no units appear in the trajectory as there has been alternative interest in the site.
NE/024	Crimshaw Lane, Bolton Woods	0.23		Housing Land Register	Greenfield	18	Suitable Now	1 to 6 Years	Deliverable	Site has permission for 18 units. The owner intends to develop the site in the near future
NE/025	Simpsons Green	13.45	Safeguarded Land	SafeGuarded Land and Call for sites	Greenfield	353.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Undulating pasture bounded on 2 sides by residential development and adjacent to canal. The owner states that the site is available and would be developable in the short term. Irrespective, this is a large site and will require a masterplan to set out how the site could be developed, consequently units appear from year 7.
NE/026	Ellar carr Road, Thackley	0.94		Call for Sites	Previously Developed Land	29.5	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Pupil referral unit now surplus Council requirements. Protected trees on the site will limit the amount of development on the site, consequently its low density forecast. Units appear in the trajectory from year 4
NE/028	Heap Street	0.76		Urban Capacity	Previously Developed Land	32	Suitable Now	1 to 6 Years	Deliverable	Cleared site. Planning approval for 19 homes where construction has started. Site progress will be monitored at review
NE/029	Hillside Road, Barkerend	0.18		Urban Capacity	Previously Developed Land	13.5	Suitable Now	1 to 6 Years	Deliverable	Previously developed site with developer interest. Units appear in trajectory from year 3
NE/030	Wapping Road	0.51		Urban Capacity	Previously Developed Land	21	Suitable Now	1 to 6 Years	Deliverable	Former school building adjacent to NE/031 with planning approval. Units appear in the trajectory from year 3
NE/031	Prospect Road	0.49		Urban Capacity	Greenfield	29	Suitable Now	1 to 6 Years	Deliverable	Former school land adjacent NE/030 with planning approval. Units appear from year 3.
NE/032	Wapping Road/Prospect Road	0.81		Urban Capacity	Greenfield	33	Suitable Now	7 to 12 Years	Developable	Sloping grassy bank with some trees. Owner intentions presently unknown but site could come forward at any time
NE/033	Wapping Road west	1.50		Urban Capacity	Greenfield		Unsuitable			Steeply sloping site adjacent to busy road and covered with mature trees, most of which are protected by tree preservation orders for this to be a viable site
NE/034	Exmouth Place	4.24	Playing Fields	Urban Capacity	Greenfield	238.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping grassy bank. Most of site designated as playing fields, but is land which lies outside of the fenced areas of the local schools and is unused and unmaintained. Local neighbouring schools have secured playing field facilities so this is considered to be surplus land. The owner intends seeking a change to the sites designation to allow development to take place in the future. Units appear in the trajectory from year 7.
NE/035	Barkerend Mill	1.09	mixed Use Area	Urban Capacity	Previously Developed Land	34	Suitable Now	1 to 6 Years	Deliverable	Substantial listed mill in poor condition with substantial grounds. Site would be suitable for conversion or redevelopment within a mixed use area. Mixed use development has been approved in outline previously and is expected that development will take place in the first period.
NE/036	Harrogate Road/Union Mills	2.16	mixed Use Area	Urban Capacity	Previously Developed Land	121.5	Suitable Now	13 to 17 Years	Developable	Mill buildings in partial use suitable for conversion. A large part of the area is covered by a mill pond, but has potential for redevelopment. The landowner is considering options for the buildings and associated land, but no development is expected for a number of years. Units appear in the trajectory from year 13.
NE/037	Harrogate Road, Eccleshill	3.20	Mixed Use Area	Urban Capacity	Greenfield	109	Suitable Now	7 to 12 Years	Developable	Large site which is part of a larger mixed use area. More work is needed to enable the site to fully come forward for development, including resolution of access.
NE/038	Moorside Road, Eccleshill	21.30	Mixed Use Area	Urban Capacity	Greenfield	736	PotentiallySuitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Green agricultural land and land/buildings in use for stone cutting and quarrying. Site access is poor and the future development of the site will need to be carefully managed through a masterplan in conjunction with neighbouring sites alongside work to remediate the land back to a developable site. Units appear in the trajectory from year 13 onwards
NE/039	Fagley Road	4.44	Mixed Use Area	Urban Capacity	Greenfield	116.5	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Site falls within the mixed use area, with part in use as a football pitch and part as fields used for horse riding. The site includes the Fagley Youth and Community Centre and the playing fields are under their control. The site could be developed without affecting the designated playing fields. Units from year 5
NE/040	Thornbury Road	0.57		Urban Capacity	Previously Developed Land	51	Suitable Now	7 to 12 Years	Developable	Scrubby land formerly previously developed land. The site could be developed for residential in the short term as it falls in an area of local need. However owners intentions unknown so consequently units only appear from year 7,
NE/041	Greenfield Lane, Idle	0.52		Urban Capacity	Previously Developed Land	21	Suitable Now	7 to 12 Years	Developable	Underused site to the rear of Idle conservative club surrounded by residential with residential potential. Owner intentions at present unknown. Units from year 7

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NE/042	Sandholme Drive/Greystone Cres, Thorpe Edge	0.44		Call for Sites	Greenfield	18	Suitable Now	1 to 6 Years	Deliverable	Green area in residential area. The owner intends to seek planning permission in the near future. Units appear in the trajectory from year 4.
NE/043	Garsdale Avenue, Thorpe Edge	0.26		Urban Capacity	Greenfield	19.5	Suitable Now	7 to 12 Years	Developable	Unconstrained site which could accommodate apartments, in an area where this type of accommodation is not uncommon. Owner intentions at present unknown, consequently units only appear in the trajectory from year 7
NE/044	Northwood Cres	1.31	Urban Greenspace	Urban Capacity	Greenfield	53.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Underused land identified through survey adjacent to other land suggested for development. See NE/060
NE/045	Old Park Road, Thorpe Edge	0.35		Urban Capacity	Greenfield	16	Suitable Now	1 to 6 Years	Deliverable	Level area of mown grass which the owner intends to dispose of in the near future.
NE/046	Bradford Road	1.78		Urban Capacity	Mixture	73	Suitable Now	7 to 12 Years	Developable	Land partially used as scrap yard but most is vacant with residential potential. Part of the site is well screened by mature tree belt between site and adjacent industrial uses, although the owners intentions are at present unknown. Site has access constraint. Units appear in the trajectory from year 7
NE/047	Ravenscliffe Avenue	0.61		Urban Capacity	Previously Developed Land	19	Suitable Now	7 to 12 Years	Developable	Cleared site which is vacant. The owner is known but there intentions are not at the moment. Units appear from year 7
NE/050	Powell Road, Bolton Woods	1.12	Recreation Open Spaces	Urban Capacity	Previously Developed Land		Unsuitable			Trees, warehouses and residential properties identified by site visit, not considered viable at present.
NE/051	Esholt Water Treatment works, Apperley Bridge	60.04	Major developed site in the Green Belt	Call for Sites	Previously Developed Land		Unsuitable			Very large site that could accommodate a significant number of homes but existing operational filter beds and waste water treatment works and land used for grazing. Adjacent to treatment plant. Prior to development the site will require decommissioning of the treatment works and possible decontamination of the sub soils. Not contiguous with the urban area and eastern edge in a wildlife area. Not considered suitable at present
NE/052	Idle Hill Reservoir. Cotswald Avenue	1.90	urban Greenspace	Call for Sites	Previously Developed Land		Potentially Suitable - Local Policy Constraints	13 to 17 Years	UnAchievable	Walled and covered reservoir no longer needed by the operator. Access to the site is via a long and narrow private drive with no passing places. There does not appear to be another access route other than on foot. No information given on when the site will be available by the owner.
NE/053	Esholt Water Treatment Works, Station Road, Esholt	6.20	Major developed site in the Green Belt	Call for Sites	Mixture		Unsuitable			Site to the north east of Esholt village with access from Station Road. The village lies in washed over green belt and consequently the site is not considered to be contiguous with the existing built up area. Level fields and a series of large concrete tanks containing liquids. Land reclamation work will be required and possible decontamination of the soil.
NE/054	Harrogate Road, Apperley Bridge	1.68		Call for Sites	Previously Developed Land	67	Suitable Now	1 to 6 Years	Deliverable	Site and buildings are no longer fit for purpose and do not offer further opportunities for expansion. The company are looking to relocate in Bradford and dispose of the existing plant at Apperley Lan
NE/055	Harrogate Road, Greengates	5.55	Employment Site	Call for Sites	Greenfield	146	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Rough grazing for horses. Access to Harrogate Road could be restricted by the need for a new signals system unless the site is developed in conjunction with adjacent landholdings. The site has developer interest, but the current designations will not allow the site to come forward before year 7
NE/056	Cote Farm Leeds Road, Thackley	8.1	Urban Greenspace	Call for Sites	Greenfield	212.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Agricultural land and rough grazing, along a key route through the District. The site is available with developer interest and could come forward from year 7
NE/057	Kings Drive, Wrose	0.82	Recreation Open Spaces	Call for Sites	Greenfield	33.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Unused and unmaintained grassed area with stream through. Access available. The land is privately owned and has no formal use. The owner states the site would be available in the short term, however its current policy designation will not allow development to come forward before year 7.
NE/058	Woodhall Road, Thornbury	11.80	Employment Site	Call for Sites	Greenfield	310	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping field with walled boundaries, adjacent to quarry and new employment use. Current access appears to be along private road only
NE/059	Bolton Road/myers Lane, Bolton Woods	1.45	Playing Fields	Call for Sites	Greenfield	59.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping school playing field considered to be surplus to school requirements. Units appear from year 7 onwards
NE/060	Cavendish Road, Idle	0.50	Playing Fields	Call for Sites	Greenfield	16	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Land to east side of Idle Cricket Club
NE/061	Brookfields, Redcar Road, Eccleshill	1.49		Call for Sites	Mixture	61	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Site put forward by owner. However this is an operational school in its own grounds and it is unclear when the site will become available. There are also several tree preservation orders but it is not expected that these will limit the future development potential of the site. Units appear in the trajectory from year 13.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NE/062	Lynmore Court, Idle	0.29		Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	Unachievable	Small flat greenfield site. Access would preclude a medium density scheme and consequently its low yield and site area mean that the site would not fit the thresholds required by the SHLAA
NE/063	Brackendale Mills, Thackley	0.45		Call for Sites	Mixture		Potentially Suitable - Physical Constraints	7 to 12 Years	Unachievable	Grassed and undulating land between the canal and the railway. Access appears none existant and development will be constricted with possible stability issues to make it an unviable site for development
NE/064	Victoria Road, Eccleshill	0.50		Call for Sites	Previously Developed Land	56	Suitable Now	1 to 6 Years	Deliverable	Warehouse and office building in existing use. Part of the site has full permission for 56 apartments, the remainder would be suitable for family homes. The site will be monitored at review to check progress
NE/065	Mitchell Lane, Thackley	5.86	Green Belt	Call for Sites	Greenfield	154	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping agricultural grazing land adjacent to the canal. A small part adjoins the urban area and the site is quite constrained by access and would be dependent on the development of adjoining site NE/025
NE/066	Apperley Road, Apperley Bridge	1.15	Green Belt	Call for Sites	Greenfield		Unsuitable			Rough grazing for horses lying to the opposite side of canal to the built up area. A large part of the site is within the flood plain zone 3b.
NE/067	Gill Lane, Yeadon	0.57	Green Belt	Call for Sites	Greenfield		Unsuitable			Paddock and wooded gorge, only a small part of which would be suitable for development, given the topography, presence of overhead power lines and transformer. The southern part of the site falls in flood zones 3a and 3b.
NE/068	Apperley Lane, Apperley Bridge	21.21	Green Belt	Call for Sites	Greenfield		Unsuitable			Rolling agricultural land, mostly grazing and in the flood zone containing a farm and small section of woodland. Within the green belt and isolated from the built up area. Small quarry adjacent.
NE/069	Apperley Road, Apperley Bridge	18.90	Green Belt	Call for Sites	Greenfield		Unsuitable			Rolling agricultural land, mostly grazing. Contains a farm and small section of woodland. Within the green belt and isolated from the built up area. Small quarry adjacent.
NE/070	Gain Lane, Thornbury	1.73		Call for Sites	Previously Developed Land	71	Suitable Now	7 to 12 Years	Developable	Level hard surfaced site which the owner considers to be available in the short term. The site is currently still in use consequently units appear in the trajectory only from year 7 onwards
NE/071	Park Road, Thackley	2.04	Green Belt	Call for Sites	Greenfield	53.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping site adjoining built up area with poor access. The site includes railway air shafts as a tunnel passes under the site. The site may not be acceptable for development by the rail operator
NE/072	Lower Fagley Lane, Fagley	7.94	Green Belt	Other	Greenfield	208.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Rolling farmland used for grazing adjacent to the built up area and Fagley Quarry. Access constraint will not make this site deliverable in the short term, Units in the trajectory from year 13 onwards
NE/073	Kings Road, Bolton Woods	0.49		Call for Sites	Greenfield	20	Suitable Now	1 to 6 Years	Deliverable	Grassed open space on the edge of a housing estate. The owner intends disposing of the site in the near future. Units appear in the trajectory from year 4
NE/074	Park Road, Thackley	2.79	Green Belt	Other	Greenfield	73.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Agricultural land and grazing with part allotments which are still in use. The site could come forward from year 13 once access has been improved
NE/075	Ainsboro Avenue, Thackley	0.38	Green Belt	Other	Greenfield		Unsuitable			Small field of rough pasture too small and likley to yield too low a number of units to make it a viable site for the SHLAA
NE/076	Woodlea Close, Yeadon	1.18	Green Belt	Other	Greenfield	37	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Sloping field with access from neighbouring estate. The site was rejected as a potential green belt release prior to the last plan but could make a realistic development site. Units appear from year 13
NE/077	Stonehall Road, Eccleshill	0.50		Other	Previously Developed Land	20.5	Suitable Now	Uncertain	Not Currently Developable	4 storey mill building with car park to rear. The site was formerly a housing site but the site is currently in full operational use, but could come forward in the future. No units placed in the trajectory at the moment
NE/078	Jasper Street, Idle	0.10		Housing Land Register	Previously Developed Land	18	Suitable Now	1 to 6 Years	Deliverable	Site with planning approval for 18 units
NE/079	Idlethorp Way	2.22		Housing Land Register	Previously Developed Land	26	Suitable Now	1 to 6 Years	Deliverable	Site has permission for 71 units, 16 remain
NE/080	Ashton Walk, Idle	0.46	Housing site	Housing Land Register	Greenfield	12	Suitable Now	1 to 6 Years	Deliverable	Phase 1 housing site with planning permission for 31 units and development is under way. Site progress will be monitored at review
NE/081	Rawson Avenue, Thornbury	1.45		Housing Land Register	Greenfield	63	Suitable Now	1 to 6 Years	Deliverable	Vacant site with permission for 63 units. Units appear from year 3
NE/082	Heap Street, Barkerend	0.22		Housing Land Register	Previously Developed Land	55	Suitable Now	1 to 6 Years	Deliverable	Site with planning permission for 55 apartments. Units appear in trajectory from year 4
NE/083	New Street, Idle	3.09		Housing Land Register	Previously Developed Land	24	Suitable Now	1 to 6 Years	Deliverable	Vacant buildings with conversion permission. The adjacent site is underway, with the expectation that development on this site will start soon. Units from year 3 of the trajectory

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NE/084	Cross Road, Idle	0.22		Housing Land Register	Previously Developed Land	20	Suitable Now	1 to 6 Years	Deliverable	Vacant buildings with conversion permission. The adjacent site is underway, with the expectation that development on this site will start soon. Units from year 3 of the trajectory

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>BRADFORD NORTH WEST</b>										
NW/001	Snowden Street/Trafalgar Street	0.49		Urban Capacity	Previously Developed Land	77	Suitable Now	7 to 12 Years	Developable	Cleared site with permission post April 2009 for 362 apartments and ancillary development. Forecasted units appear at present in the trajectory and as this site is very close to the city centre the trajectory records units coming forward from year 8. This will be updated at review
NW/002	Drummond Trading Estate, Lumb Lane	3.13		Housing Land Register	Previously Developed Land	106.5	Suitable Now	7 to 12 Years	Developable	Vacant land and buildings, part of which have had residential permission previously. The owner is presently engaged in formulating new proposals for the site and consequently some development may occur in the near future. However until more information is available units appear in the trajectory from year 7
NW/003	Bowland Street, Manningham	0.58		Urban Capacity	Previously Developed Land	39.5	Suitable Now	Uncertain	Not Currently Developable	Vacant enclosed car park and adjacent industrial buildings. Residential use may be appropriate in the longer term as the nature of the area is changing. The owners intentions are unknown and the site appears in use. No units appear in the trajectory
NW/004	Midland Road	1.00		Urban Capacity	Previously Developed Land	41	Potentially Suitable - Physical Constraints	1 to 6 Years	Deliverable	Narrow area of land adjacent to railway line and overlooked by football stadium surrounded by commercial and light industrial premises.
NW/005	Trenton Drive, Green Lane	1.52		Urban Capacity	Previously Developed Land	62	Suitable Now	7 to 12 Years	Not Currently Developable	1971's 5 storey maisonettes identified through Manningham Masterplan. The site is under consideration for redevelopment by the landowner subject to funding which could take place from year 7 onwards.
NW/006	Laburnum Street, Manningham	0.89	Playing Fields	Urban Capacity and Call for sites	Previously Developed Land	36.5	Potentially Suitable - Local Policy Constraints	Unavailable	Not Currently Developable	Former clearance site used more recently as open space, and being improved for community use.
NW/007	Spring Bank Place	0.57		Urban Capacity	Previously Developed Land	23.5	Suitable Now	Uncertain	Not Currently Developable	Victorian Villa set in mature grounds with residential potential for conversion and new build identified by survey. The owners intentions are unknown, consequently no units appear in the trajectory.
NW/008	North Avenue, Manningham	0.80		Call for Sites	Previously Developed Land	25.5	Suitable Now	7 to 12 Years	Developable	Land in use as stone yard and recycling depot overlooked by residential properties. The present use will need to be terminated and the land cleared before development can take place, consequently units appear from year 7 of the trajectory. The site falls in an area of high demand for large family homes and therefore the low density forecast.
NW/009	Parkfield Road, Manningham	0.43		Urban Capacity	Greenfield		Unsuitable			Vacant land with mature trees within the conservation area, consequently local policy constraint will not make this a viable constraint
NW/010	Mansfield Road	0.21		Housing Land Register	Previously Developed Land	23	Suitable Now	1 to 6 Years	Deliverable	Derelict and tipped land with derelict mill on corner which has conversion permission to 23 apartments. The development may come forward within the period of permission, otherwise the site may drop out of the SHLAA on expiry
NW/011	St Marys Road, Manningham	0.36		Urban Capacity	Previously Developed Land	91	Suitable Now	Uncertain	Developable	Attractive listed Victorian building of over 4 storeys. The buildings would be suitable for conversion to residential use and the site contains a number of trees
NW/012	St Marys Road	0.44		Urban Capacity	Previously Developed Land	29.5	Suitable Now	Uncertain	Developable	Attractive vacant buildings and area of self seeded trees which could be suitable for conversion, although would also be suitable for other uses. 2 single trees are protected with preservation orders, but this is unlikely to affect the developability of the site. The owners intentions are at present unclear and is in multiple ownership. No units appear in the trajectory at the moment.
NW/013	Priestman Street	1.19		Urban Capacity	Previously Developed Land	49	Suitable Now	7 to 12 Years	Developable	Derelict Mill and single storey industrial building adjacent to homes and community uses. Improvements are being undertaken to properties nearby and the mill will need to be cleared. Units appear from year 7. The site could also be used for other uses.
NW/014	Scotchman Road	0.53		Urban Capacity	Previously Developed Land	21.5	Suitable Now	Uncertain	UnAchievable	Cleared site with good access from Scotchman Road currently in use for storage. The site is surrounded by employment uses and would not be a good location at the moment for residential use. No units in the trajectory
NW/015	Acacia Drive, Sandy Lane	3.72		Call for Sites	Greenfield	98	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping enclosed agricultural land to the west side of Sandy Lane with good access to transport infrastructure and primary school. Units appear in the trajectory from year 7
NW/016	Mount Pleasant, Sandy Lane	11.17	Green Belt	Call for Sites	Greenfield		Unsuitable			Prominent and steeply sloping fields separated by dry stone walls and hedges. The site in itself is not attached to the main urban area and is considered unsuitable on its own.
NW/017	Wilsden Road, Sandy Lane	11.17	Green Belt	Call for Sites	Greenfield		Unsuitable			Farmland and farm buildings not adjacent to the main urban area
NW/018	High Ash Farm, Allerton Road, Allerton	13.75	Green Belt	Other	Greenfield	67	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level field adjacent to urban edge with long road frontage to Allerton Road considered but rejected at last inquiry. Units from year 7

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NW/019	West Avenue, Sandy Lane	0.37		Call for Sites	Greenfield		Suitable Now	1 to 6 Years	UnAchievable	Small sloping site adjacent to cottages. Site access is poor and it would be unlikely that the site could accommodate a sufficient number of homes to meet the SHLAA site requirements
NW/020	Haworth Road, Sandy Lane	4.55	Green Belt	Call for Sites	Greenfield	119.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Prominent sloping fields within the green belt on the east side of Sandy Lane, divided by stone walls and some hedges. Access is poor and off site infrastructure will be required to bring this site forward. Units from year 13 onwards.
NW/021	Wilsden Road, Sandy Lane	3.24	Green Belt	Call for Sites	Greenfield		Unsuitable			Part of a larger area of land submitted as one large site to the north side of Wilsden Road. See also NW/022. The site comprises sloping fields separated by dry stone and some trees, determined by site visit as more prominent than its neighbour..
NW/022	Wilsden Road, Sandy Lane	2.22	Green Belt	Call for Sites	Greenfield	58.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level field which was part of a much larger site submission put forward by landowner. This part of the site is contained and has potential access from Wilsden Road. Units from year 7.
NW/023	Wilsden Road/West Avenue, Sandy Lane	0.71	Green Belt	Call for Sites	Greenfield	22.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level to sloping field on edge of urban area, part of a larger submission by the landowner. The site could also be merged with the smaller adjacent site NW/019 and provide better access to the cottages to the east.
NW/024	Allerton Road/Prune Park Lane, Allerton	2.22	Green Belt	Call for Sites	Greenfield	58.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Scrubby and unused field which forms part of a larger submission by the landowner. This land adjoins the main urban area and is more contained than the larger area, however unless it comes forward in isolation, it should only be considered as part of a wider masterplanning exercise. Units from year 13
NW/025	Prune Park Lane, Allerton	35.42	Green Belt	Call for Sites	Greenfield	930.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Undulating open pasture with dry stone walls and hedging. This site could only come forward with comprehensive master planning of the area and substantial off site infrastructure. Units from year 13
NW/026	Ivy Lane, Allerton	9.04	Housing site	Housing Land Register and Call for sites	Greenfield	237	Suitable Now	Uncertain	Not Currently Developable	Former quarry and grazing land identified as housing site in the RUDP. Village Green status has recently been granted on a part of the site which will limit the amount of the site that could now come forward for development. No units appear in the trajectory at present. The new site boundary will be reviewed to consider whether development would be achievable
NW/027	Ivy Lane east, Allerton	2.68	Safeguarded Land	SafeGuarded Land and Call for sites	Previously Developed Land		PotentiallySuitable - Local Policy Constraints	Unavailable	UnAchievable	Slightly sloping grassland. The site has recently been granted village green status and will be removed from the SHLAA
NW/028	Chellow Grange Road, Heaton	2.14	Housing site	Housing Land Register and Call for sites	Greenfield	73	Suitable Now	7 to 12 Years	Not Currently Developable	Disused quarry and surrounding land with planning permission. The site however was on the market at the time of survey. Site remediation will need to be carried out before this site can begin to be developed and together with the previous developers withdrawal would suggest that units are unlikely to be delivered until year 7 onwards at forecasted yield. Progress on the site will be closely monitored.
NW/029	Galsworthy Avenue, Daisy Hill	1.25	Housing site	Housing Land Register	Greenfield	51	Suitable Now	1 to 6 Years	Deliverable	Scrubby unused and tipped land with some mature trees allocated for housing in the RUDP. A concept layout for the site was submitted by the landowner and the site could be developed alongside NW/030 in the short term. Units appear from year 4 onwards
NW/030	Lynfield Drive, Daisy Hill	3.02	Housing site	Housing Land Register	Greenfield	103	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Allocated housing site in the RUDP extended to include now disused cricket ground which is presently protected as a playing field in the RUDP. The enlargement of the site will allow a more comprehensive development to be delivered alongside NW/029. Access could be taken from adjacent estate. Units from year 5 onwards
NW/031	Hazel Walk, Daisy Hill	8.98	Green Belt	Call for Sites	Greenfield	235.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping fields with some mature trees and hedgrows on the edge of the urban area. Access could be possible from adjacent estate but further investigation would be needed. Units from year 13
NW/032	Chellow Lane, Daisy Hill	0.43	Housing site	Housing Land Register	Greenfield	13.5	Suitable Now	1 to 6 Years	Deliverable	Sloping grassed area to rear of houses bounded by mature trees. Units appear from year 4
NW/033	Chellow Dene, Bradford	12.96		Call for Sites	Greenfield	340.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field creating a visual break between Allerton and Daisy Hill. A small section of the site has protected trees and the site borders a Wildlife Area.
NW/034	North of Greenwood Park, Sandy Lane	0.77		Urban Capacity	Mixture	24.5	Suitable Now	Uncertain	Not Currently Developable	Irregular shaped field in the urban area used for garaging and small holding identified by survey. The beck to the west side of the site may restrict development. Current access is inadequate and provision would need to be made off site. The owners intentions are currently unknown
NW/035	Allerton Rd	0.67		Urban Capacity	Previously Developed Land	45.5	Suitable Now	7 to 12 Years	Developable	Former factory and warehouse and ancillary land. The buildings are empty and the site would be suitable for a variety of alternative uses including residential. Units appear in the trajectory from year 7 onwards

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NW/036	Whitburn Way, Allerton	0.68		Housing Land Register	Previously Developed Land	28	Suitable Now	1 to 6 Years	Deliverable	Social club and unsurfaced car park surrounded by houses. The site has previously had residential permission and has been enlarged to take in additional underused land to the west. The enlarged site could accommodate upwards of 25 units and this is reflected in the trajectory with units from year 3 onwards
NW/037	Brocklesby Drive	0.47	New Sites for Recreation Open Space and Playing Fields	Urban Capacity	Previously Developed Land	19	Suitable Now	7 to 12 Years	Developable	Site of former flats now grassed and used as informal amenity space. RUDP allocation of proposed open space, but the owner states that there is no community support for this. The site could come forward sooner but until the owner has more definite proposals units are identified from year 7.
NW/038	Allerton Lane	0.65	Recreation Open Spaces	Urban Capacity	Mixture	20.5	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Site containing derelict public house and land together with steeply sloping grassed area. The unallocated part of the site has permission and can come forward for development, the remainder from year 7.
NW/039	Allerton Lane/Cote Lane	14.80	Safeguarded Land	SafeGuarded Land and Call for sites	Greenfield	388.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields to the west side of Allerton Lane containing historical farm buildings. A developer is involved in bringing this site forward, however significant off site infrastructure will be required before development can be delivered consequently units appear in the trajectory from year 7 onwards. Site boundary will be reviewed to consider developable parts of the site.
NW/040	Merrivale Road, Allerton	1.34	housing site	Housing Land Register	Mixture	42	Suitable Now	1 to 6 Years	Deliverable	Sloping grassed area formerly the site of a pub and an allocated housing site. The landowner is preparing the site for sale. Units appear in the trajectory from year 4 onwards
NW/041	Allerton Lane/Chevet Mount	1.67	Housing site	Housing Land Register	Greenfield	52	Suitable Now	1 to 6 Years	Deliverable	Allocated housing site, currently mown grass. The site has permission for nursing home use and sheltered housing. Units appear from year 4
NW/042	Allerton Road, Four Lane ends	1.65	Playing Fields	Call for Sites	Greenfield	67.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level cricket ground and cricket pavillion with mature trees on the boundary. The site is in current use, but the owner considers the land to be surplus to requirements. Units appear from year 7 onwards
NW/043	Bull Royd Lane, Allerton	1.06		Housing Land Register	Previously Developed Land	89	Suitable Now	1 to 6 Years	Deliverable	Cleared site surrounded by advertisement hoardings. Preliminary work has been started to bring the site forward for development. The site has planning permission for 89 units but the owner indicates that an alternative scheme will be delivered on the site. Units appear from year 4 and the site which will be reviewed when more information is known
NW/044	Hill Top Cottages, Daisy Hill	0.62		Urban Capacity	Greenfield	19.5	Suitable Now	7 to 12 Years	Developable	Unused curtilage in front of cottages identified by survey which could accommodate a small scheme of similar properties such as key worker homes. The site is bounded by mature trees which would not adversely affect delivery. Units from year 7 of the trajectory
NW/045	Reservoir House, Heights Lane, Daisy Hill	0.87		Urban Capacity	Previously Developed Land	35.5	Suitable Now	1 to 6 Years	Deliverable	Former reservoir and house most recently used for storage. The owner intends to market the site in the near future. Units from year 4 onwards
NW/046	Haworth Road Playing Fields, Heaton	3.46	Playing Fields	Call for Sites	Greenfield	194.5	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Level playing fields with football posts and play area. Consultants have looked at the feasibility and future reconfiguration of the area to accommodate development but conclude that the area is well used and improvements could be made. This site will be looked at in the review consequently no units appear in the trajectory at the moment.
NW/047	St Martins Church, Haworth Road, Heaton	0.58		Urban Capacity	Greenfield	18.5	Suitable Now	7 to 12 Years	Developable	Level unused grassed area to side and rear of church hall and vicarage, identified by survey. There are some trees including a small protected area and the site could accommodate a small scheme. Units from year 7
NW/048	Thorn Lane, Heaton	3.12	Mixed Use Area	Call for Sites	Previously Developed Land	175.5	Suitable Now	1 to 6 Years	Deliverable	Former industrial land now surplus with permission post April 2009 for residential redevelopment of 161 units and alternative scheme under consideration. Forecasted units in the trajectory at present although this will be altered at review
NW/049	Bingley Road/Long Lane, Heaton	23.25	Green Belt	Call for Sites	Greenfield		Unsuitable			Large open area of land not attached to the main urban area in use as golf course and partially containing areas of mature trees.
NW/050	Leylands Lane, Heaton	0.68	Playing Fields	Urban Capacity	Greenfield		Potentially Suitable - Local Policy Constraints	Unavailable	UnAchievable	level to sloping open area surrounded by fencing with mature trees along the north eastern boundary. The area is unused and is separate from the main area of playing fields, however there is a covenant on the site restricting the use of the land to car parking only. No units placed in the trajectory
NW/051	Ashwell Farm, Heaton	0.86	Housing site	Housing Land Register	Greenfield	27	Suitable Now	1 to 6 Years	Deliverable	Field allocated as housing site in RUDP. Accessed through a gated driveway, but the owner indicates that the site will be developed in the near future. Units from year 4
NW/052	Carlisle Road	1.07		Urban Capacity	Previously Developed Land	43.5	Suitable Now	7 to 12 Years	Not Currently Developable	Vacant former covered reservoir and derelict pumping station surrounded by high walls. A proportion of the site had outline planning permission in 2007. but no progress has been made. The site is not presently considered to be deliverable given a number of constraints including access and ownership. Units appear from year 7



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
NW/053	City Road/Thornton Road	0.78	Mixed Use Area	Urban Capacity	Previously Developed Land	270	Suitable Now	Uncertain	Not Currently Developable	Underused industrial buildings of varying heights with internal storage and parking. Many of the buildings could be suitable for conversion to residential, although they are equally appropriate for other uses. Owners long term intentions unknown. No units appear in the trajectory at present
NW/054	Thornton Rd	1.26	Mixed Use Area	Urban Capacity	Greenfield	51.5	Suitable Now	7 to 12 Years	Developable	Unused section of land attached to mill and overlooked by residential properties on 2 sides. The owner has previously considered residential but no recent proposals has been put forward. Access would need to be secured. Units appear in the trajectory from year 7.
NW/055	Off Manningham Lane, Manningham	0.50	Housing site	Housing Land Register	Greenfield	34	Suitable Now	7 to 12 Years	Developable	Allocated housing site with tree preservation order on 2 of the sites boundaries. Owners intentions are otherwise unknown at present, consequently units appear in the trajectory from year 7 onwards
NW/056	Allerton Road, Girdlington	0.55		Housing Land Register	Previously Developed Land	13	Suitable Now	1 to 6 Years	Deliverable	Overgrown and unmaintained. Derelict house and garden with permission for demolition and 13 new homes. It is understood that the development will proceed soon. Units from year 3
NW/057	Manningham Mills, Patent Street, Manningham	0.46	Mixed Use Area	Housing Land Register	Previously Developed Land	75	Suitable Now	1 to 6 Years	Deliverable	Mill buildings in the process of being converted and refurbished for mixed uses including 322 apartments. At last survey 75 units were awaiting completion

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>OAKWORTH</b>										
OA/001	Providence Lane, Providence Farm	1.37	Green Belt	Call for Sites	Greenfield	<b>43</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping pasture to south of existing residential development which is open and fairly prominent when viewed from the south. The site could be considered alongside OA/002. Units from year 7
OA/002	Pasture Lane	1.06	green Belt	Call for Sites	Greenfield	<b>33.5</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping land accessible from existing estate road and enclosed by trees to the southern extent. The site could be considered alongside OA/001. Units from year 7.
OA/003	Waterwheel Lane	1.41	Safeguarded Land	Sageguarded Land	Greenfield	<b>44.5</b>	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping pasture. One field is marshy the other has been mown but appears unused. A large house has been built into the site which compromises the access and alternative access may not be feasible without third party land. Units from year 13
OA/004	Hill Top Road	0.76	green Belt	Call for Sites	Greenfield	<b>24</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level field to the south west of Denby Court used for grazing by White Gates Farm. Access may be possible from Hill Top Road for a small number of properties although this is unmade, alternatively Tim Lane may be suitable although this road is narrow. The site could come forward from year 7 subject to highway agreement.
OA/005	Denby Hill/Tim Lane	4.87	green Belt	Call for Sites	Greenfield		Potentially Suitable - Physical Constraints	13 to 17 Years	UnAchievable	Land to north and south of Denby Hill. The land is very steep in places and thus constrained in the main by steep slopes which would mean only limited development. Access would be from a steep section of road and is considered unachievable.
OA/006	Moorfield Drive	0.45		Call for Sites	Mixture	<b>14</b>	Suitable Now	1 to 6 Years	Deliverable	Land at eastern end of Moorfield Drive, formerly garden but now overgrown with the remains of sheds and greenhouses and semi mature trees. There are no physical constraints to prevent development. Units from year 4
OA/007	Keighley Road, Sykes Lane	5.59	green Belt	Call for Sites	Greenfield	<b>147</b>	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Large site comprising sloping fields between the urban edge of Keighley and Oakworth village. Access is limited and Sykes Lane is unlikely to be suitable at its junction with Keighley Road. Major infrastructure is likely in order to bring this site forward. Units from Year 13.
OA/008	Keighley Road	0.74		Housing Land Register	Previously Developed Land	<b>5</b>	Suitable Now	1 to 6 Years	Deliverable	Garden of large detached house with permission for 5 new homes and refurbishment of existing house. Units from year 3 but site progress suggests the site could be delivered sooner
OA/009	Vale Mills, Myholme Lane,	0.89	green Belt	Housing Land Register	Previously Developed Land	<b>30</b>	Suitable Now	Uncertain	Not Currently Developable	Mill with permission to convert to 30 apartments. The building was still in use at last survey and the permission is likely to expire before implementation. No units currently appear in the trajectory.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>OXENHOPE</b>										
OX/001	Denholme Road	0.98	Village Greenspace	Call for Sites	Greenfield	<b>30.5</b>	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Slightly sloping unused scrubby field between homes on the Leeming side of Oxenhope which comprises ribbon development. This site was identified by site survey and was also put forward for consideration by landowner at last UDP but rejected by Inspector. A small part of the site falls within flood zone 3a but the site would be suitable for local needs housing with units from year 13 onwards subject to owner confirming whether the land is still available.
OX/002	Denholme Road	0.54		Call for Sites	Previously Developed Land	<b>17</b>	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Cleared level site with sloping margins containing a number of mature and semi mature trees some of which are covered by protection orders. The landowner has been seeking a development solution for some time and it is expected that units can be developed with units from year 4. Part of the site falls in flood zones 2 and 3a but this should not prevent some development being delivered.
OX/003	Crossfield Road	0.83	Green Belt	Other	Greenfield	<b>26</b>	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Enclosed field with good access adjoining a stream and residential properties to its eastern edge. The site was submitted for consideration to the last UDP. A small part of the site contains trees covered by a tree preservation order and it is unknown whether the owner would still wish to pursue development. Consequently units have been placed in the trajectory from year 13.
OX/004	Church Street, Hebden Bridge Road	1.72		urban Capacity	Greenfield	<b>54</b>	Potentially Suitable - Physical Constraints	Uncertain	Not Currently Developable	Sloping scrubby land with a number of disused outbuildings identified from site visit. There is no good existing access at the moment other than Hebden Bridge Road, where the land is particularly steep and would be on a blind bend. The land is also expected to be in multiple ownership. Planning permission has been granted recently on neighbouring land which would further limit potential access opportunities, therefore demolition may be necessary before the site can come forward. No units at present in the trajectory.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>QUEENSBURY</b>										
QB/001	Albert Road	0.70	green Belt	Call for Sites	Greenfield	22	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping overgrown field to the west of existing housing site (QB/002) and east of Foxhill Primary school which was rejected as a potential development site at the last inquiry. Some trees lie along the northern boundary.
QB/002	Albert Road	0.97	Housing site	Housing Land Register	Previously Developed Land	47	Suitable Now	1 to 6 Years	Deliverable	Cleared former scrap yard, allocated for housing in the RUDP. Permission was granted in 2006 but the developer has since gone into receivership with the administrators taking responsibility for the development of the site. Units appear from year 4 onwards but the site and progress with receivers will be monitored closely.
QB/003	Broomfield Street/High Street	3.63	Housing site	Housing Land Register	Greenfield	124	Suitable Now	1 to 6 Years	Deliverable	Sloping scrubby fields with inadequate current access allocated as housing sites in the RUDP. The present landowner is looking at potential access solutions at the moment and has had interest from a national housebuilder and it is expected that units can be delivered in the first period from year 5. The site would be suitable for mixed housing. See also QB/004
QB/004	Black Dyke Mills, Brighouse Road	5.84	Employment Site	Call for Sites	Mixture	153	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Single storey industrial building and sloping land to south of Black Dyke Mills identified as an employment site in the RUDP. The site also includes existing buildings in current employment use and Listed which may have further mixed use potential over a longer timespan. The landowner is in early discussions over the future of land in their ownership see also QB/003. Units from year 7.
QB/005	Roper Lane/Cross Lane	0.53	housing site	Housing Land Register and Call for sites	Greenfield	16.5	Suitable Now	1 to 6 Years	Deliverable	Allocated phase 2 housing site in the RUDP. Level mown field with residential to 2 sides with support of the landowner for disposal. Units appear in the trajectory from year 4
QB/006	Park Lane	4.30	Housing site	Housing Land Register	Greenfield	113	Suitable Now	1 to 6 Years	Deliverable	Sloping overgrown field hidden in part by substantial boundary wall. The site has developer interest. Units appear from year 5.
QB/007	Brighouse Road	1.96	Green Belt	Other	Greenfield	61	PotentiallySuitable - Local Policy Constraints	Uncertain	Not Currently Developable	Land to the north of the golf course and south of allocated housing site. Tree preservation order protects trees around the majority of the sites boundary. The site was put forward for consideration at the last UDP but was rejected by the Inspector. Future development will be dependent on the adjacent site being delivered.
QB/008	Deanstone Lane	0.79		Urban Capacity	Greenfield	32.5	Suitable Now	7 to 12 Years	Not Currently Developable	Level to sloping land with narrow access from Deanstones Lane. The site contains some underused garages on the site which may need to be cleared but provide rear parking to properties on Deanstones Lane. A vacant repair garage in third party ownership will need to be removed to allow the access to be opened up before the site can be developed. Units from year 7
QB/009	Hazelhurst Quarry, Long Lane	5.16	housing site	Call for Sites	Mixture	135.5	Suitable Now	1 to 6 Years	Deliverable	Former quarry, but where the remains of quarrying activity have mostly blended into the landscape. The site is uneven and surrounded by existing residential development and has developer interest. Units appear in the trajectory from year 5
QB/010	Jackson Hill Road	1.3	green Belt	Call for Sites	Greenfield	41	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Level scrubby unused land to the south side of the settlement containing some structures. Units appear in the trajectory from year 7
QB/011	Station Road west	2.34	green Belt	Call for Sites	Greenfield	69	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field with access from neighbouring estate and Thornton Road. Mature trees stand on the the northern boundary with semi mature specimens on the Thornton Road protected by tree preservation orders which should not prohibit development. Units from year 7
QB/012	Station Road east	2.56	green Belt	Call for Sites	Greenfield		Unsuitable			Steeply sloping fields which are detached from the edge of the built up area accessed by steeply sloping road.
QB/013	Cross Lane/Old Guy Road	2.86	green Belt	Call for Sites	Greenfield	75	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Level fields on the edge of the urban area. Units from years 13
QB/014	Fleet Lane/Old Guy Road,	23.09	Green Belt	Call for Sites	Greenfield	606	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Unused fields between Queensbury and Mountain, predominantly level. The scale of the site suggests that major on and off site infrastructure will be required before this site can be delivered. Units appear in principal from year 13 onwards.
QB/015	Halifax Road	0.47	green Belt	Call for Sites	Greenfield		Unsuitable			Isolated site in an area of land isolated from the urban area. Mature trees cover part of the site which stands below road level.
QB/016	Halifax Road	0.32	green Belt	Other	Greenfield		PotentiallySuitable - Local Policy Constraints	Uncertain	UnAchievable	Level plateau of land on the edge of existing development, before the land drops steeply into Shibden Valley considered at lats UDP. The site is below the threshold of the SHLAA, is unknown whether the site is still available and has constrained access which would suggest that only a few homes could be delivered.
QB/017	Roper Lane	0.81	safeguarded Land	Safeguarded Land	Greenfield	25.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Bunglaow and field with poor access. The property may need to be demolished in order to facilitate development. The owners intentions are presently unknown consequently units only appear from year 13.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
QB/018	Sandbeds	0.25		Housing Land Register	Previously Developed Land		Suitable Now	Unavailable	UnAchievable	Scrubby site partly used for garaging and informal parking. The site had permission for 15 townhouses in 2005 and now forms part of the Tesco site fronting Brighthouse Road.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>BRADFORD SOUTH EAST</b>										
SE/001	Highbridge Terrace West Bowling	1.32	Housing site	Housing Land Register	Previously Developed Land	54	Suitable Now	1 to 6 Years	Deliverable	Open area of sloping land allocated as a housing site in the RUDP. Owner to market the site in the near future. Units from year 4.
SE/002	Avenue Road West Bowling	1.03	Housing site	Housing Land Register	Previously Developed Land	42	Suitable Now	7 to 12 Years	Not Currently Developable	Former primary school building currently in use a pupil referral unit, allocated as housing site in RUDP. The landowners short term intentions are to retain the building for this use, but are presently reviewing this need. Units from year 7
SE/003	CopGrove Road Holmewood	0.71	Housing site	Housing Land Register	Previously Developed Land	22.5	Suitable Now	1 to 6 Years	Deliverable	Vacant uneven land on the edge of the urban area partly covered by trees. Alloctaed housing site in RUDP. The landowner is looking to sell the site in the near future Units from year 4
SE/004	Hopefield Way off Rooley Lane	1.52	Housing site	Housing Land Register	Greenfield	145	Suitable Now	1 to 6 Years	Deliverable	Allocated housing site with outline planning permission and notional 145 units. Site expected to be delivered from year 4.
SE/005	Cleckheaton Road	0.51	Housing site	Housing Land Register	Previously Developed Land	16	Suitable Now	1 to 6 Years	Deliverable	Flat vacant land between railway line and existing housing, allocated as housing land in the RUDP. The owner intends to seek planning permission in the near future. Units from year 4.
SE/006	Dunsford Avenue Bierley	2.64	Housing site	Housing Land Register	Greenfield	51	Suitable Now	1 to 6 Years	Deliverable	Housing site currently under construction. Completion expected during year 3.
SE/007	Shirley Manor Wyke	3.00	Housing site	Housing Land Register	Previously Developed Land	79	Suitable Now	7 to 12 Years	Developable	Tree covered site of former residential institution, with some development potential which would need to avoid the more densely covered areas of trees. Site also has an access constraint. Units from year 7
SE/008	Burnham Avenue Bierley	0.55	Housing site	Housing Land Register	Greenfield	17.5	Suitable Now	7 to 12 Years	Developable	Flat grassed area in between residential dwellings allocated as a housing site in the RUDP. Owner intentions presently unknown. Units from year 7
SE/010	New Lane Laisterdyke	3.88	mixed Use Area	Housing Land Register	Previously Developed Land	178	Suitable Now	1 to 6 Years	Deliverable	Cleared industrial land with planning permission for 178 units. Units from year 4, however work known to have started and trajectory will be revised at review.
SE/011	Springwood Gardens West Bowling	0.73		Housing Land Register	Previously Developed Land	34	Suitable Now	1 to 6 Years	Deliverable	Open green areas between properties in residential area, with planning permission for 34 units. Site is being prepared. Units from year 2
SE/012	Railway Street	0.45		Urban Capacity	Previously Developed Land	28	Suitable Now	1 to 6 Years	Deliverable	Site with planning approval which appeared ready to start at last survey. Units from year 2
SE/013	Railway Street	0.51		Housing Land Register	Greenfield	36	Suitable Now	1 to 6 Years	Deliverable	Flat overgrown area, formerly gardens to properties fronting Green Lane with planning permission. Developer is understood to be in the process of buying garden plots to enable developmen to proceed. Units from year 3.
SE/014	Spen View Lane, Bierley	1.93	Safeguarded Land	SafeGuarded Land and Call for sites	Greenfield	61	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Open vacant site adjacent to the urban area with developer interest. Units from year 7 onwards
SE/015	Upper Castle Street West Bowling	1.52	Housing land site	Housing Land Register	Previously Developed Land	44	Suitable Now	1 to 6 Years	Deliverable	Extended allocated housing site with permission across part of the site for 18 houses. Units from year 3 onwards
SE/016	Dick Lane - Cutler Heights	0.39	mixed Use Area	Urban Capacity	Previously Developed Land	18	Suitable Now	1 to 6 Years	Deliverable	Rectangular site suitable for residential development. Units from year 4
SE/017	William Street	0.53	mixed Use Area	Urban Capacity and Call for sites	Previously Developed Land	22	Suitable Now	1 to 6 Years	Deliverable	Old school site located at centre of a housing are of interest for social housing. No definite future proposals as yet. Units from year 4.
SE/018	Land off Wakefield Road Dudley Hill	0.82	mixed Use Area	Urban Capacity	Mixture	26	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	L shaped site formerly used for garaging allotments and informal open space. Part of the site is protected as playing fields but is outside of a larger fenced area with part of the site with developer interest. Units from year 5 excluding the area allocated as playing fields. Further asesment will be undertaken at review.
SE/019	Longfield Drive, Dudley Hill	1.16	mixed Use Area	Urban Capacity	Previously Developed Land	47.5	Suitable Now	1 to 6 Years	Deliverable	Large site covered with coarse grass. Development for social housing has started following grant fo permission poat April 2009. Trajectory will be updated at review
SE/020	Heshbon Street, Dudley Hill	0.75	mixed Use Area	Urban Capacity	Mixture	31	Suitable Now	1 to 6 Years	Deliverable	Irregular shaped site which slopes steeply upwards to the northern edge adjacent to SE/019 where development is progressing. A landowner indicates that the site would be available but the site is in more than one ownership which would delay the total developability of the site. Units from year 4.
SE/021	Munster Street Dudley Hill	0.28		Urban Capacity	Greenfield		Suitable Now	1 to 6 Years	UnAchievable	Unused land close to busy roundabout. The owner is looking to sell the site in the near future, but the site size and highway constraint renders the site unachievable for the SHLAA at the moment.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SE/022	Sticker Lane	2.39	mixed Use Area	Urban Capacity	Previously Developed Land	134	Suitable Now	7 to 12 Years	Developable	Large vacant industrial shed and greenspace fronting Sticker Lane. The owner indicates that they will be seeking planning permission for residential in the next 5 years, but site more likely to be suitable for commercial use. Site appears in the trajectory from year 7 onwards with acknowledgement that it could be re used for industrial development
SE/023	Parry Lane	0.94	mixed Use Area	Urban Capacity	Greenfield	68.5	Suitable Now	1 to 6 Years	Deliverable	Sloping grassed area adjacent to homes and businesses with permission for 25 houses on part of the site. Further application expected on the remainder of the site. Units from year 4
SE/024	Sticker lane	1.69	mixed Use Area	Urban Capacity	Greenfield	69	Suitable Now	1 to 6 Years	Deliverable	Sloping open land behind business premises on Sticker lane. Access from Douglas Road. The owner indicates the site is available in the short term and that an offer has been made on the site by a developer. Units from year 5
SE/025	Land off Sticker lane.	0.61	mixed Use Area	Urban Capacity	Previously Developed Land		Suitable Now	Unavailable	UnAchievable	Level rectangular site with recent permission for the development of a VW Car dealership. Development now implemented.
SE/026	Sticker Lane, Laisterdyke	1.99		Urban Capacity	Previously Developed Land	134	Suitable Now	7 to 12 Years	Developable	Cleared industrial land behind homes on Mortimer Row identified by survey in a high population area. Owner intentions presently unknown and the site would be equally suitable for redevelopment for new industrial. Units from year 7.
SE/027	Rooley Lane	1.15	mixed Use Area	Urban Capacity	Greenfield	47	Suitable Now	1 to 6 Years	Deliverable	Scrubby strip of land to rear of properties fronting Rooley Lane. Small part of southern end of the site is designated as playing fields but development could work around this. The site is available and the owners indicate that they will be seeking permission soon. Units from year 4
SE/028	Stirling Crescent	0.59	recreation Open Spaces	Urban Capacity	Mixture	18.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Site currently allocated as recreation open space but is unmaintained sloping toward the north. The site was identified by site survey and is appears largely unused. The site could come forward for development but unlikely before the latter period. Units from year 13.
SE/029	Kesteven Close, Holmewood	0.66		Urban Capacity	Previously Developed Land	27	Suitable Now	1 to 6 Years	Deliverable	Cleared site formerly 3 blocks of flats. The owner intends to provide new homes on the site in the near future. Units from year 4
SE/030	Langdale Ave	1.95		Urban Capacity	Previously Developed Land	80	Suitable Now	1 to 6 Years	Deliverable	Partially cleared site. The site is available in the short term with units from year 5.
SE/031	Greyswood Drive, Holmewood	0.72		Urban Capacity and Call for sites	Greenfield	22.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Poor quality and unmaintained sites covered with coarse grasses and weeds. There are trees and bushes to the north-west boundary which screen the adjacent factory. The site has been put forward by the owner and could generate a small number of homes without affecting the open space area. Units from year 7
SE/032	Stonyhurst square, Holmewood	0.6		Urban Capacity	Mixture	24.5	Suitable Now	7 to 12 Years	Developable	Irregular shaped site with a variety of uses and surfaces including green public space (grass), car park (tarmac) and building identified by survey. As a whole the site appears to be largely under used. The owners intentions are presently unknown consequently units from year 7 onwards.
SE/033	Land at Muirhead Fold, Holmewood	0.6		Urban Capacity	Previously Developed Land	19	Suitable Now	7 to 12 Years	Developable	Cleared site offering good potential for redevelopment. Owner intentions presently unknown, units from year 7.
SE/035	Bolling Hall Laundry - Off Rooley Lane	0.43		Urban Capacity	Previously Developed Land	29	Suitable Now	7 to 12 Years	Developable	Disused buildings in poor repair. Good housing redevelopment site. The owner indicates the site will be available from the medium term, Units from year 7
SE/036	Site off Shetcliffe Lane	2.30		Urban Capacity	Greenfield	78.5	Suitable Now	7 to 12 Years	Developable	Sloping grassland toward the lower boundary of adjacent industrial estate but close to other residential properties, identified through survey. The employment zone will need to be revised in order to accommodate development and site fencing adjusted before this site can come forward. Owner intentions unknown. Units from year 7.
SE/037	Cordingley Street, Holmewood	0.49	Employment Site	Urban capacity	Previously Developed Land	20	PotentiallySuitable - Local Policy Constraints	Uncertain	Not Currently Developable	Flat vacant site partially being used as storage land for adjacent mill. Site presently allocated as employment site but could be developed for housing in the longer term once owner intentions are known. No units in the trajectory at the moment.
SE/038	St Marys Square	0.54		Urban Capacity	Previously Developed Land	17	Suitable Now	7 to 12 Years	Developable	Level cleared site of former youth club. Owner intentions presently unknown consequently units from year 7
SE/039	Mill Lane, East Bowling	0.43		Urban Capacity	Previously Developed Land		Unsuitable			Vacant industrial land. Mix of concrete and grass. A Tree Preservation Order covers a large part of the site. Flood zone 3a covers the western part of site. Most of the site is within an area which has permission for development as a ready mix concrete plant so may not be available.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SE/040	Nelson Street, East Bowling	0.63		Urban Capacity	Previously Developed Land		Unsuitable			Former fire station the central belt within flood zone 3a and also central to the employment zone.
SE/041	Hammerton Street, Barkerend	0.92	Employment Site	Urban Capacity	Previously Developed Land		Unsuitable			RUDP employment allocation. Vacant cleared site covered in weeds in the middle of an industrial uses - not a good location for housing.
SE/042	496 Leeds Road, Barkerend	0.78		Urban Capacity	Previously Developed Land		Suitable Now	Unavailable	UnAchievable	Large, fairly modern industrial building that appears vacant. At the time of the survey, work was being done on the building and grounds to restore the site back into use, consequently it is expected that the site will not be available
SE/043	School Street, Dudley Hill	0.7	mixed Use Area	Urban Capacity	Previously Developed Land	47	PotentiallySuitable - Physical Constraints	Uncertain	Not Currently Developable	Fairly modern vacant industrial building in a mixed Use area on the edge of an Employment Zone, identified from survey as adjacent to housing. The site may be suitable for other uses. No units in trajectory at moment
SE/044	Huddersfield Road, Wyke	7.35	green Belt	Call for Sites	Greenfield	191.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Large open area of land affected by flood zone and currently having no direct access. Units from year 13 at earliest
SE/045	Burnham Avenue, Bierley	2.1	Employment Site	Call for Sites	Previously Developed Land	55	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Allocated employment site which was granted permission after April 2009. The trajectory shows units from year 4 but it is understood that development is now advanced and this information will be revised at review
SE/046	Ned Lane, Holmewood	2.92	green Belt	Call for Sites	Greenfield	77	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Open vacant land sloping to the south. No obvious constraints. The site could come forward from year 7
SE/047	Rooley Avenue, Odsal	3.29	Housing site	Call for Sites	Previously Developed Land	174	Suitable Now	1 to 6 Years	Deliverable	Cleared site of former hospital with planning permission. The owner is involved in marketing the site. Units from year 4
SE/048	Albert Terrace - Oakenshaw	0.78		Call for Sites	Previously Developed Land	16	Suitable Now	1 to 6 Years	Deliverable	Works buildings and storage area adjacent housing site under construction. The site has planning permission for 16 units. Development expected from year 3
SE/049	Wedgewood School - Holmewood	1.48		Call for Sites	Previously Developed Land	61	Suitable Now	1 to 6 Years	Deliverable	Existing school buildings and land considered to be surplus to requirements by the landowner. The site is of interest to a developer. Units from year 5
SE/050	Proctor Street, Holmewood	3.63	recreation Open Spaces	Call for Sites	Mixture	95.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Undulating open area considered suitable for reconfiguration to allow some residential use in parts of the site, whilst retaining the larger area for recreation uses. Units could come forward from year 7
SE/051	Holme Lane, Holmewood	1.63	recreation Open Spaces	Call for Sites	Previously Developed Land	51.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Vacant area largely protected as recreation open space in RUDP but generally unused. The landowner is looking at better usage of all open spaces in the area and considers the site to be surplus. Units could come forward from year 7 onwards
SE/052	Dane Hill Drive, Holmewood	1.25	recreation Open Spaces	Call for Sites	Previously Developed Land	39.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Area of recreation open space in the centre of the estate. The landowner considers the site could be better used and this could involve a smaller area of land. The site could come forward from year 7 at the earliest.
SE/053	Mill Lane, Bradford	3.47		Call for Sites	Previously Developed Land	118.5	Suitable Now	7 to 12 Years	Not Currently Developable	Car dealership and Go cart track to the south of Mill Lane. The site falls in an employment zone and is surrounded by industrial uses. A small part falls within flood zone 3a. Units from year 7
SE/054	Kesteven Road - Holmewood	0.79	recreation Open Spaces	Call for Sites	Previously Developed Land	24.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Available area of land in the estate which is being considered for development alongside a review of underused open spaces in the estate. The site could come forward from year 7.
SE/055	Ned Lane Holmewood	3.73	green Belt	Call for Sites	Greenfield	98	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Area of open land at the edge of the urban area sloping down from Tyersal Lane. Site could come forward from year 7
SE/056	WestGate Hill Street	1.22	green Belt	Call for Sites	Greenfield	38.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Level grazing land adjacent to roundabout, within a large area protected as historic battlefield. A tree preservation order affects a small part of the northern end of the site. Future development would not be acceptable without addressing battlefield issues but could come forward from year 13 onwards
SE/057	Westgate Hill Street - Tong	1.55	green Belt	Call for Sites	Greenfield	49	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Flat farmland to north of busy roundabout. Access issues may need to be resolved before the site can come forward. Units from year 13
SE/058	Paley Road - Bowling	2.16		Call for Sites	Previously Developed Land	121.5	Suitable Now	13 to 17 Years	Not Currently Developable	Hard surfaced level site used as showman storage, overlooked by residential and adjacent to industrial uses. The site currently still in use and no alternative site is currently being considered by the landowner, consequently no units appear in the trajectory. Units from year 13 to allow other accommodation to be made available
SE/059	Leeds Road	0.68		Urban Capacity	Previously Developed Land	45.5	Suitable Now	1 to 6 Years	Deliverable	Empty building and scrubby land currently for sale. The site would be suitable for residential or alternative uses. Units could come forward from year 4, but the site will be monitored at review.



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SE/060	Harper Gate Farm - Tyersal Lane	2.60	green Belt	Other	Greenfield	68.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Level grazing land currently tenanted, consequently units from year 13.
SE/061	Westgate Hill Street	0.80	green Belt	Other	Previously Developed Land	25.5	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	A storage area behind homes which in part is covered by green belt. The unallocated section of the site could come forward in the short term, the owner is understood to be talking to Planning to look at bringing the site forward. Units from year 4. The site boundary will be revised at review.
SE/062	Holme Lane, Holmewood	0.98	green Belt	Other	Greenfield	30.5	PotentiallySuitable - Local Policy Constraints	Uncertain	Developable	Sloping uneven site on the edge of the urban area. Site identified as omission at last UDP inquiry, owner intentions unknown at present. The site could come forward once more information is known, but no units in the trajectory at the moment
SE/063	Westgate Hill Street - Tong	0.47		Other	Greenfield	18.5	Suitable Now	1 to 6 Years	Deliverable	Small infill site fronting the main road. Part of the site has full planning permission which was granted early in 2009. The owner intends seeking permission for the remaining part in the near future. Units from year 4
SE/064	Lower Woodlands Farm - Oakenshaw	6.62		Other	Greenfield	174	Suitable Now	7 to 12 Years	Not Currently Developable	Open undulating farmland. Former safeguarded land deleted by Inspector and now unallocated. The site falls within the consultation area for a major hazard site however it is unlikely that the HSE would object to a housing proposal. A small part of the southern section of site falls within flood zone 3a but this should not affect the development of the site. Owner intentions at present unknown but it could come forward at any time but more realistically from year 7 onwards
SE/065	Holme Farm - Holme Lane - Holmewood+	1.13	green Belt	Other	Greenfield	36	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping open grassland on the edge of the urban area. The site could come forward from year 7
SE/066	Wilson Road, Wyke	3.33		Other	Previously Developed Land		Unsuitable			Vacant site within the consultation area for a Major Hazard Site where the HSE indicate they would object to development for housing use. Former safeguarded land site and housing site deleted after last inquiry.
SE/067	Land to rear of Frogmoor ave, Oakenshaw	0.50		housing Land Register	Previously Developed Land	14	Suitable Now	1 to 6 Years	Deliverable	Housing site currently under construction. Completion expected by time of SHLAA review
SE/069	Dean Beck Avenue	3.00	Urban Greenspace	Call for Sites	Greenfield	102.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Fields with access from estate road close to M606 crossed by overhead pylons. Units from year 7
SE/070	The Knowle, Whitehall Road, Wyke	2.03	green Belt	Call for Sites	Greenfield		Unsuitable			Land to the south of the Knowle and north of Whitehall Road, within the green belt which may be suitable for an urban extension. Within consultation area for a Major Hazard Site, AH Marks. PADHI test reveals HSE likely to advise against a granting of permission for residential development here.
SE/071	High Fearnley Road, Wyke	5.12	green Belt	Call for Sites	Greenfield	134	PotentiallySuitable - Local Policy Constraints	Unavailable	UnAchievable	Sloping farmland put forward for consideration by landowner but now to be used as site for new Wyke Academy.
SE/072	Carr House Gate/High Fearnley Road, Wyke	4.89	green Belt	Call for Sites	Greenfield	129	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping farmland on the edge of the urban area. Access roads narrow but opportunity would exist from the new road to be constructed for the school, SE/071
SE/073	Sticker Lane, Parry Lane, Bowling	4.85		Urban Capacity	Previously Developed Land		PotentiallySuitable - Physical Constraints	Unavailable	UnAchievable	Vacant 1970's office and other industrial buildings alongside Parry Lane. Existing Building in an Employment Zone and in a predominantly industrial area but close to other residential and could only be considered for housing in the longer term. The site is in more than one ownership and there are short term intentions to re use the site so consequently the site is not presently considered to be available
SE/074	New Industry mill, Factory Street	0.45	mixed Use Area	Urban Capacity	Previously Developed Land	82	Suitable Now	7 to 12 Years	Developable	Large red brick building currently vacant identified from survey and considered suitable for conversion. Owner intention presently unknown. The site could come forward from year 7
SE/075	Woodside Road, Wyke	0.51	green Belt	Other	Greenfield	21	PotentiallySuitable - Local Policy Constraints	Uncertain	developable	Level triangular site on the edge of the urban area. Small part protected as the playing field and part of the planning application for the new academy. No units in the trajectory at present
SE/076	New Lane, Laisterdyke	2.33	housing site	Housing Land Register	Greenfield	40	Suitable Now	7 to 12 Years	Developable	Level site currently used as a small farm containing animal shelters and enclosures. The site is allocated as a housing site and is on a lease at present. The owner intends disposing of the site in the near future following relocation of the tenant. Units from year 7 onwards
SE/077	Summer Hall Ing, Delf Hill	2.59	Housing site	Housing Land Register	Greenfield	88.5	Suitable Now	7 to 12 Years	Developable	RUDP housing site currently unused grassland with expired permission. The site is affected by HSE hazardous consultation zone, consequently units from year 7 onwards.
SE/078	Bierley House Avenue	2.10	housing site	Housing Land Register	Previously Developed Land	71	Suitable Now	1 to 6 Years	Deliverable	Site with permission and with construction well advanced. Completion expected in year 4

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SE/079	Furnace Road, Oakenshaw	0.45		Housing Land Register	Previously Developed Land	16	Suitable Now	1 to 6 Years	Deliverable	Cleared site with permission. Units from year 3
SE/080	Garden Field, Wyke	0.09		Housing Land Register	Previously Developed Land	15	Suitable Now	1 to 6 Years	Deliverable	Building with conversion permission to 15 apartments. Completion expected in year 4
SE/081	Manchester Road/Runswick Street	0.27		Housing Land Register	Previously Developed Land	20.5	Suitable Now	7 to 12 Years	Developable	Car sales lot which has had permission. The sites continued inclusion the SHLAA will be reconsidered at review. Units from year 7 at moment.
SE/082	Coates Terrace/Manchester Road	0.16		Housing Land Register	Previously Developed Land	20	Suitable Now	1 to 6 Years	Deliverable	Site with permission for 20 units but on the verge of expiry. Sites inclusion in SHLAA will be reconsidered at review. Units from year 4
SE/083	De Lacy Mews/Tong Street	0.12		Housing Land Register	Previously Developed Land	16	Suitable Now	1 to 6 Years	Deliverable	Site with planning permission for demolition and construction of 16 homes. Units from year 3

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>SHIPLEY</b>										
SH/001	Dock Lane/Dockfield Road	2.06	Employment Site	Urban Capacity	Previously Developed Land	54	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Flat vacant site to rear of industrial building enclosed by railway and canal. Permission was granted post April 2009 for mixed use including homes. Trajectory shows forecasted yield from Year 5 at moment but this will be revised at review.
SH/002	Dockfield Road north	0.54	Mixed Use Area	Urban Capacity	Previously Developed Land	22	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Cleared site in mixed use area. This site is also in an area of flood risk which will determine the style of development possible, but in a location where apartments have been delivered to the market recently. The trajectory shows units from year 5 at present although this will be revised at review when owners intentions to implement the now approved scheme. See also SH/003
SH/003	Dockfield Road south	1.33	Mixed Use Area	Urban Capacity	Previously Developed Land	54.5	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Cleared site in mixed use area. This site is also in an area of flood risk which will determine the style of development possible, but in a location where apartments have been delivered to the market recently. The trajectory shows units from year 5 at present although this will be revised at review when owners intentions to implement the now approved scheme. See also SH/002
SH/004	Wrose Brow Road, Windhill	2.03	Urban Greenspace	Call for Sites	Mixture	53.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Scrubby grassland bordering estate road. The site has good access and is only a small part of a much wider swathe of land with public access. Units in trajectory from year 7
SH/005	Wood End Crescent/Leeds Road	2.16		Urban Capacity	Previously Developed Land	73.5	Suitable Now	1 to 6 Years	Deliverable	Cleared site, formerly housing. Site owned by social landlord currently negotiating sale of the site to a developer. Application submitted and approved post April 2009. This information will be noted at review. Units from year 4
SH/006	Land west of Bradford Beck	1.92	Mixed Use Area	Urban Capacity	Greenfield	129.5	PotentiallySuitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Flat grassy land with steep slope towards the Beck and adjoining the railway line. There is pedestrian access only from Carnegie Drive and Valley Road. Part of the site lies within flood zone 3a. The site would have some potential as part of the Shipley Canal Road Corridor initiative and wider modelling of the area to resolve access issues. Units from year 13
SH/007	Crag Road, Windhill	0.92	Mixed Use Area	Urban Capacity	Greenfield	29	Suitable Now	7 to 12 Years	Developable	Incidental open space between and in front of flats. Well maintained grassy bank with mature trees. The site offers the potential for intensification subject to landowners plans for the site. Units from year 7
SH/008	Crag Road/East Bradford Beck	4.64	Mixed Use Area	Urban Capacity	Mixture	274.5	PotentiallySuitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Partly grassed, vacant site with derelict industrial unit. Part of the site, particularly at its southern end lies within flood zone 3a. The site has access issues and a generally poor environment. Adjoining the beck. The site could have potential but only as part of wider redevelopment and remodelling as part of Shipley Canal Road Corridor initiative. Units from year 13.
SH/009	Browfoot/Wrose Brow Road	2.86	Urban Greenspace	Urban Capacity	Greenfield	61.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Largely unused amenity grassland part of a wider swathe of land adjacent to the roadside, identified as having residential potential from site survey. Units could come forward from year 7 onwards
SH/010	Salts Mill Road	0.23	Mixed Use Area	Urban Capacity	Previously Developed Land		Suitable Now	7 to 12 Years	UnAchievable	Unused section of car park adjacent to office, in the mixed use area identified by survey. Residential uses on the site have already been rejected on the site and the commercial uses would be most appropriate
SH/011	Salts Mill Road/Canalside Shipley	1.79	Mixed Use Area	Call for Sites	Previously Developed Land	120.5	Suitable Now	Uncertain	Not Currently Developable	Land and buildings submitted for consideration by landowner, partly in use as offices but with potential for conversion residential. The site has recent permission for business so the owners true intentions are unknown. No units in trajectory at present.
SH/012	Dockfield Road	3.63		Urban Capacity	Previously Developed Land	124	PotentiallySuitable - Physical Constraints	13 to 17 Years	Not Currently Developable	Level site bounded by canal and railway line. The site has no road access at present and a bridge will be needed over the canal to bring the site forward.
SH/013	Riverside Estate	0.32	Mixed Use Area	Urban Capacity	Previously Developed Land		Suitable Now	7 to 12 Years	UnAchievable	Level site currently in use as temporary car park in an area dominated by commercial uses and identified by survey. The site is not considered to be a viable site for residential development
SH/014	East Victoria Street	0.36	Mixed Use Area	Urban Capacity	Previously Developed Land	60	PotentiallySuitable - Local Policy Constraints	1 to 6 Years	Deliverable	Derelict warehouse and land alongside canal part falling in canal conservation area and site of Ecological and Geological importance. The building would be suitable for conversion and could accommodate around 60 apartments. The owner is discussing the future of the site for residential at the moment
SH/015	Buck Lane	6.67	Employment Site	Urban Capacity	Greenfield	60	Suitable Now	Uncertain	Developable	Level to sloping fields in agricultural use surrounded by trees and hedgrows and adjacent the river Aire. The site has planning permission for mixed use which includes some residential use and is being promoted as a business park by Yorkshire Forward. It is unknown whether residential will feature in the final scheme at this stage. No units in the trajectory at present
SH/016	Leeds Road/Thackley Old Road	0.51	Recreation Open Spaces	urban Capacity	Greenfield	34	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Unused open area alongside main road in sustainable location identified through survey. Units from year 7

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SH/017	Lower Holme Mill, Otley Road	1.58		Housing Land Register	Previously Developed Land	107	Suitable Now	1 to 6 Years	Deliverable	Cleared site and partially completed residential conversion. The site has permission for 78 apartments and further conversion and but there are other applications in the system. Consequently it is uncertain at present which permission the landowner intends to implement and therefore forecasted yield features in the trajectory.
SH/018	Otley Road	1.75		Housing Land Register	Previously Developed Land	118	Suitable Now	1 to 6 Years	Deliverable	Cleared site with current permission for mixed use development. It is now unlikely that the owner will implement the scheme as planned and a revised application is expected. Trajectory includes forecasted yield from year 5 until the position is clearer.
SH/019	Carr Lane	1.25		Housing Land Register	Previously Developed Land	34	Suitable Now	1 to 6 Years	Deliverable	Sloping overgrown site allocated as a housing site in the RUDP with permission in outline only for 34 units. Units from year 4
SH/020	Slensingford Road/Bingley Road	0.16		Housing Land Register	Previously Developed Land		Suitable Now	1 to 6 Years	UnAchievable	House and garden with previous permission for demolition and new build apartment scheme. The site also has permission for additional homes in the gardens and is for sale. Tree preservation order covers some of the trees in the grounds and it is unlikely that the requisite number of homes can be delivered to make it viable SHLAA site.
SH/021	Dockfield Road	0.69		Housing Land Register	Previously Developed Land	63	Suitable Now	1 to 6 Years	Deliverable	Site comprising mixed stone and more modern infill buildings with conversion permission to 63 apartments. The site is currently in business use and may not be deliverable during the life of the permission. Units from year 4 onwards but this will be reviewed as permission reaches expiry.
SH/022	Wycliffe Road	1.38		Urban Capacity	Greenfield	43.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Steeply sloping unused open area with some mature trees on the boundary. The site could accommodate a low yield of development across the less steep parts of the site. Units from year 7.
SH/023	Dockfield Road, Shipley	1.48		urban Capacity	Previously Developed Land		PotentiallySuitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Level partially derelict site within an industrial estate to the rear of an industrial building. The site is not considered a viable site for residential falling largely in an area of flood risk.
SH/024	Market Hall, Kirkgate, Shipley	0.18		Other	Previously Developed Land		PotentiallySuitable - Local Policy Constraints	Unavailable	UnAchievable	Site identified as having residential potential in Airedale Masterplan. Any potential redevelopment of the market hall will involve demolition and remodding an may not yield a sufficient number of units to retain it in the SHLAA.
SH/025	Junction Bridge, Briggate, Shipley	0.71	Mixed Use Area	urban Capacity	Previously Developed Land	48	PotentiallySuitable - Physical Constraints	Uncertain	Not Currently Developable	Site identified by survey currently in use with a variety of temporary buildings on site. The site is presently constrained by poor access and bad neighbour uses, but evidence that surrounding uses are changing and therefore this site could come forward in the future.
SH/026	Glenview Drive, Bankfield Road, Nabwood, Shipley	6.23	Green Belt	Call for Sites	Greenfield	163.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Steeply sloping and prominent site adjacent to the built up area. The eastern part of the site is affected by a tree preservation order and there is no access available at present. Units from year 13.
SH/027	Bingley Road, Nabwood	4.63	Green Belt	Call for Sites	Greenfield	121.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Greenfield site adjoining the built up area hidden by stone walling. Part of the site at its southern end is covered by a TPO Units from year 7
SH/028	Bankfield Farm, Nabwood, Shipley	1.56	Green Belt	Call for Sites	Greenfield		Unsuitable			Prominent steeply sloping site within the green belt, not adjoining the built up area. The site could however be combined with site SH/027. Close to flood zone 3b boundary but only a small part of the site within it at the northern end. The western and southern part of the site falls within a large tree preservation order.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>SILSDEN</b>										
SI/001	North Dene Road	1.36	Safeguarded Land	SafeGuarded Land	Greenfield	43	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Uneven meadow. A tree preservation order adjoins the eastern site boundary and the site is available. The site would be suitable for family homes with units in the trajectory from year 7
SI/002	Breakmoor Avenue	0.76		Call for Sites	Greenfield	23.5	Suitable Now	1 to 6 Years	Deliverable	Land to north of North Street, east of Breakmoor Avenue. Overhead electricity cables cross the site. Shape of the site will restrict number of units achievable. site is divided in two by North Street.
SI/003	Brownbank Lane	20.44	Safeguarded Land	Call for Sites	Greenfield	536.5	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Large area of predominantly sloping farmland to the east of silsden. The site contains farm holdings and is divided by various country lanes and footpaths. The site is divided by Bolton Road, Brown Bank Lane and Hawber. Electricity cables cross the site and can only be delivered in conjunction with a relief road in advance of any site development being undertaken and cooperation of all owners. Units appear in the trajectory from year 13 onwards.
SI/004	Bolton Road Brown Bank Lane	8.51	Safeguarded Land	Safeguarded Land	Greenfield	223	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Uneven fields and former allotments to the east of Silsden with residential development on its west side. A number of public footpaths cross the site and there are also a number of mature trees. The site will need to be developed in conjunction with SI/003 consequently units appear in the trajectory from year 13.
SI/005	Daisy Hill	3.47		Urban Capacity and Call for sites	Greenfield	118.5	Suitable Now	1 to 6 Years	Deliverable	Level to sloping fields with some public footpaths on the edges of the site and residential on 2 sides. The site is in more than one ownership but has more than one possible access and could come forward incrementally for mixed tenure homes, although comprehensive development would be preferred. Units appear in the trajectory from year 5.
SI/006	Hainsworth Road	8.97	Safeguarded Land	Safeguarded Land	Greenfield	248	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Fields to south side of Leeds Liverpool canal, north and south of Hainsworth Road. The majority of the site consists of fields used for grazing with hedgerows running down either side of Hainsworth Road. Mature trees are located on field boundaries protected by tree preservation orders. Eastern relief road for Silsden will be required before this site can be delivered. See also SI/003. Units from year 13
SI/007	keighley Road Belton Road	13.13	Safeguarded Land	SafeGuarded Land and Call for sites	Greenfield	344.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Collection of fields crossed by electricity cable and prone to flooding. The western part of the site falls within flood zone 3a. The site is available and has developer interest and may be able to accommodate some development before the eastern relief road is required. Units appear from year 7, but any advance relief road work will delay the delivery of these units. See also SI/003 and SI/006
SI/008	Woodside Road	5.55	Safeguarded Land	Safeguarded Land	Greenfield	146	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Fields separated by mature hedgerows and bounded to the south by the Leeds Liverpool canal. Access onto the site can be gained from two places on the southern extent of Woodside Road although there are existing off site traffic issues at the Junction of Elliot Street and Kirkgate which may need resolving prior to the development of this site. Owner intentions are also presently unknown so consequently units appear from year 13 of the trajectory at present, but may come forward sooner.
SI/009	Westerly Crescent, Silsden	1.48		Call for Sites	Greenfield	46.5	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Field surrounded by mature trees and hedgerows sloping downwards in a southerly direction and used for grazing. Access is available but like SI/008 future development is dependent on the junction capacity of Elliot Street and Kirkgate. The owners intentions are known however and the site is smaller, consequently units appear from year 7 onwards.
SI/010	Skipton Old Road	1.15	green Belt	Call for Sites	Greenfield	36	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping field used for grazing. Mature trees and dry stone walls to boundaries. There is no existing site access and the width of frontage to Skipton Old Road is limited. Skipton Old Road is also narrow and may be inadequate to take additional traffic. Units appear from year 13, but this will be only subject to suitability of access.
SI/011	Skipton Road	2.14	Green Belt	Call for Sites	Greenfield		PotentiallySuitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Meadow land consisting of two fields seperated by a mature hedgerow. A footpath runs down North East Boundary but this is the only access to the site. No road access is available and any provided will be across third party land or involve the demolition of properties fronting Skipton Road. No units appear in the trajectory in this case.
SI/012	Sykes Lane	2.4	Housing site	Housing Land Register	Mixture	121	Suitable Now	1 to 6 Years	Deliverable	Allocated housing site with permission for 120 homes and barn conversion in 2008. Development expected to deliver completed units from year 4 if not sooner.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SI/013	Sykes Lane	3.62	Safeguarded Land	Safeguarded Land	Greenfield	95.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Land adjoining Leeds Liverpool canal predominantly in allotments use. The site has no existing access and is dependent on adjoining land being developed in advance of the site. The area of land affected by the flood zone is significant and the employment allocation also needs to be resolved if this site is to come forward for housing. No units appear at present in the trajectory, but overall could yield 81 to 109 at low density.
SI/014	Hainsworth Street	0.72		Housing Land Register	Previously Developed Land	22	Suitable Now	1 to 6 Years	Deliverable	Previously developed site which was under construction at the last survey for small family homes.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>STEETON</b>										
ST/001	Summerhill Lane	7.72	Green Belt	Urban Capacity	Greenfield	<b>203</b>	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping and level fields in the green belt adjacent to the urban area and close to railway station. The site is a combination of a small site identified as urban capacity and a wider land holding by single landowner. The majority is known to be available and is of interest to developers, although there is no current suitable access and options will need to be explored further. The eastern part of the site falls within flood zones 2, 3a and 3b and appears in the trajectory from year 13 onwards
ST/002	Aireburn Avenue	0.70	Housing site	Housing Land Register	Greenfield	<b>29</b>	Suitable Now	7 to 12 Years	Developable	Grazing land on the edge of the village allocated as a housing site in the RUDP. The landowners present intentions are unknown, consequently units appear in the trajectory from year 7 onwards.
ST/003	Hollins Bank Lane	0.23	Green Belt	Other	Greenfield		PotentiallySuitable - Local Policy Constraints	Uncertain	UnAchievable	Unused fields with private road running through and dividing them into two. Site would only take a limited number of units due to shape and steepness. Hollins Bank Lane very steep and narrow. The site was put forward for consideration to last UDP but rejected. The site is too small and too steep to accommodate the requisite number of units which would make the site a viable SHLAA site.
ST/004	Barrows Lane	0.69	Green Belt	Other	Greenfield		PotentiallySuitable - Local Policy Constraints	Uncertain	UnAchievable	Area of unused land submitted for consideration to last UDP. The site is very overgrown and covered by mature trees protected by preservation order. The site is bounded by drystone wall to the roadside and drops severly downwards to a small beck which runs through site in south to north direction. Flood zones 3a and 3b runs through the site along the beck.
ST/005	Longlands - Skipton Road	0.66		Housing Land Register	Previously Developed Land	<b>9</b>	Suitable Now	1 to 6 Years	Deliverable	House and grounds of Longlands. Mostly vacant and overgrown but having had permission for conversion to multiple occupation residence and development of 9 additional homes in the grounds. Tree preservation orders affect mature trees on the boundaries of the site but this is not expected to impact on the deliverability of the approved development. Units appear in the third year of the trajectory.
ST/006	Sycamore Grove Eastburn	1.81	Safeguarded Land	Safeguarded Land	Greenfield	<b>57</b>	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	Very uneven fields and small area in north east that appears to be private garden. Overhead electricity cables cross site from east to west and a footpath enters the site from Sycamore Grove. The safeguarded land site has been extended to include an additional area of land for consideration and is available. The topography of the site suggests that a lower yield than currently forecasted may be appropriate for the site, but this will be considered at a more advanced stage. Units from year 7 onwards.
ST/007	The Croft, Lyon House Farm, Eastburn, BD20 8UY	0.72		Call for Sites	Greenfield	<b>22.5</b>	Suitable Now	1 to 6 Years	Deliverable	Level area of grazing land with access through farms buildings. The site is available and has developer interest. Units appear from year 4
ST/008	Lyon Road	3.20	Safeguarded Land	SafeGuarded Land and Call for sites	Mixture	<b>84</b>	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Land and buildings used as a dairy farm. The site has no current suitable access and the farm is still in operational use. Lyon Road is very narrow and would not be an appropriate residential road, consequently off site improvements may be necessary before the site can come forward for development. Units from year 13.
ST/009	Skipton Road/Lyon Road, Eastburn	26.57	green Belt	Call for Sites	Greenfield		Unsuitable			Agricultural fields in arable and pastoral use, which are level but do not have a suitable access sufficient to sustain significant residential development. The majority of the site is located within flood zones 3a and 3b
ST/010	Main Road Eastburn	6.24	Safeguarded Land	SafeGuarded Land and Call for sites	Greenfield	<b>163.5</b>	PotentiallySuitable - Local Policy Constraints	7 to 12 Years	Developable	A group of fields located between Airedale General Hospital and Eastburn some used for grazing. The site is divided into two by Green Lane and the fields to the Eastburn side of Green Lane have lots of mature trees to boundary. The site is available and has no significant constraints and would be appropriate for mixed tenure homes from year 7 onwards
ST/011	Ings Road	1.48		Urban Capacity	Greenfield	<b>46.5</b>	PotentiallySuitable - Local Policy Constraints	13 to 17 Years	Developable	Area of unkept grass land to south of railway line with good access. Damart warehouse adjoins the site and a pump station is situated in the North West corner of site and there are mature trees located along eastern boundary. The whole of the site falls within flood zone 3a, but permission has been approved for 4 homes on the southern part of the site. Further assessment of this site is required to see whether the remainder of the site could be developed if satisfactory solutions can be found. Approved units from year 3, remaining forecasted yield from year 13 onwards
ST/012	Parkway	6.05	Housing site	housing Land Register	Greenfield	<b>206.5</b>	Suitable Now	1 to 6 Years	Deliverable	Fields used for grazing surrounded by existing homes and allocated as a housing site in the RUDP. The site gained permission post April 2009 and a further revised application is under consideration. Units appear from year 5 on forecasted yield although this will be adjusted when current application is determined.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>BRADFORD SOUTH WEST</b>										
SW/001	Town End Road, Clayton	1.81	Green Belt	Call for Sites	Greenfield	57	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	2 fields on the edge of the village on land that slopes away from the settlement. Access from Town End Road is poor as this is a particularly narrow approach from the village and third party land may be required to facilitate site access possibly via SW/002. 2 single tree preservation orders on trees in the south west corner of the site. Units appear in the trajectory from year 13.
SW/002	Back Fold, Clayton	1.53	Safeguarded Land	SafeGuarded Land	Greenfield	48	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Predominantly level agricultural land and buildings on the historic edge of the village. Off site access may be needed in order to bring the site forward unless provision can be made from existing roads. Units from year 7.
SW/003	Bradford Road, Clayton	0.48	Green Belt	Call for Sites	Greenfield	15	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping field on the edge of the village close to local amenities and surplus to the requirements of the landowner. Units from year 7
SW/004	Holts Lane, Clayton	1.02	Green Belt	Call for Sites	Greenfield	32.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping prominent field with good access from Holts Lane and relates well to neighbouring site SW/005 and in the same ownership. The site would be suitable for mixed local needs housing. Units from year 7.
SW/005	Westminster Drive, Clayton	4.11	Safeguarded Land	Safeguarded Land	Greenfield	107.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Open fields adjacent to residential area with good access. See also SW/004. Units appear in the trajectory from year 7
SW/006	Ferndale, Clayton	2.13	Safeguarded Land	Safeguarded Land	Greenfield	56	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Sloping site with north western boundary that cuts across the slope. A new robust boundary will need to be defined thorough landscaping. Access from Ferndale is good however beyond this road the approach to Ferndale is narrow and road widening involving third party land may be required before this site can come forward. Owner intentions presently unknown consequently units appear in the trajectory from year 13.
SW/007	Brook Lane, Clayton	1.18	Safeguarded Land	Safeguarded Land	Greenfield	37	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Level field adjacent to existing residential development. Existing access is currently poor, but there are alternative options available which could allow the site to be developed, one being adjacent greenbelt land to the south of the site (SW/008) and third party land from Broomfield. These options will need to be explored before the site can come forward. Units appear in the trajectory from year 13 at present.
SW/008	Baldwin Lane, Clayton	0.69	Green Belt	Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Narrow strip of land previously used as railway tunnel. The site is available but is not considered to be achievable for development purposes only for access to neighbouring land (SW/007). No units appear in the trajectory in this case.
SW/009	Langberries, Baldwin Lane	10.46	Green Belt	Call for Sites	Greenfield	274.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Open fields adjacent to the urban edge which are steeply sloping in part with banks of mature trees. Former farm buildings on the edge of the site now in use as kennels. This is a large site and may require off site infrastructure before it can come forward for development, further work is therefore required to determine the viability of the site. Units from year 13 onwards.
SW/010	Blackberry Way, Clayton	0.62	Green Belt	Call for Sites	Greenfield	19.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field with potential access from Blackberry Way. The site slopes toward a farm house and is enclosed by dry stone walling and would be suitable for family homes. Units from year 7
SW/011	Thornton View Road	2.23	green Belt	Call for Sites	Greenfield	58.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Sloping fields with some trees on the boundary on access road to a private school. The site is visually prominent. Access is substandard and may involve widening to bring it up requirements Units appear from year 13
SW/012	Clayton Lane, Clayton	0.65	Housing site	Housing Land Register	Greenfield	26.5	Suitable Now	1 to 6 Years	Deliverable	Greenfield site adjacent to cricket ground with permission post March 2009 for 30 units. Forecasted yield appears in the trajectory at present from year 4, this will be adjusted at review.
SW/013	Theakston Mead/Thirsk Grove	0.92	Playing Fields	Urban Capacity	Greenfield	37.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Unused and scrubby grassed area with access from a small cul de sac serving OAP bungalows. The site is presently protected as open space in the RUDP but is outside of the area marked out as playing fields and doesnot have a viable use other than as hinterland.
SW/014	Bradford Road, Clayton	3.09	Playing Fields	Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	UnAchievable	Playing fields, wooded area and car park attached to primary school considered surplus to requirements by School board. The site is heavily constrained by access, slope and trees and not considered to be developable The site is also drawn tightly around school buildings an does not allow for any future expansion or remodding of this facility.
SW/015	Clayton Road, Scholemoor	2.57		Urban Capacity	Previously Developed Land	87.5	Suitable Now	Uncertain	Not Currently Developable	The site has outline permission for 114 units, however the property is in use and the business has recently been sold with the new owner remaining in the premises, which suggests the permission was for valuation purposes only. No units currently appear in the trajectory although this will be monitored at review if there is an indication that the property could still be redeveloped.



Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SW/016	Hollingswood Lane, Paradise Green, Bradford	5.9	Employment Site	Call for Sites	Mixture	201	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Packaging plant and warehouse, private sports ground and car park. Part of the site is identified employment site in the RUDP and the property appears to be in full use and is connected to property nearby namely SW/015. The site is not considered to be currently available for development despite the owners preferences consequently units appear from year 7 onwards although the sites inclusion will be reconsidered at review
SW/017	Frensham Drive, Great Horton, Bradford	0.81	Green Belt	Call for Sites	Greenfield	25.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping land with good access from Frensham Drive. The site slopes quite steeply to the northern boundary adjacent to the golf course. The site adjoins the Horton country park at the western edge but lies at a much lower level and appears to be more part of the urban area. The site has developer interest. Units appear from year 7 onwards.
SW/018	Highgate Grove, Clayton Heights	0.84	Green Belt	Call for Sites	Greenfield	26.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Exposed and prominent field with good access. The land slopes quite steeply away to the north and was considered at the previous UDP inquiry. The landowner states the site is available for development with units from year 7 onwards.
SW/019	Highgate Grove, Clayton Heights	0.90	green Belt	Call for Sites	Greenfield	28.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Exposed gently sloping site with access from the neighbouring residential area. The site has no discernable northern boundary, but could be created with strong landscaping. Units from year 7 onwards
SW/020	Back Lane & Sheephill Lane	8.17	green Belt	Call for Sites	Mixture	214.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	North of Clayton Heights and south west of Clayton. Agent asks for consideration of part of these areas for development
SW/021	Woodlands Road	0.83	Housing site	Housing Land Register	Greenfield	26	Suitable Now	7 to 12 Years	Developable	Slightly sloping field containing pockets of mature trees allocated as a housing site in the RUDP. Access from Woodlands Road is narrow, although there would be some opportunity from Highgate Road, although this will involve third party land. A high voltage power line crosses the site and may require a wayleave which will further limit the scale of development, also the site is in multiple ownership which could mean further difficulties in delivery. Units appear in the trajectory from year 7 onwards
SW/022	Stocks Lane, Old Dolphin, Clayton Heights	0.83	green Belt	Call for Sites	Greenfield	26	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level site adjacent to existing residential area served by narrow access road. Units from year 7 and suitable for family homes.
SW/023	Stocks Lane, Clayton Heights	3.23	green Belt	Call for Sites	Greenfield	85	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Level fields with access from Stocks Lane which becomes unmade beyond the school. The access would not support the scale of homes required by a site this size and consequently off site improvements may be required before this site can come forward. Units from year 13 onwards
SW/024	Bellerby Brow, Buttershaw	2.2	Housing site	Housing Land Register	Mixture	58	Suitable Now	1 to 6 Years	Deliverable	Scrubby but cleared site part of which with full planning permission for 43 units and allocated as a housing site in the RUDP. First units appear in the trajectory from year 3. Forecasted yield appears from year 5 on the remaining part of the site.
SW/025	Buttershaw Drive	0.68		Urban Capacity	Previously Developed Land	28	Suitable Now	1 to 6 Years	Deliverable	Uneven scrubby land previously occupying flats. The site has had full planning permission previously but the sale was not completed and the owner is now seeking to sell the site again. The permission could be implemented by a third party, although this is not anticipated consequently forecasted units appear in the trajectory from year 5 onwards although this will be monitored.
SW/026	Reevy Road west, Buttershaw	0.71		Call for Sites	Mixture	29	Suitable Now	7 to 12 Years	Developable	Unused green area in front of shops and area of cleared land suitable for redevelopment. The reconfiguration of access and parking areas in front of the shops will require funding and delay the potential development of this site which is not considered to be deliverable at the moment. Units appear from year 7
SW/027	Bishopdale Holme, Buttershaw	0.53	Recreation Open Spaces	Other	Greenfield	16.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Level to sloping backland with good access albeit an awkward shape with some tipping. The site was deleted as a housing site at the last UDP as the site was due to be laid out for open space but this does not appear to have been implemented. Units from year 7.
SW/028	Braine Croft, Buttershaw	0.71		Urban Capacity	Greenfield	29	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Unused and unmaintained land currently protected as playing fields in the RUDP. Adjacent land is maintained and is in regular playing field use and there may be an error in continuing to protect this site. Access can be developed from a recently constructed housing development adjacent - Braine Croft. Issues to be resolved to determine whether the site is surplus to recreation requirements. Units from year 13.
SW/029	Dirkhill Road	0.59	Housing site	Housing Land Register	Greenfield	40	Suitable Now	1 to 6 Years	Deliverable	Flat overgrown site with mature trees on the boundary protected by tree preservation orders. The site is allocated as a housing site in the RUDP and would be particularly suitable for small family homes, the owners indicate their intention to develop the site. Units appear from year 4.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SW/030	All Saints Road	1.33		Housing Land Register	Previously Developed Land	90	Suitable Now	Uncertain	Not Currently Developable	Flat site bounded by trees. The site has detailed permission for student accommodation and the developer has submitted details recently to indicate the possible start of works. Consequently, no unit appear in the trajectory if this scheme is implemented for the use intended.
SW/031	Horton Park Avenue	0.59		Housing Land Register	Previously Developed Land	24	Suitable Now	1 to 6 Years	Deliverable	Level stone surfaced site used for car park to hospital. The site has outline permission for 24 units with the understanding that a full application will be made shortly. Units appear in the trajectory from year 3
SW/032	Horton Park Avenue cricket ground, Horton Park Avenue	0.94		Call for Sites	Greenfield	63.5	Suitable Now	7 to 12 Years	Not Currently Developable	Level site containing a number of trees which would be suitable for apartments. The landowners and tenants have aspirations which involve work to improve the adjacent cricket ground stand and access areas and consequently it is likely that this site cannot come forward until detailed design work is complete. Units appear from year 7 onwards
SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	4.99	Mixed Use Area	Urban Capacity	Previously Developed Land	297	Suitable Now	7 to 12 Years	Developable	Land and buildings which are underused to the rear of homes fronting Great Horton Road and business premises on the north west boundary. The 4 storey mill is listed and would make a suitable conversion. There have been a number of schemes submitted in the last 10 years for various schemes which have not been delivered and the site falls in a mixed use area, consequently has residential potential. The owners intentions for the site are at present unknown however it is anticipated a suitable scheme could come forward in the near future to restore the mill and deliver homes from year 7 onwards.
SW/034	Fenwick Drive, Woodside	7.80	housing site	Housing Land Register	Greenfield	276	Suitable Now	1 to 6 Years	Deliverable	Sloping fields allocated as a housing site in the RUDP with planning permission for 276 homes. Units appear in the trajectory from year 4.
SW/035	Thornton Road/Munby Street	6.21	Mixed Use Area	Housing Land Register	Previously Developed Land	212	Suitable Now	1 to 6 Years	Deliverable	Large cleared site alongside main road with full planning permission in a mixed use area. It is understood that the landowner wishes to promote an alternative scheme for the site and consequently forecasted yield appears in the trajectory from year 5
SW/036	Cottam Avenue	1.33	Mixed Use Area	Urban Capacity	Previously Developed Land	54.5	Potentially Suitable - Physical Constraints	7 to 12 Years	Developable	Level vacant grassed site overlooked by listed mill building. The site was formerly railway land and is badly tipped and likely to involve substantial clean up before any work can take place. The site has outline planning permission as part of a mixed use scheme, but adjoins unpleasant industrial businesses, which have been improved recently but may delay development. The landowners commitment to delivering a scheme that can be implemented is also a concern. This aside units could come forward from year 7, although this will be adjusted at review if there has been any change on the site.
SW/037	Legrams Lane	2.19	Mixed Use Area	Urban Capacity	Previously Developed Land	74.5	Potentially Suitable - Physical Constraints	7 to 12 Years	Developable	4 to 5 storey woollen mill in partial use. The building may be suitable for residential conversion, but this is constrained by the nature of uses currently occupied in the building and on adjacent sites, which constrain the developability of the building through access and compatability of use. The deliverability of residential development from the mill is further complicated by its listing and slow apartment market, consequently, although there would be no policy objection as the site is already in a mixed use area, it is considered that units will not come forward before year 7.
SW/038	Legrams Lane	0.59		Urban Capacity	Previously Developed Land	24.5	Suitable Now	7 to 12 Years	Developable	4 storey mill currently vacant and for sale. A number of schemes have been put forward recently including the conversion of the property into apartments. It is not currently known which if any of these schemes will be implemented, consequently forecasted yield appears in the trajectory from year 7.
SW/039	Cemetery Road	2.70	Mixed Use Area	Urban Capacity	Greenfield	92	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Level site with access from Cemetery Road, standing above Middle Brook Beck. The site is tipped in places and a former football ground is being used for pony grazing. Former corn mill on the site has been converted to residential use and is listed and a hand car wash is now in operation on the Cemetery road site which may restrict site access, although provision could be made form neighbouring land and areas with little trouble. The northern part of the site is affected by flood zone 3a, but there is no reason why some development could not take place in the early phase as most remains suitable. See also SW/035. Units appear from year 4
SW/040	Westcroft Road, Great Horton	0.44		Housing Land Register	Mixture	19	Suitable Now	1 to 6 Years	Deliverable	Former cemetery and church buildings with full permission for 19 homes and extension to church. Units appear in the trajectory in year 3.
SW/041	Shearbridge Road	1.56		Urban Capacity	Previously Developed Land	105.5	Suitable Now	7 to 12 Years	Not Currently Developable	Transport depot and offices shortly to become surplus to requirements opposite the university and adjacent business and residential uses. The site would be most suitable for mixed use which could include some residential, possibly at high density given pattern of development in the immediate area

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SW/043	Little Horton Lane	1.07	Housing site	UDP	Previously Developed Land	43.5	Suitable Now	7 to 12 Years	Developable	Level site containing a rubble surface and some self seeded shrubs allocated as a housing site in the RUDP. Owner intentions are presently unknown therefore units appear in the trajectory from year 7. The site would be suitable for small family housing or key worker accommodation
SW/044	Little Horton Lane	0.77		Urban Capacity	Previously Developed Land	52	Suitable Now	Uncertain	Not Currently Developable	Tall sandstone Mill in partial use identified as having some residential potential on survey of the adjacent site. The building could be converted to apartments as housing is the predominant use in the area. The owner has received refusal for a number of different schemes recently and it is unclear whether there could be a long term intention to seek residential approval for the building which would need to be undertaken alongside SW/043 and consequently no units appear in the trajectory at the moment
SW/045	Fall Top Farm, Brook Lane, Clayton	7.80	green Belt	Other	Greenfield	205	Potentially Suitable - Local Policy Constraints	Uncertain	Not Currently Developable	Undulating walled fields with access from Brook Lane which is narrow. The site was put forward for consideration at a previous UDP and there has been no contact with the landowner to suggest the site would still be available. No units currently appear in the trajectory for this site.
SW/046	Roundhill Street, Little Horton	0.72		Call for Sites	Previously Developed Land		Suitable Now	Unavailable	UnAchievable	Level site used for temporary storage connected to adjacent now implemented housing with section 106 agreement to lay out the area as open space.
SW/047	Between Clayton Lane and Lister Arms	0.46		Urban Capacity	Previously Developed Land	19	Suitable Now	7 to 12 Years	Developable	Cleared site, expected to be marketed in the near future. The site is in an area not considered attractive for market housing and consequently will require grant funding to bring it forward. Units appear in the trajectory from year 7.
SW/048	junction with Park Road	1.76		Urban Capacity	Previously Developed Land	72	Suitable Now	1 to 6 Years	Deliverable	Large cleared site currently under discussion as a major edge of city centre development site. The site is likely to deliver a higher number of units than currently forecast and this will be updated on approval of the successful scheme. Units currently from year 5 of the trajectory.
SW/049	Park Road, Little Horton	0.44		Call for Sites	Previously Developed Land	18	Suitable Now	13 to 17 Years	Not Currently Developable	Level site containing 3 blocks of flats. The site is not currently developable until the flats are emptied but the site is considered available in the longer term although is likely to need grant funding to deliver new homes. Units presently appear in the trajectory from year 13, although this will be adjusted at review if further progress is made.
SW/050	Bartle Lane	0.84		Urban Capacity	Previously Developed Land	34	Suitable Now	7 to 12 Years	Developable	Vacant fire damaged mill and associated land adjacent to residential, commercial and education uses. The owner is presently considering the future of the site which could include residential development which could include small and larger family homes. Units from year 7.
SW/051	Horton Bank	0.48		Urban Capacity	Greenfield		Suitable Now	Uncertain	UnAchievable	Narrow steeply sloping site with no suitable access. Permission has been refused for a small number of homes previously and it is not considered that development to a realistic level can be achieved.
SW/052	Quaker Lane, Southfield Lane, Little Horton	0.23	New Sites for Recreation Open Space and Playing Fields	Call for Sites	Greenfield		Potentially Suitable - Local Policy Constraints	7 to 12 Years	UnAchievable	The site is too small and cannot accommodate the required level of units for it to be a viable SHLAA site.
SW/053	Northfield Road	0.9	Playing Fields	Urban Capacity	Greenfield	37	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Sloping land to the side of former infants school, disused and unmaintained. The site has been identified as part of a package of improvements which includes a land swap of other adjacent land to be laid out as compensatory playing fields and this approach has been agreed in principal with Sport England. The site would be suitable for small or larger family homes from year 4 onwards.
SW/054	Chapel Street, Wibsey	0.45		Urban Capacity	Greenfield	18.5	Suitable Now	7 to 12 Years	Developable	Flat overgrown site. Outline permission for 11 units was still valid but expected to expire prior to the approval of detailed plans, other permissions on the site have indicated alternative patterns of development but have not been implemented. Further clarification over the deliverability of the site is therefore needed and consequently units appear from year 7 onwards although this will be changed as necessary at review.
SW/055	Leaventhorpe Lane, Thornton	8.63	Urban Greenspace	Call for Sites	Greenfield	226.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields behind houses which front Leaventhorpe Lane. Access is available from Middlebrook Crescent but this is narrow and is currently used by HGVs servicing the neighbouring quarry. Only part of the site is considered to be developable and more work will need to be undertaken to establish which area is possible. Units from year 7 onwards.
SW/056	Odsal Road	0.56		Urban Capacity	Previously Developed Land	23	Suitable Now	7 to 12 Years	Developable	Vacant site formerly occupied by divisional police station. The owners intentions are presently unknown as a former application for alternative use was refused. Units appear from year 7

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SW/057	Thornton Road, Leaventhorpe	1.63	Urban Greenspace	Call for Sites	Greenfield	51.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Attractive site surrounded by mature trees below the level of the main road which may be subject to some flood risk as it adjoins a stream. Units from year 7. The site would be suitable for family homes or elderly provision as it is secluded and quiet.
SW/058	Manor Row, Low Moor	0.4		Other	Greenfield		Suitable Now	Uncertain	UnAchievable	Sloping grassy bank containing trees and shrubs. Owner intentions are unclear at present as the site is unlikely to be able to yield enough units to make it a viable SHLAA site. No units therefore appear in the trajectory
SW/059	Baldwin Lane, Clayton	2.89	Green Belt	Other	Greenfield	89	Potentially Suitable - Local Policy Constraints	Uncertain	developable	Sloping to level fields on the edge of the settlement, submitted to last UDP but rejected by Inspector. No units currently appear in the trajectory for this site until more information becomes available
SW/060	Northside Road, Lidget Green	8.07	Playing Fields	Urban Capacity	Greenfield	275.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Not Currently Developable	Former cricket ground to the south side of the road protected as playing fields, together with multi storey commercial buildings to the north side of the road and retail unit to east side of Cemetery Road. The site has good access and adjoins commercial and industrial uses other area of cleared land and residential uses. The site is likely to become fully vacant in the near future and buildings will need to be removed before the site can become fully developable. The scale of the site and work involved mean that the site cannot be delivered at the moment and it is likely that a detailed masterplan will be required before the site can come forward which will need to look carefully at surrounding land uses. The site would be suitable for mixed development including residential which could also be mixed style and tenure. Units from year 7
SW/061	Northside Road/Cemetery Road, Bradford	4.49		Call for Sites	Previously Developed Land	118	Suitable Now	7 to 12 Years	Developable	Cleared former industrial site north of residential development and south of industrial and commercial areas. Mixed use development would best suit this site, although potential contamination may make the site unviable. With this in mind low yield applied to the site suggests a limited number of units in the trajectory from year 7 onwards
SW/062	Royds Hall Lane, Woodside	4.74	Employment Site	Call for Sites	Previously Developed Land	124.5	Potentially Suitable - Local Policy Constraints	1 to 6 Years	Deliverable	Level site bounded by existing homes with access from Alder Holt Drive and Royds Hall Lane. Planning permission for mixed use including 123 homes was under consideration at survey and has since been approved. Forecasted units from year 5 appear in the trajectory, this will be adjusted at review
SW/063	Eaglesfield drive, Woodside	0.67		Call for Sites	Previously Developed Land	27.5	Suitable Now	7 to 12 Years	Developable	Cleared site with lapsed permission. The owner is looking at returning the site to the open market but could need grant funding in order to make it viable. Consequently units appear from year 7 at present.
SW/064	Common Road, Low Moor	1.25	Housing site	Housing Land Register	Previously Developed Land	59	Suitable Now	1 to 6 Years	Deliverable	Former middle school site with permission in detail for 59 units with the expectation that construction work will commence soon. Units from year 3
SW/065	Lingdale Road, Woodside	0.61		Urban Capacity	Previously Developed Land	25	Suitable Now	1 to 6 Years	Deliverable	Level site of former flats. The site was recently placed on the market by an agent. Units from year 4 onwards
SW/066	Abb Scott Lane, Low Moor	6.77	Housing site	Housing Land Register and Call for sites	Greenfield	177.5	Suitable Now	1 to 6 Years	Deliverable	Allocated housing site in the RUDP, generally level with pocket of mature trees and adjacent to small beck. The site is in single ownership and is of current interest to a developer and can deliver units from year 5 onwards. However the site does fall within the consultation zone of 2 hazardous installations consequently the developer will need to consult in detail with the HSE before this site can be delivered which may delay the implementation of a future scheme. Site will be monitored at review.
SW/067	Halifax Road/ Western Way, Woodside	3.58	Housing site	Housing Land Register	Previously Developed Land	93	Suitable Now	1 to 6 Years	Deliverable	Partially constructed development site with permission for 106 units. It is expected that this site will be complete by year 5.
SW/068	Northside Terrace, Lidget Green	0.49		Urban Capacity	Greenfield	20	Suitable Now	1 to 6 Years	Deliverable	Long strip of grassland opposite homes with application for 21 homes (approved post April 2009). Forecasted yield appears from year 3 at present this will be revised at review.
SW/069	Scholemoor Lane/Dracup Avenue	0.57	Playing Fields	Housing Land Register	Greenfield	23.5	Suitable Now	1 to 6 Years	Deliverable	Underused playing fields with community led scheme comprising of 21 homes. The delivery of this development is subject to funding and forecasted units appear presently from year 4 but this information will be updated at review should progress be made.
SW/070	John Street/Henry Street, Clayton	0.32		Housing Land Register	Previously Developed Land	29	Suitable Now	1 to 6 Years	Deliverable	Former primary school with evidence of conversion work underway. It is anticipated that work should be in the latter stages of completion but this will be updated at review.
SW/071	Cooper Lane, Buttershaw	0.13		Housing Land Register	Greenfield		Suitable Now	Uncertain	UnAchievable	Vacant field which had permission for 15 apartments in 2005. There was no evidence of development prior to expiry and consequently the site is too small to be considered unless the previous application is renewed. The site will be reviewed when owner intentions become clearer.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
SW/072	Manorley Lane, Woodside	0.37		Housing Land Register	Previously Developed Land	18	Suitable Now	1 to 6 Years	Deliverable	Cleared site with outline permission in 2008 for 18 family homes. Arevised scheme is also under consideration. Implementation expected by year 3. Final numbers will be adjusted in the trajectory at review.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>THORNTON</b>										
TH/001	Thornton Road	2.52	Housing site	Housing Land Register	Greenfield	67	Suitable Now	1 to 6 Years	Deliverable	Former tip now under construction and well advanced for residential units of different sizes. The site is expected to be complete by year 4.
TH/002	Close Head Lane,	2.11	Housing site	Housing Land Register	Greenfield	55	Suitable Now	1 to 6 Years	Deliverable	Sloping and wooded site, with derelict water treatment building, on the market. Outline permission was granted in April 2009. Trajectory shows forecasted yield at present from year 4
TH/003	Thornton Road	5.02	Housing site	Housing Land Register	Greenfield	132	Suitable Now	7 to 12 Years	Developable	Sloping and level grazing land allocated as a housing site in the RUDP. The site is in more than one ownership and the second owners intentions are presently unknown consequently it is not considered this site will come forward before year 7.
TH/004	Sapgate Lane	0.67	Housing site	Housing Land Register	Greenfield	21	Suitable Now	1 to 6 Years	Deliverable	Sloping field identified as a housing site in the RUDP. Acceptable site access will involve the removal of buildings fronting Sapgate Lane and overlooking issues with neighbouring properties may further limit the number of homes that can be accommodated on the site. Units from year 4.
TH/005	Cragg Lane	2.11	Green Belt	Call for Sites	Greenfield	55	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Steeply sloping very prominent field with some trees. An allocated employment site to the northern boundary has planning permission and initial development is underway and this might adversely affect the viability of housing in this location. Access from Cragg Lane is poor as this road is very narrow. Units appear in the trajectory from year 13
TH/006	Thornton Road	0.47	Green Belt	Call for Sites	Greenfield	15	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Predominantly level site with good access and in an accessible location. Units from year 7.
TH/007	Green Lane	2.35	Green Belt	Call for Sites	Greenfield	62	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping field which steepens as it approaches the southern boundary. Land south of Thornton Road and west of Green Lane on the edge of Thornton. The site has a long frontage to Thornton Road and is in an accessible and sustainable location with developer interest. Units from year 7.
TH/008	Old Road/ School Green	0.45	Village Greenspace	Urban Capacity	Greenfield	14	Potentially Suitable - Local Policy Constraints	Uncertain	developable	Level area to the rear of sub station with sloping area to side. The land is unused and unmaintained with evidence of misuse and bounded by broken dry stone walling and some trees. The land was previously part of a housing site but was reallocated as village greenspace after the public inquiry to the RUDP following Inspectors recommendation. The site could come forward from year 7 once owners intentions are known and make a positive contribution to the area with a low density scheme to compliment neighbouring properties. No figures appear in the trajectory at the moment.
TH/009	Hill Top Road	1.29	Safeguarded Land	Safeguarded Land	Greenfield	40.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Level to sloping land fronting and running behind properties on Hill Top Road. The site is in more than one ownership and consequently in order for comprehensive development to take place the cooperation of all owners is required. Units from year 13.
TH/010	Hill Top Road,	2.10	Safeguarded Land	Safeguarded Land	Mixture	55	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping and partially wooded area with single residential property at the centre of the site and further land below. Semi mature and self seeded trees and poor access and current sight lines from site entrance, although there would be scope for improvement. A potential new access could be created from High Wicken Close but this would involve third party land. The site is available for development and could come forward from year 7
TH/011	Old Road, School Green	1.75	Housing site	Housing Land Register	Greenfield	72	Suitable Now	7 to 12 Years	Developable	Unused land on the edge of the settlement identified as a housing site in the RUDP. Recent interest from a developer is noted and units presently appear in the trajectory from year 7, although this will be updated at review.
TH/012	Dole and Prospect Mills, Thornton Road	1.12	Housing site	Housing Land Register	Previously Developed Land	75.5	Suitable Now	7 to 12 Years	Developable	Derelict Mill and cleared land from previous mill on adjacent land. The mill is listed and would be suitable for residential conversion with new development on the land to the west. Developers have shown interest in the property but the scale of work involved has not yet delivered an acceptable scheme for the site. Work is progressing to bring the site forward for development, with the site presently showing units from year 7 of the trajectory.
TH/013	Spring Holes Lane	2.31	Green Belt	Call for Sites	Greenfield	60.5	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Developable	Level fields alongside Spring Holes Lane toward Upper Heights. The site does not sit well with the urban form and lies alongside a road serving a small hamlet on the edge of Thornton. This aside access could be achieved from Spring Holes Lane into the site. Units from Year 13.
TH/014	Back Lane	1.26	Green Belt	Call for Sites	Greenfield	39.5	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Slightly sloping fields and agricultural property adjacent to Back Lane. The site has reasonable access and few constraints and could come forward from year 7 for a low density scheme
TH/015	James Street	0.09		Housing Land Register	Previously Developed Land	18	Suitable Now	1 to 6 Years	Deliverable	Former mill building the remaining part of a larger site still to be developed with permission for conversion to 18 apartments. Completion expected by year 2 although this will be monitored at first review.

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Suitable	Available	Achievable	Site Summary
<b>WILSDEN</b>										
WI/001	Harden Lane/Bents Lane	10.24	Green Belt	Call for Sites	Greenfield	<b>268.5</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Gently sloping pasture to side and rear of existing family homes. The site has no physical or access constraints and is available. Units could come forward from year 7 onwards.
WI/002	Crooke Lane	0.54		Housing Land Register	Greenfield	<b>11</b>	Suitable Now	1 to 6 Years	Deliverable	Partly constructed development site comprising barn conversion and new build. The previous developer went bankrupt but there is still a reasonable expectation that a new builder could take on and complete the site from year 1. This will be updated at review if no progress has been made.
WI/003	Coplowe Lane	61.25	Green Belt	Call for Sites	Greenfield		Unsuitable			Extensive area of farmland, woodland, farm buildings and cottages to the east side of Wilsden. Access from Coplowe Lane. Lies within the green belt with part of the boundary covered by TPO's and an area in the northern part a designated Bradford Wildlife Site. Some of the fields are steeply sloping. Single field adjacent to S/UR5.6 maybe the only suitable land as it would consolidate the urban edge in this area. See WI/005. Although part of the site adjoins the existing village boundary, the sheer size of the proposal which would be completely out of scale with the nature of the village and its services and infrastructure means that this has been judged unsuitable.
WI/004	Shay Lane	1.05		Housing Land Register	Mixture	<b>41</b>	Suitable Now	1 to 6 Years	Deliverable	Site previously used as farm land and industrial premises, now under construction for 41 homes with slow current progress. It is nevertheless considered that the site will be complete by year 3.
WI/005	Crack Lane	4.87	Safeguarded Land	Safeguarded Land	Greenfield	<b>128</b>	Potentially Suitable - Local Policy Constraints	7 to 12 Years	Developable	Sloping fields between established residential edge and ongoing development at Birksland Farm. Additional available green belt land to the east has been added to make this site larger and consolidate development to west of Shay Lane. The junction of Crack Lane and Main Street is steep and is likely to present a highways issue if additional development places further pressure on this junction. Units appear in the trajectory from year 7.
WI/006	Crack Lane	11.3	Green Belt	Call for Sites	Greenfield	<b>297</b>	Potentially Suitable - Local Policy Constraints	13 to 17 Years	Not Currently Developable	Sloping farmland at either side of Shay Lane and south of Birksland Farm which is currently under construction. Access is poor and off site improvements will be necessary before the site can come forward. Units appear in the trajectory from year 13 onwards

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>ADDINGHAM</b>																					
AD/001	Turner Lane	20							20											20	0
AD/002	Moor Lane	34							29.5	4.5										34	0
AD/003	Main Street/Southfield Terrace	52.5							30	22.5										52.5	0
AD/004	Main Street/Addingham Bypass (Southfield Farm)	432							40	40	40	40	40	40	40	40	25	20	405	27	
AD/005	Main Street	14							14											14	0
AD/006	Wharfe Park	60.5					20	20	20.5											60.5	0
AD/007	Stockinger Lane	80.5							30	30	19.5	1								80.5	0
AD/008	Main Street	110							30	30	30	17	3							110	0
AD/009	Main Street	26							26											26	0
AD/010	Ians Croft	60.5																			
AD/011	Chapel Street	44				20	19	5												44	0
AD/012	Moor Lane	29.5							27.5	2										29.5	0
AD/013	Bolton Road	43							30	13										43	0
AD/014	Back Beck Lane	17.5							17.5											17.5	0
AD/015	Sugar Hill	19							19											19	0
AD/016	Manor Garth	53.5							30	23	0.5									53.5	0
AD/017	Ilkley Road, Low Mill Village																				0
			0	0	0	20	39	25	364	165	90	58	43	40	40	40	40	25	20	1009	27
<b>BAILDON</b>																					
BA/001	Jenny Lane	58.5							30	25	3.5									58.5	0
BA/002	Stubbings Road	24.5							20	4.5										24.5	0
BA/003	West Lane	15																		0	
BA/004	The Rowans	56							30	24	2									56	0
BA/005	West Lane, Baildon	216.5												40	40	40	40	33.5	193.5	23	
BA/006	Strawberry Gardens, Moorland Avenue																				
BA/007	Ferniehurst Farm	18							18											18	0
BA/008	Valley View	94							30	30	27	7								94	0
BA/009	West Lane	74	20	20	20	14														74	0
BA/010	Tong Park	82					20	30	25	7										82	0
BA/011	Green Lane	51				20	20	11												51	0
BA/012	Cliffe Avenue/Otley Road	17		17																17	0
			20	37	20	34	40	41	153	90.5	32.5	7	0	0	40	40	40	40	33.5	668.5	23



Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>BINGLEY</b>																					
BI/001	Victoria Street	31.5							29	2.5										31.5	0
BI/002	Lilycroft Mills, Dubb Lane	23							23											23	0
BI/003	Whitley Street	205				25	25	25	35	33.5	20	20	20	1.5						205	0
BI/004	Ireland Street	29.5							27.5	2										29.5	0
BI/005	Coolgardie, Keighley Road	102							30	30	30	12								102	0
BI/006	Keighley Road	46																		0	
BI/007	Micklethwaite Lane (Airedale Mills), Crossflatts	24				20	4													24	0
BI/008	Sty Lane	443.5					30	30	40	40	40	40	40	40	40	30.5	20	20	20	430.5	13
BI/009	Greenhill Drive, Micklethwaite	50												30	20					50	0
BI/010	Sleningford Road, Crossflatts	96																			
BI/011	Greenhill Barn, Lady Lane	25																			
BI/012	Lady Lane	11		11																11	0
BI/013	Heights Lane (west side) Eldwick	37.5							30	7.5										37.5	0
BI/014	Heights Lane																				
BI/015	Otley Road, Eldwick																				
BI/016	Spring Lane, Eldwick	8																			
BI/017	Spring Lane, Eldwick																				
BI/018	Sherrif Lane, Eldwick	278												40	40	40	40	40	40	200	78
BI/019	Sheriff Lane, Eldwick	64												30	27.5	6.5				64	0
BI/020	Gilstead Lane	198							40	40	40	40	25	13						198	0
BI/021	Gilstead Water Works, Warren Lane																				
BI/022	Fernbank Drive	24.5				20	4.5													24.5	0
BI/023	Stanley Street	13.5				13.5														13.5	0
BI/024	Sheriff Lane	11.5																			
BI/026	Crossley View/Primrose Hill, Gilstead	163							35	35	35	35	23							163	0
BI/027	Dowley Gap Lane	0																		0	0
			0	11	0	78.5	63.5	55	289.5	190.5	165	147	108	54.5	140	118	66.5	60	60	1607	91

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>BURLEY IN WHARFEDALE</b>																					
BU/001	Sun Lane	135.5							35	35	35	30.5								135.5	0
BU/002	Menston Old Lane	277												40	40	40	40	40		200	77
BU/003	Moor Lane resource centre, Moor Lane	35				20	15													35	0
BU/004	Hag Farm Road	70							30	30	10									70	0
BU/005	Banner Grange, Bradford Road	34							29.5	4.5										34	0
BU/007	Bradford Road	20.5																		0	
BU/008	Main Street/A65	52.5												30	22.5					52.5	0
BU/009	The Lawn, Back Lane	29	29																	29	0
			29	0	0	20	15	0	94.5	69.5	45	30.5	0	0	70	62.5	40	40	40	556	77
<b>BRADFORD CITY CENTRE</b>																					
CC/001	Fulton Street/Tetley Street/ Sunbridge Road and Thornton Road	80.5									30	23	15	12.5						80.5	0
CC/002	Tumbling Hill Street																				0
CC/003	Hamm Strasse/ Grammar School Street.	80.5								30	23	15	12.5							80.5	0
CC/004	Leeds Rd/East Parade Junction, Little Germany.	28								23	5									28	0
CC/005	Broadway	91.5								30	26	15	15	5.5						91.5	0
CC/006	Peckover Street/Chapel Street, Little Germany.	9								9										9	0
CC/007	Beehive Mills, Thornton Road	168.5									30	30	30	18	15	15	15	15	0.5	168.5	0
CC/008	Sackville Street	7																			
CC/009	141 Richmond Road	10.5																		0	
CC/010	Westgate/Grattan Road	7								7										7	0
CC/011	Listerhills Road/Longside Lane and Richmond Road.	225.5									35	35	35	35	24.5	20	20	20	1	225.5	0
CC/012	National House/Woolston House, Sunbridge Road.	98	54	20	20			4												98	0
CC/013	Salem Street	56	12								25	15	4							56	0
CC/014	28 Manor Row	5.5								5.5										5.5	0
CC/015	Barry Street/Sackville Street.	12.5								12.5										12.5	0
CC/016	Fairfax House, Barkerend Road.	18								18										18	0
CC/017	St Mary's School, Stott Hill.	9								9										9	0
CC/018	Stott Hill West/Bolton Road Junction.	52.5									30	15	7.5							52.5	0
CC/019	Stott Hill East																				0
CC/020	Sun street	52.5									30	18	4.5							52.5	0
CC/021	Pine Street	145.5												35	35	32.5	20	20		142.5	3
CC/022	Midland Mills, Cape Street	149.5										35	35	32.5	20	20	7			149.5	0
CC/023	Conditioning House, Old Canal Road	82								13.5	30	23.5	15							82	0
CC/024	Thornton Road Car Park/ Water Lane	261.5																		0	
CC/025	179 Sunbridge Road	47.5								28.5	15	4								47.5	0
CC/026	122 Sunbridge Road	47.5								28.5	15	4								47.5	0
CC/027	Providence Mill, Thornton Road	33.5								24.5	9									33.5	0

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity	
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26			
CC/028	Nelson Street/Croft Street	189																				
CC/029	Longside Lane	42								27	15										42	0
CC/030	Great Cross Street																					0
CC/031	Vicar Lane																					0
CC/032	Odeon Cinema	82																			0	82
CC/033	Princes Way	63																				
CC/034	Sunwin Motors site, Thornton Road.	170																			0	
CC/035	Westbrook Street, Thornton Road	56								30	16	10									56	0
CC/036	Chain Street redevelopment, Westgate	43.5								30	13.5										43.5	0
CC/037	Goitside Urban Village, off Grattan Road	131		24																	24	
CC/038	Market Urban Village, Rawson Road	71																				
CC/039	Former Yorkshire Water Depot, Leeds Road/A650	192.5									35	35	35	30	20	20	17.5				192.5	0
CC/040	Parkgate /Upper Parkgate/ Peckover St	21																			0	
CC/041	Currer Street car park																					0
CC/042	Thornton Road north	63								30	18	15									63	0
CC/043	Gatehaus West- Leeds Road	15.5								15.5											15.5	0
CC/044	Forster Court, Bradford	229									35	35	35	35	25.5	20	20	20	3.5		229	0
CC/045	Canal Basin/Channel	627.5																				
CC/046	Well Street/Burnett Street	37								30	7										37	0
CC/047	Highpoint, New John Street	89									30	30	29								89	0
CC/048	149-151 Sunbridge Road	27								27											27	0
CC/049	York House, Manor Row	38		20	18																38	0
CC/050	31-35 Piccadilly	36								30	6										36	0
			66	64	38	0	0	4	0	518.5	486.5	336.5	258	156	140	117	105	75	25		2389.5	85

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			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>COTTINGLEY</b>																					
CO/001	Land off Cottingley Cliffe Road	189																			
CO/002	Marchcote Lane	222	0					40	40	40	40	35	20	7						222	0
CO/003	Cottingley Moor Road	273						40	40	40	40	40	37	20	16					273	0
CO/004	Bradford Road	12			12															12	0
CO/005	Hazel Beck	33				20	13													33	0
CO/006	Hazel Beck, Cottingley Bridge	127												30	30	30	24.5	12.5		127	0
CO/007	Hazel Nook, Lee Lane																				0
CO/008	Lee Lane north																				0
CO/009	New Brighton																				0
			0	0	12	20	13	0	80	80	80	80	75	57	57	46	30	24.5	12.5	667	0
<b>CANAL ROAD CORRIDOR</b>																					
CR/001	Land east of Valley Road																				0
CR/002	Valley Road																			0	0
CR/003	Valley Road	121.5												35	35	31.5	20			121.5	0
CR/004	Bolton Road	23.5						23	0.5											23.5	0
CR/005	Bolton Rd/Wapping Rd																			0	0
CR/006	Kings Road																				0
CR/007	Kings Road																				0
CR/008	Valley Road																				0
CR/009	Bolton Lane	67																			67
CR/010	Hillam Road	693																			
CR/011	Olivers Locks, canal road	1067.5												40	40	40	40	40		200	867.5
CR/012	Burley Street	210.5						24	3											27	183.5
CR/013	Frizinghall Road	147																			
CR/014	Bolton Woods Quarry, Bolton Woods Road	1368.5						40	40	40	40	40	40	40	40	40	40	40		440	928.5
CR/015	Bolton Road, Wapping	67.5					20	20	27.5											67.5	0
CR/016	Gaisby lane	82.5					20	20	23	15	4.5									82.5	0
CR/017	Wapping Road	29.5					20	9.5												29.5	0
CR/018	Canal Road/Stanley Road	268												40	40	40	40	40		200	68
CR/019	Poplar Crescent/Gaisby Lane	348.5																		0	
			0	0	0	0	60	49.5	137.5	58.5	44.5	40	40	40	155	155	151.5	140	120	1191.5	2114.5

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>CULLINGWORTH</b>																					
CU/001	Halifax Road	39					20	19												39	0
CU/002	Manywells Industrial estate, Manywells Road	60					20	20	20											60	0
CU/003	Haworth Road	49.5							30	19.5										49.5	0
CU/004	Cullingworth Mill	48							30	18										48	0
CU/005	Haworth Road	34.5							30	4.5										34.5	0
			0	0	0	0	40	39	110	42	0	0	0	0	0	0	0	0	0	231	
<b>DENHOLME</b>																					
DH/001	Seven Acres	17			17															17	0
DH/002	Main Road/New Road	82.5				20	20	30	12.5											82.5	0
DH/003	New Road/Long Causeway	38.5							30	8.5										38.5	0
DH/004	Foster View	16												16						16	0
DH/005	Old Road	156.5							35	35	35	35	16.5							156.5	0
DH/006	Long Causeway	112							30	30	30	18	4							112	0
DH/007	Hill Top Farm	144.5							35	35	35	35	4.5							144.5	0
DH/008	Heatherland Avenue	28																			0
DH/009	Beech Avenue, Keighley Road																				0
DH/010	Halifax Road, Denholme Gate	81.5					20	20	30	11.5										81.5	0
DH/011	Halifax Road, Denholme Gate	61					30	20	11											61	0
DH/012	Haworth Road																				0
			0	0	17	20	70	70	183.5	120	100	88	25	0	16	0	0	0	0	709.5	0
<b>EAST MORTON</b>																					
EM/001	Dimples Lane																				0
EM/002	Morton Lane	48							30	18										48	0
EM/003	Highfield Close	15.5					15.5													15.5	0
EM/004	Street Lane	71.5							30	30	11.5									71.5	0
EM/005	Morton Hall, Morton Lane	50.5												30	20.5					50.5	0
			0	0	0	0	15.5	0	60	48	11.5	0	0	0	30	20.5	0	0	0	185.5	

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>HAWORTH</b>																					
HA/001	Worstead Road, Crossroads	83							30	30	20.5	2.5								83	0
HA/002	Jacobs Lane	34					20	14												34	0
HA/003	Lees Lane, Crossroads	33			20	13														33	0
HA/004	Lees Lane, Crossroads	30.5							28	2.5										30.5	0
HA/005	Ebor Mills, Ebor Lane	66.5					20	20	25	1.5										66.5	0
HA/006	Mytholmes Lane	71												30	30	11				71	0
HA/007	Portland Street	22.5							22.5											22.5	0
HA/008	Ashlar Close	25					20	5												25	0
HA/009	Bridgehouse Mill	127				25	25	25	33	19										127	0
HA/010	Ivy Bank Lane	47.5				20	20	7.5												47.5	0
HA/011	Sun Street	38.5							30	8.5										38.5	0
HA/012	Sun Street	61																			
HA/013	Bramwell Drive, Marsh Lane	162.5							35	35	35	35	22.5							162.5	0
HA/014	Weavers Hill	112							30	30	30	18	4							112	0
HA/015	Brow Top Road																				0
HA/016	Baden Street																				0
			0	0	20	58	105	71.5	233.5	126.5	85.5	55.5	26.5	0	30	30	11	0	0	853	0
<b>HARDEN</b>																					
HR/001	Harden Road																				0
HR/002	Bingley Road	29												27.5	1.5					29	0
HR/003	Harden Road/Keighley Road	20							20											20	0
HR/004	Chelston House	17.5																		0	
HR/005	South Walk	29							27.5	1.5										29	0
HR/006	Long Lane	52.5																		0	
HR/007	Hill End Lane																				0
HR/008	Ryecroft Road																				0
			0	0	0	0	0	0	47.5	1.5	0	0	0	0	27.5	1.5	0	0	0	78	0

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>ILKLEY</b>																					
IL/001	Leeds Road	72.5					20	20	27.5	5										72.5	0
IL/002	Valley Drive	61					20	20	21											61	0
IL/003	Langbar Road																				0
IL/004	Bolling Road	19			19															19	0
IL/005	Ashlands Road	42.5																			
IL/006	Railway Road	65.5																		0	
IL/007	Springs Lane																				0
IL/008	Clifton Road	25.5				20	5.5													25.5	0
IL/009	Ben Rhydding Drive	188							40	40	40	40	20.5	7.5						188	0
IL/010	Cheltenham Ave																			0	0
IL/011	Skipton Road,	37							30	7										37	0
IL/012	Skipton Road,	205.5							40	40	40	40	28	17.5						205.5	0
IL/013	Wheatley Lane, Ben Rhydding	40.5							30	10.5										40.5	0
IL/014	Coutances Way,	673																		0	
IL/015	Slates Lane																				0
IL/016	Hadfield Farm, Skipton Road																				0
IL/017	Coutances Way																				0
IL/018	Hardings Lane																				0
IL/019	Hardings Lane,	116.5							30	30	30	20	6.5							116.5	0
IL/020	Ben Rhydding Drive																				0
IL/021	Hangingstone Road																				0
IL/022	Moor Court resource centre, Fieldway	23				20	3													23	0
IL/023	Grammar School, Cowpasture Road	189.5																			
IL/024	Curly Hill	2	2																	2	0
			2	0	19	40	48.5	40	218.5	132.5	110	100	55	25	0	0	0	0	0	790.5	0

Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity	
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26			
<b>KEIGHLEY</b>																						
KY/001	Barr House Lane/Hollins Lane, Utley	108.5													30	30	30	16.5	2	108.5	0	
KY/002	Hollins Lane, Utley	106.5							30	30	30	15.5	1								106.5	0
KY/003	Hollins Lane	96													30	30	26	10			96	0
KY/004	Greenhead Lane	17						10	7												17	0
KY/005	Spring Gardens Lane	21													21						21	0
KY/006	Hawkstone Drive	27				20	7														27	0
KY/007	Shann Lane	118.5					20	20	30	30	18.5										118.5	0
KY/008	Shann Lane	26							26												26	0
KY/009	Black Hill Lane/Daisy Hill	175							40	40	40	35	20								175	0
KY/010	Black Hill Lane,	211.5													40	40	40	40	31	191	20.5	
KY/011	Braithwaite Road	43.5								30	13.5										43.5	0
KY/012	Whinfield Drive	51								30	21										51	0
KY/013	Braithwaite Avenue	21								21											21	0
KY/014	North Dean Avenue	299.5					30	30	40	40	40	40	38.5	20	20	1					299.5	0
KY/015	Braithwaite Avenue/North Dean Avenue	205													40	40	40	40	32.5	192.5	12.5	
KY/016	North Dean Road	34													29.5	4.5					34	0
KY/017	North Dean Road	23.5								23.5											23.5	0
KY/018	North Dean Road																					0
KY/019	Holme Mill Lane	196								40	40	40	40	24	12						196	0
KY/020	Fell Lane	16		16																	16	0
KY/021	Wheathead Lane	62																				
KY/022	Higher Wheathead Farm	19																				
KY/023	Keighley Road Exley Head	149								35	35	35	35	9							149	0
KY/024	Oakworth Road	135.5					20	20	30	30	26	9.5									135.5	0
KY/025	Exley Road	122.5								30	30	30	22.5	10							122.5	0
KY/026	The Oaks, Oakworth Road	47								30	16	1									47	0
KY/027	West Lane	48					20	20	8												48	0
KY/028	West Lane	18								18											18	0
KY/029	Keighley Road, Exley Head	151.5													35	35	35	35	11.5	151.5	0	
KY/030	Parsons Street																				0	0
KY/031	Mitchell Street, Eastwood																					0
KY/032	Bradford Road	67.5								30	23	14.5									67.5	0
KY/033	Brewery Street, off Dalton Lane	60.5																				
KY/034	Dalton Lane	90																			0	
KY/035	Harclo Road, Aireworth																					0
KY/036	Royd Ings Avenue, Stockbridge																					0
KY/037	Scott Lane, Riddlesden	60.5								30	26	4.5									60.5	0
KY/038	Western Avenue, Riddlesden	53.5								30	23	0.5									53.5	0
KY/039	Banks Lane Riddlesden	140.5													35	35	35	35	0.5	140.5	0	
KY/040	Ilkley Road, Riddlesden																					0
KY/041	Ilkley Road, Riddlesden																					0
KY/042	Barley Cote Road, Riddlesden	20.5								20.5											20.5	0





Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
KY/088	Florist Street, Stockbridge	18		18																18	0
KY/089	Canal Road, Stockbridge Wharf	42			20	20	2													42	0
			37	70	109	200.5	199	163	1099.5	673.5	388.5	243.5	116.5	32	400.5	267.5	206	176.5	77.5	4460	33



Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
NE/032	Wapping Road/Prospect Road	33							30	3										33	0
NE/033	Wapping Road west																				0
NE/034	Exmouth Place	238.5							40	40	40	40	21	20	20	17.5				238.5	0
NE/035	Barkerend Mill	34			10	19.5	4.5													34	0
NE/036	Harrogate Road/Union Mills	121.5												30	30	26.5	15	15		116.5	5
NE/037	Harrogate Road, Eccleshill	109								30	30	30	19							109	0
NE/038	Moorside Road, Eccleshill	736													40	40	40	40	40	200	536
NE/039	Fagley Road	116.5					20	20	30	30	15	1.5								116.5	0
NE/040	Thornbury Road	51								30	21									51	0
NE/041	Greenfield Lane, Idle	21								21										21	0
NE/042	Sandholme Drive/Greystone Cres, Thorpe Edge	18				18														18	0
NE/043	Garsdale Avenue, Thorpe Edge	19.5								19.5										19.5	0
NE/044	Northwood Cres	53.5								30	23.5									53.5	0
NE/045	Old Park Road, Thorpe Edge	16				16														16	0
NE/046	Bradford Road	73								30	30	13								73	0
NE/047	Ravenscliffe Avenue	19								19										19	0
NE/050	Powell Road, Bolton Woods																				0
NE/051	Esholt Water Treatment works, Apperley Bridge																				0
NE/052	Idle Hill Reservoir. Cotswald Avenue																			0	0
NE/053	Esholt Water Treatment Works, Station Road, Esholt																				0
NE/054	Harrogate Road, Apperley Bridge	67					20	20	26	1										67	0
NE/055	Harrogate Road, Greengates	146								35	35	35	35	6						146	0
NE/056	Cote Farm Leeds Road, Thackley	212.5								40	40	40	40	31	20	1.5				212.5	0
NE/057	Kings Drive, Wrose	33.5								30	3.5									33.5	0
NE/058	Woodhall Road, Thornbury	310													40	40	40	40	40	200	110
NE/059	Bolton Road/myers Lane, Bolton Woods	59.5								30	27	2.5								59.5	0
NE/060	Cavendish Road, Idle	16								16										16	0
NE/061	Brookfields, Redcar Road, Eccleshill	61													30	27.5	3.5			61	0
NE/062	Lynmore Court, Idle																			0	0
NE/063	Brackendale Mills, Thackley																				0
NE/064	Victoria Road, Eccleshill	56				20	30	6												56	0
NE/065	Mitchell Lane, Thackley	154													35	35	35	35	14	154	0
NE/066	Apperley Road, Apperley Bridge																				0
NE/067	Gill Lane, Yeadon																				0
NE/068	Apperley Lane, Apperley Bridge																				0
NE/069	Apperley Road, Apperley Bridge																				0
NE/070	Gain Lane, Thornbury	71								30	30	11								71	0
NE/071	Park Road, Thackley	53.5													30	23	0.5			53.5	0

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NE/072	Lower Fagley Lane, Fagley	208.5													40	40	40	40	29.5	189.5	19
NE/073	Kings Road, Bolton Woods	20				20														20	0
NE/074	Park Road, Thackley	73.5													30	30	13.5			73.5	0
NE/075	Ainsboro Avenue, Thackley																				0
NE/076	Woodlea Close, Yeadon	37													30	7				37	0
NE/077	Stonehall Road, Eccleshill	20.5																		0	
NE/078	Jasper Street, Idle	18			18															18	0
NE/079	Idlethorp Way	26	20	6																26	0
NE/080	Ashton Walk, Idle	12	12																	12	0
NE/081	Rawson Avenue, Thornbury	63			20	20	20	3												63	0
NE/082	Heap Street, Barkerend	55				20	20	15												55	0
NE/083	New Street, Idle	24	20	4																24	0
NE/084	Cross Road, Idle	20			20															20	0
			71	64	289.5	350	256	180.5	716.5	460	291.5	217.5	138	120	406.5	331.5	219	190	140.5	4442	670



Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
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NW/036	Whitburn Way, Allerton	28			10	4	14													28	0
NW/037	Brocklesby Drive	19							19											19	0
NW/038	Allerton Lane	20.5			14				6.5											20.5	0
NW/039	Allerton Lane/Cote Lane	388.5							40	40	40	40	40	40	40	26.5	20	20		386.5	2
NW/040	Merrivale Road, Allerton	42				10	28	4												42	0
NW/041	Allerton Lane/Chevet Mount	52				20	30	2												52	0
NW/042	Allerton Road, Four Lane ends	67.5							30	30	7.5									67.5	0
NW/043	Bull Royd Lane, Allerton	89				20	20	20	29											89	0
NW/044	Hill Top Cottages, Daisy Hill	19.5							19.5											19.5	0
NW/045	Reservoir House, Heights Lane, Daisy Hill	35.5				20	15.5													35.5	0
NW/046	Haworth Road Playing Fields, Heaton	194.5																			
NW/047	St Martins Church, Haworth Road, Heaton	18.5							18.5											18.5	0
NW/048	Thorn Lane, Heaton	175.5				25	25	25	30	29.5	15	15	11							175.5	0
NW/049	Bingley Road/Long Lane, Heaton																				0
NW/050	Leylands Lane, Heaton																				0
NW/051	Ashwell Farm, Heaton	27				20	7													27	0
NW/052	Carlisle Road	43.5							30	13.5										43.5	0
NW/053	City Road/Thornton Road	270																		0	
NW/054	Thornton Rd	51.5							30	21.5										51.5	0
NW/055	Off Manningham Lane, Manningham	34							26.5	7.5										34	0
NW/056	Allerton Road, Girlington	13			13															13	0
NW/057	Manningham Mills, Patent Street, Manningham	75	20	20	20	15														75	0
			20	20	57	210.5	198	84.5	637	445	216.5	137.5	101	80	220	201	160	135.5	108.5	3032	768

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<b>OAKWORTH</b>																					
OA/001	Providence Lane, Providence Farm	43							30	13										43	0
OA/002	Pasture Lane	33.5						29.5	4										33.5	0	
OA/003	Waterwheel Lane	44.5											30	14.5					44.5	0	
OA/004	Hill Top Road	24						24											24	0	
OA/005	Denby Hill/Tim Lane																			0	
OA/006	Moorfield Drive	14				14													14	0	
OA/007	Keighley Road, Sykes Lane	147											35	35	35	35	7		147	0	
OA/008	Keighley Road	5			5														5	0	
OA/009	Vale Mills, Myholme Lane,	30																	0		
			0	0	5	14	0	0	83.5	17	0	0	0	0	65	49.5	35	35	7	311	0
<b>OXENHOPE</b>																					
OX/001	Denholme Road	30.5												28	2.5				30.5	0	
OX/002	Denholme Road	17				17													17	0	
OX/003	Crossfield Road	26												26					26	0	
OX/004	Church Street, Hebden Bridge Road	54																	0		
			0	0	0	17	0	0	0	0	0	0	0	0	54	2.5	0	0	0	73.5	0
<b>QUEENSBURY</b>																					
QB/001	Albert Road	22							22										22	0	
QB/002	Albert Road	47				20	20	7											47	0	
QB/003	Broomfield Street/High Street	124					20	20	30	30	21	3							124	0	
QB/004	Black Dyke Mills, Brighthouse Road	153							35	35	35	35	13						153	0	
QB/005	Roper Lane/Cross Lane	16.5				16.5													16.5	0	
QB/006	Park Lane	113					20	20	30	28.5	14.5								113	0	
QB/007	Brighthouse Road	61																			
QB/008	Deanstone Lane	32.5							29.5	3									32.5	0	
QB/009	Hazelhurst Quarry, Long Lane	135.5					25	25	35	35	15.5								135.5	0	
QB/010	Jackson Hill Road	41							30	11									41	0	
QB/011	Station Road west	69							30	30	9								69	0	
QB/012	Station Road east																			0	
QB/013	Cross Lane/Old Guy Road	75												30	30	15			75	0	
QB/014	Fleet Lane/Old Guy Road,	606												40	40	40	40	40	200	406	
QB/015	Halifax Road																			0	
QB/016	Halifax Road																			0	
QB/017	Roper Lane	25.5												25.5					25.5	0	
QB/018	Sandbeds																			0	
			0	0	0	36.5	85	72	241.5	172.5	95	38	13	0	95.5	70	55	40	40	1054	406





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SE/041	Hammerton Street, Barkerend																				0
SE/042	496 Leeds Road, Barkerend																				0
SE/043	School Street, Dudley Hill	47																			
SE/044	Huddersfield Road, Wyke	191.5											40	40	40	40	22.5		182.5	9	
SE/045	Burnham Avenue, Bierley	55				20	20	13.5	1.5										55	0	
SE/046	Ned Lane, Holmewood	77							30	30	17								77	0	
SE/047	Rooley Avenue, Odsal	174				20	20	20	30	30	30	24							174	0	
SE/048	Albert Terrace - Oakenshaw	16			16														16	0	
SE/049	Wedgewood School - Holmewood	61					20	20	21										61	0	
SE/050	Proctor Street, Holmewood	95.5							30	30	26	9.5							95.5	0	
SE/051	Holme Lane, Holmewood	51.5							30	21.5									51.5	0	
SE/052	Dane Hill Drive, Holmewood	39.5							30	9.5									39.5	0	
SE/053	Mill Lane, Bradford	118.5							30	30	30	23.5	5						118.5	0	
SE/054	Kesteven Road - Holmewood	24.5							24.5										24.5	0	
SE/055	Ned Lane Holmewood	98							30	30	27	11							98	0	
SE/056	WestGate Hill Street	38.5												30	8.5				38.5	0	
SE/057	Westgate Hill Street - Tong	49												30	19				49	0	
SE/058	Paley Road - Bowling	121.5												35	35	31.5	20		121.5	0	
SE/059	Leeds Road	45.5				20	15.5	10											45.5	0	
SE/060	Harper Gate Farm - Tyersal Lane	68.5												30	29.5	9			68.5	0	
SE/061	Westgate Hill Street	25.5				20	5.5												25.5	0	
SE/062	Holme Lane, Holmewood	30.5																			
SE/063	Westgate Hill Street - Tong	18.5				18	0.5												18.5	0	
SE/064	Lower Woodlands Farm - Oakenshaw	174							35	35	35	35	34						174	0	
SE/065	Holme Farm - Holme Lane - Holmewood+	36							30	6									36	0	
SE/066	Wilson Road, Wyke																			0	
SE/067	Land to rear of Frogmoor ave, Oakenshaw	14	14																14	0	
SE/069	Dean Beck Avenue	102.5							30	30	30	12.5							102.5	0	
SE/070	The Knowle, Whitehall Road, Wyke																			0	
SE/071	High Fearnley Road, Wyke	134																			
SE/072	Carr House Gate/High Fearnley Road, Wyke	129							30	30	30	25	14						129	0	
SE/073	Sticker Lane, Parry Lane, Bowling																			0	
SE/074	New Industry mill, Factory Street	82							30	30	22								82	0	
SE/075	Woodside Road, Wyke	21																			
SE/076	New Lane, Laisterdyke	40							30	10									40	0	

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SE/077	Summer Hall Ing, Delf Hill	88.5							30	30	25	3.5							88.5	0	
SE/078	Bierley House Avenue	71	20	20	20	11													71	0	
SE/079	Furnace Road, Oakenshaw	16			16														16	0	
SE/080	Garden Field, Wyke	15				15													15	0	
SE/081	Manchester Road/Runswick Street	20.5							20.5										20.5	0	
SE/082	Coates Terrace/Manchester Road	20				20													20	0	
SE/083	De Lacy Mews/Tong Street	16			16														16	0	
			54	80	137	397.5	307.5	193	938.5	597	439.5	213	70	0	183.5	132	80.5	60	22.5	3906	9

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<b>SHIPLEY</b>																					
SH/001	Dock Lane/Dockfield Road	54					20	20	14											54	0
SH/002	Dockfield Road north	22					20	2												22	0
SH/003	Dockfield Road south	54.5					20	20	14.5											54.5	0
SH/004	Wrose Brow Road, Windhill	53.5							30	23	0.5									53.5	0
SH/005	Wood End Crescent/Leeds Road	73.5				20	20	20	13	0.5										73.5	0
SH/006	Land west of Bradford Beck	129.5												35	35	34	20	5.5		129.5	0
SH/007	Crag Road, Windhill	29							27.5	1.5										29	0
SH/008	Crag Road/East Bradford Beck	274.5												40	40	40	40	28.5		188.5	86
SH/009	Browfoot/Wrose Brow Road	61.5							30	16.5	15									61.5	0
SH/010	Salts Mill Road																			0	0
SH/011	Salts Mill Road/Canalside Shipley	120.5																			
SH/012	Dockfield Road	124												30	30	30	26	8		124	0
SH/013	Riverside Estate																			0	0
SH/014	East Victoria Street	60					20	20	20											60	0
SH/015	Buck Lane	60																		0	
SH/016	Leeds Road/Thackley Old Road	34							26.5	7.5										34	0
SH/017	Lower Holme Mill, Otley Road	107				20	20	20	21.5	15	10.5									107	0
SH/018	Otley Road	118					20	20	35	25	18									118	0
SH/019	Carr Lane	34				20	14													34	0
SH/020	Slenningford Road/Bingley Road																			0	0
SH/021	Dockfield Road	63					20	20	23											63	0
SH/022	Wycliffe Road	43.5							30	13.5										43.5	0
SH/023	Dockfield Road, Shipley																				0
SH/024	Market Hall, Kirkgate, Shipley																				0
SH/025	Junction Bridge, Briggate, Shipley	48																			
SH/026	Glenview Drive, Bankfield Road, Nabwood, Shipley	163.5												35	35	35	35	23.5		163.5	0
SH/027	Bingley Road, Nabwood	121.5							30	30	30	22	9.5							121.5	0
SH/028	Bankfield Farm, Nabwood, Shipley																				0
			0	0	0	60	174	142	315	132.5	74	22	9.5	0	140	140	139	121	65.5	1534.5	86

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<b>SILSDEN</b>																					
SI/001	North Dene Road	43						30	13										43	0	
SI/002	Breakmoor Avenue	23.5				20	3.5												23.5	0	
SI/003	Brownbank Lane	536.5											40	40	40	40	40	40	200	336.5	
SI/004	Bolton Road Brown Bank Lane	223											40	40	40	40	35.5	195.5	27.5		
SI/005	Daisy Hill	118.5				20	20	30	30	18.5									118.5	0	
SI/006	Hainsworth Road	248											40	40	40	40	40	200	48		
SI/007	keighley Road Belton Road	344.5						40	40	40	40	40	40	27.5	20	17		344.5	0		
SI/008	Woodside Road	146											40	40	40	22.5	3.5	146	0		
SI/009	Westerly Crescent, Silsden	46.5						30	16.5									46.5	0		
SI/010	Skipton Old Road	36											30	6				36	0		
SI/011	Skipton Road																	0	0		
SI/012	Sykes Lane	121				20	20	20	30	30	1							121	0		
SI/013	Sykes Lane	95.5											30	30	26	9.5		95.5	0		
SI/014	Hainsworth Street	22	20	2														22	0		
			20	2	0	40	43.5	40	160	129.5	59.5	40	40	40	260	223.5	206	169	119	1592	412
<b>STEETON</b>																					
ST/001	Summerhill Lane	203												40	40	40	40	27	187	16	
ST/002	Aireburn Avenue	29						28	1										29	0	
ST/003	Hollins Bank Lane																			0	
ST/004	Barrows Lane																			0	
ST/005	Longlands - Skipton Road	9			9														9	0	
ST/006	Sycamore Grove Eastburn	57						30	24.5	2.5									57	0	
ST/007	The Croft, Lyon House Farm, Eastburn, BD20 8UY	22.5				19.5	3												22.5	0	
ST/008	Lyon Road	84											30	30	21	3			84	0	
ST/009	Skipton Road/Lyon Road, Eastburn																			0	
ST/010	Main Road Eastburn	163.5							35	35	35	35	23.5						163.5	0	
ST/011	Ings Road	46.5		4										30	12.5				46.5	0	
ST/012	Parkway	206.5					30	30	40	40	40	23	3.5						206.5	0	
			0	4	9	19.5	33	30	133	100.5	77.5	58	27	0	100	82.5	61	43	27	805	16

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			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>BRADFORD SOUTH WEST</b>																					
SW/001	Town End Road, Clayton	57													30	24.5	2.5			57	0
SW/002	Back Fold, Clayton	48							30	18										48	0
SW/003	Bradford Road, Clayton	15							15											15	0
SW/004	Holts Lane, Clayton	32.5							29	3.5										32.5	0
SW/005	Westminster Drive, Clayton	107.5							30	30	30	16	1.5							107.5	0
SW/006	Ferndale, Clayton	56													30	24	2			56	0
SW/007	Brook Lane, Clayton	37													30	7				37	0
SW/008	Baldwin Lane, Clayton																				0
SW/009	Langberries, Baldwin Lane	274.5													40	40	40	40	40	200	74.5
SW/010	Blackberry Way, Clayton	19.5							19.5											19.5	0
SW/011	Thornton View Road	58.5													30	25	3.5			58.5	0
SW/012	Clayton Lane, Clayton	26.5				20	6.5													26.5	0
SW/013	Theakston Mead/Thirsk Grove	37.5							30	7.5										37.5	0
SW/014	Bradford Road, Clayton																				0
SW/015	Clayton Road, Scholemoor	87.5																		0	
SW/016	Hollingwood Lane, Paradise Green, Bradford	201							40	40	40	40	30.5	10.5						201	0
SW/017	Frensham Drive, Great Horton, Bradford	25.5							25.5											25.5	0
SW/018	Highgate Grove, Clayton Heights	26.5							26.5											26.5	0
SW/019	Highgate Grove, Clayton Heights	28.5							27	1.5										28.5	0
SW/020	Back Lane & Sheephill Lane	214.5													40	40	40	40	32	192	22.5
SW/021	Woodlands Road	26							26											26	0
SW/022	Stocks Lane, Old Dolphin, Clayton Heights	26							26											26	0
SW/023	Stocks Lane, Clayton Heights	85							30	30	21.5	3.5								85	0
SW/024	Bellerby Brow, Buttershaw	58			20	20	11.5	6.5												58	0
SW/025	Buttershaw Drive	28					20	8												28	0
SW/026	Reevy Road west, Buttershaw	29							28	1										29	0
SW/027	Bishopdale Holme, Buttershaw	16.5							16.5											16.5	0
SW/028	Braine Croft, Buttershaw	29													28	1				29	0
SW/029	Dirkhill Road	40				20	13.5	6.5												40	0
SW/030	All Saints Road	90																		0	
SW/031	Horton Park Avenue	24			10	14														24	0
SW/032	Horton Park Avenue cricket ground, Horton Park Avenue	63.5							30	21.5	12									63.5	0
SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	297							40	40	40	40	40	32	20	20	20	5		297	0
SW/034	Fenwick Drive, Woodside	276				20	20	20	30	30	30	30	30	30	30	6				276	0



Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
SW/072	Manorley Lane, Woodside	18			18														18	0	
			40	29	127	214	248.5	161.5	1065.5	576.5	403.5	288	202.5	132.5	329.5	199	108	85	72	4282	97



Site Ref	Address	Estimated site yield	DELIVERY ASSUMPTION																	Trajectory Total	Estimated Residual capacity
			Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	Year 6 2014/15	Year 7 2015/16	Year 8 2016/17	Year 9 2017/18	Year 10 2018/19	Year 11 2019/20	Year 12 2020/21	Year 13 2021/22	Year 14 2022/23	Year 15 2023/24	Year 16 2024/25	Year 17 2025/26		
<b>THORNTON</b>																					
TH/001	Thornton Road	67	20	20	20	7														67	0
TH/002	Close Head Lane,	55				20	20	13.5	1.5											55	0
TH/003	Thornton Road	132								35	35	35	27							132	0
TH/004	Sapgate Lane	21				19	2													21	0
TH/005	Cragg Lane	55												30	23.5	1.5				55	0
TH/006	Thornton Road	15							15											15	0
TH/007	Green Lane	62							30	26.5	5.5									62	0
TH/008	Old Road/ School Green	14																			
TH/009	Hill Top Road	40.5												30	10.5					40.5	0
TH/010	Hill Top Road,	55							30	23.5	1.5									55	0
TH/011	Old Road, School Green	72							30	30	12									72	0
TH/012	Dole and Prospect Mills, Thornton Road	75.5							30	25.5	15	5								75.5	0
TH/013	Spring Holes Lane	60.5												30	26	4.5				60.5	0
TH/014	Back Lane	39.5							30	9.5										39.5	0
TH/015	James Street	18	10	8																18	0
			30	28	20	46	22	13.5	201.5	150	69	32	0	0	90	60	6	0	0	768	0
<b>WILSDEN</b>																					
WI/001	Harden Lane/Bents Lane	268.5							40	40	40	40	40	35	20	13.5				268.5	0
WI/002	Crooke Lane	11	11																	11	0
WI/003	Coplowe Lane																				0
WI/004	Shay Lane	41	20	20	1															41	0
WI/005	Crack Lane	128							30	30	30	25	13							128	0
WI/006	Crack Lane	297												40	40	40	40	40	40	200	97
			31	20	1	0	0	0	70	70	70	65	53	35	60	53.5	40	40	40	648.5	97