

AREA: BRADFORD NORTH WEST

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	57	No of Green Field Sites	21
Total Area (Ha)	194.42	No Of PDL Sites	16
RUDP Phase 1 Housing Sites	2	Mixed PDL / Green Field	2
RUDP Phase 2 Housing Sites	6	Wholly / mainly within flood zone 1	
Sites with Outline / Full pp for Housing	5	Wholly / mainly within flood zone 2	
Suitable Now	34	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	17	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)	1	Within / partly within green belt	9
Unsuitable	5	Within / partly within local wildlife designations	
		Within partly within local green space designations	3

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
BRADFORD NE	39	121.42	590	1617	825	3032	7.8%

HEADLINES / MAIN POINTS

The north western quadrant of the main Bradford urban area retains a number of undeveloped housing sites in the RUDP together with additional opportunities with planning permission. There are also a good number of site opportunities on land and buildings previously used for other development which could still come forward in the short and medium term as the market improves.

A large amount of land has been put forward for consideration to the west side of the area which is protected in the RUDP as green belt that could be identified to provide longer term development opportunities but this is not without development constraints.

	‘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
Bradford NW Trajectory Total	548	632	590	1414	1820	1617	697	953	825	2659	3405	3032
Green Field	173	194	184	973	1133	1053	697	953	825	1843	2280	2061
Mixed	50	62	56	4	9	7				54	71	63
PDL	325	376	350	437	678	557				762	1054	908
PDL Consolidated*	350	407	378	439	683	561				789	1090	940
PDL %	63.9	64.4	64	31	37.5	35				29.7	32	31
Bradford NW Residual										599	936	768
Residual – GF										599	936	768
Residual – Mixed												
Residual PDL												
Bradford NW Capacity Total										3258	4341	3799.5

	No of Sites	Hectares	Dwellings
Suitable Now	25	26.94	1249
Potentially Suitable – Policy Constraints	13	93.48	1742
Potentially Suitable – Physical Constraints	1	1.00	41
Unsuitable Sites	5	51.84	

		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
Bradford NW Trajectory Total		548	632	590	1414	1820	1617	697	953	825	2659	3405	3032
	Suitable Now	457	533	495	605	903	754				1062	1436	1249
	Potentially Suitable (Policy Constraints)	54	54	54	809	917	863	697	953	825	1560	1924	1742
	Green Belt				451	421	486	604	753	679	1055	1274	1165
	Other	54	54	54	358	396	377	93	200	146	505	650	577
	Potentially Suitable (Physical Constraints)	37	45	41							37	45	41
Residual Supply*													
Bradford NW Residual Supply Total											599	936	768
	Potentially Suitable (Policy Constraints)										599	936	768
	Green Belt										599	931	768
	Other											5	3
	Potentially Suitable (Physical Constraints)												
Bradford NW Capacity Total											3258	4341	3799.5

Bradford North West

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

