

AREA: BRADFORD CITY CENTRE

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	50	No of Green Field Sites	0
Total Area (Ha)	29.21	No Of PDL Sites	34
RUDP Phase 1 Housing Sites		Mixed PDL / Green Field	0
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing		Wholly / mainly within flood zone 2	7
Suitable Now	46	Wholly / mainly within flood zone 3a	7
Potentially Suitable (Policy Constraints)	4	Wholly / mainly within flood zone 3b	0
Potentially Suitable (Physical Constraints)		Within / partly within green belt	0
Unsuitable		Within / partly within local wildlife designations	0
		Within partly within local green space designations	0

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	34	15.63	172	1755.5	462	2389.5	6.2%

HEADLINES / MAIN POINTS

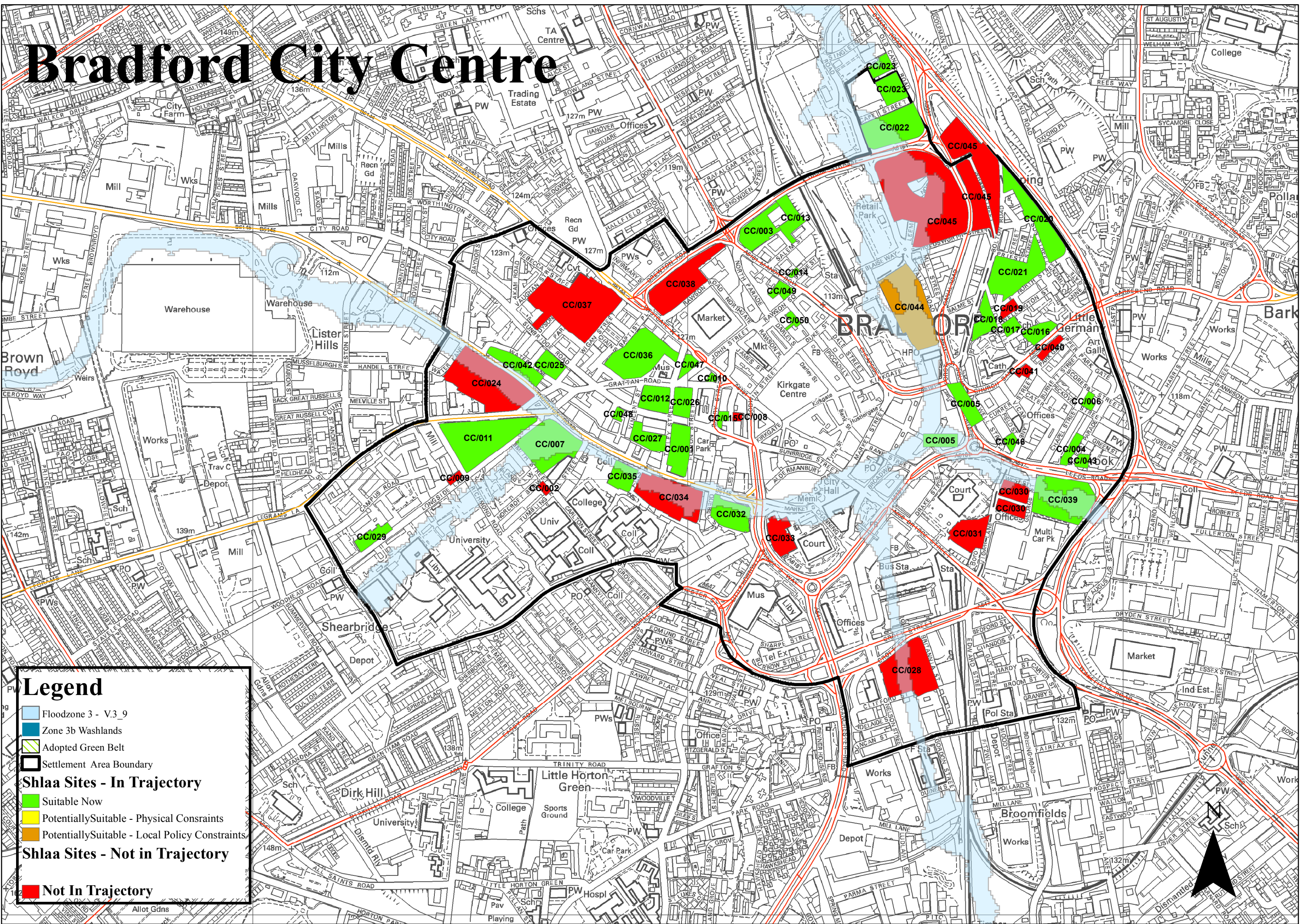
The City Centre has a substantial stock of existing buildings with apartment development potential. There are also a number of sites opportunities which have had permission for development but which have not been delivered as a result of weak market. From a starting point of 50 sites in the SHLAA the trajectory now only contains 34 which are thought to be deliverable or developable. A number of other sites still remain suitable for development, but don't appear in the trajectory because the future progression of these opportunities is currently uncertain and unpredictable at present. The economic climate and the decline of demand in the apartment market in the city centre is not expected to improve until the medium term of the trajectory where the majority of new units are expected to be yielded. This situation however, is wildly unpredictable and could alter to yield more units at a higher density in the earlier period from additional sites and opportunities elsewhere in the city or fewer across the board. The review of the SHLAA will map further changes in the city centre market and track the completion of units in the early period in the coming months.

	‘Deliverable Sites’			‘Developable Sites’								
	SHORT TERM Years 1-6			MEDIUM TERM Years 7-12			LONG TERM Years 13-17			TOTAL		
	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point
City Centre Trajectory Total	172	172	172	1275.5	2235.5	1755.5	92.5	831.5	462	1540	3239	2389.5
Green Field												
Mixed												
PDL	172	172	172	1275.5	2235.5	1755.5	92.5	831.5	462	1540	3239	2389.5
PDL Consolidated*	172	172	172	1275.5	2235.5	1755.5	92.5	831.5	762	1540	3239	2389.5
PDL %	100	100	100	100	100	100	100	100	100	100	100	100
City Centre Residual Supply*										47	123	85
Residual – GF												
Residual – Mixed												
Residual PDL										47	123	85
City Centre Capacity Total										1587	3362	2474.5

	No of Sites	Hectares	Dwellings
Suitable Now	33	14.17	2160.5
Potentially Suitable – Policy Constraints	1	1.46	229
Potentially Suitable – Physical Constraints			
Unsuitable Sites			

		SHORT TERM			MEDIUM TERM			LONG TERM			TOTAL		
		Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point
City Centre Trajectory Total		172	172	172	1275.5	2235.5	1755.5	92.5	831.5	462	1540	3239	2389.5
	Suitable Now	172	172	172	1155.5	2075.5	1615.5	81.5	664.5	373	1409	2912	2160.5
	Potentially Suitable (Policy Constraints)				120	160	140	11	167	89	131	327	229
	Green Belt												
	Other				120	160	140	11	167	89	131	327	229
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
City Centre Residual Supply Total											47	123	85
	Potentially Suitable (Policy Constraints)												
	Green Belt												
	Other												
	Potentially Suitable (Physical Constraints)												
City Centre Capacity Total											1587	3362	2474.5

Bradford City Centre



Legend

- Floodzone 3 - V.3_9
- Zone 3b Washlands
- Adopted Green Belt
- Settlement Area Boundary
- Shlaa Sites - In Trajectory**
- Suitable Now
- Potentially Suitable - Physical Constraints
- Potentially Suitable - Local Policy Constraints
- Shlaa Sites - Not in Trajectory**
- Not In Trajectory