

AREA: BRADFORD SOUTH EAST

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	80	No of Green Field Sites	23
Total Area (Ha)	128.77	No Of PDL Sites	38
RUDP Phase 1 Housing Sites	10	Mixed PDL / Green Field	5
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing	8	Wholly / mainly within flood zone 2	
Suitable Now	50	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	23	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)	2	Within / partly within green belt	8
Unsuitable	5	Within / partly within local wildlife designations	
		Within partly within local green space designations	8

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	66	107.11	1169.5	2258	478.5	3906	10.1%

HEADLINES / MAIN POINTS

The south eastern quadrant is probably the most industrial of all the settlements. This aside there is a good supply of sites which are already identified for housing use in the RUDP or which have planning approval.

Other sites assessed in this SHLAA include sites which have existing local policy constraints including Greenbelt or sites with access or other challenges which need to be resolved before they can come forward for new homes. The 2 chemical works in this settlement also pose a major constraint on new homes delivery and may prohibit existing sites from being delivered in the short term given risk factors as advised by the Health and Safety Executive.

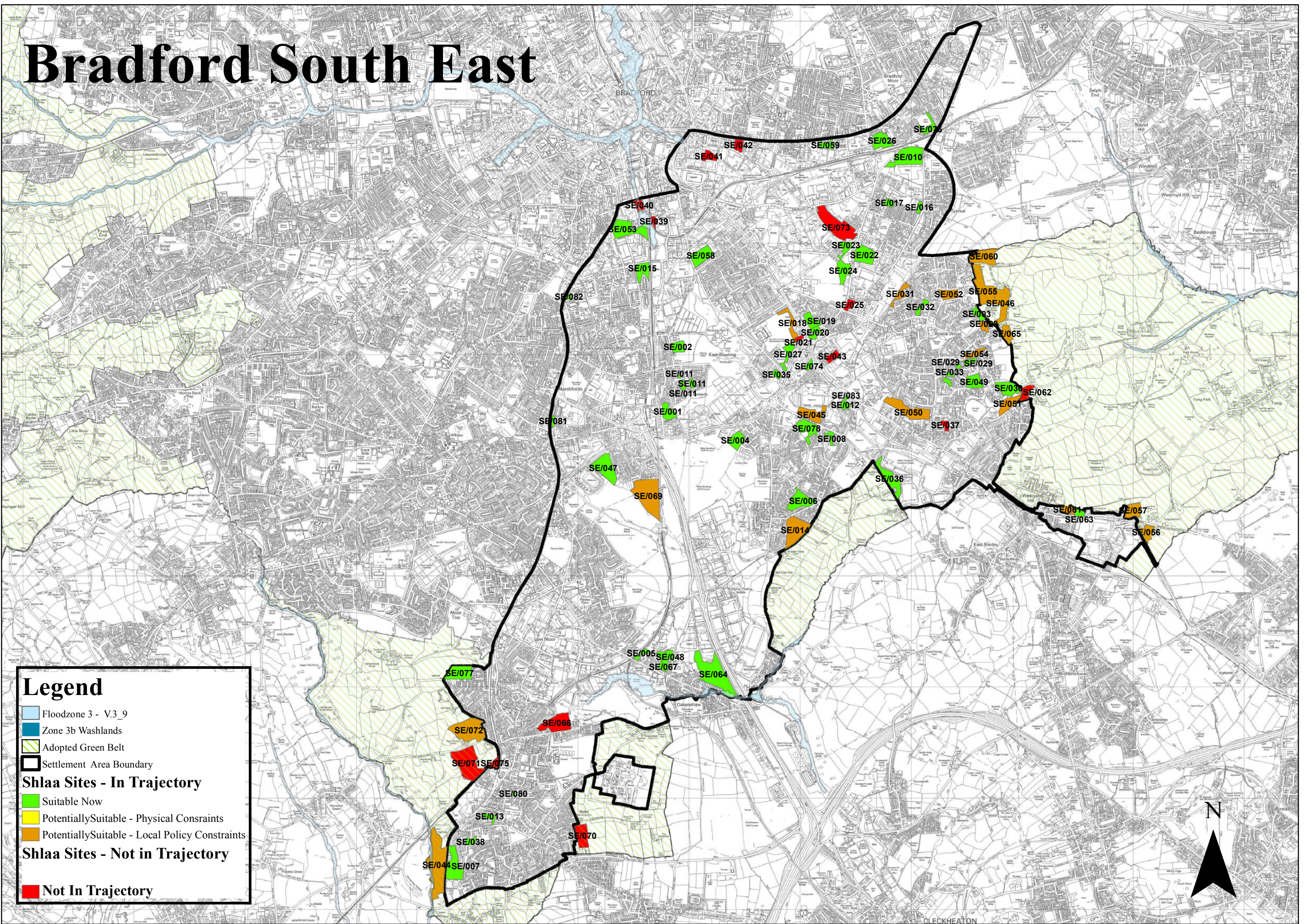
Overall, sites in the settlement are a broad mix of both previously developed land (PDL) and greenfield, with a trajectory average over the 17 year period of 54.5% overall, one of the highest in the District. Further opportunities may also become available from within the urban area which could make further contribution to the settlements brownfield target in the short and medium term.

	‘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 SE Trajectory Total	1092	1247	1169.5	1936	2580	2258	398	559	478.5	3426	4286	3906
Green Field	271	307	289	912	1193	1052.5	299	378	338.5	1482	1878	1680
Mixed	50	64	57	104	136	120	15	21	18.5	170	221	195.5
PDL	771	876	823.5	920	1251	1085.5	83	160	121.5	1774	2287	2030.5
PDL Consolidated*	796	940	852	972	1319	1145.5	91	170.5	130.75	1859	2397.5	2128
PDL %	72.9	75.4	73	50.2	51.1	51	22.9	30.5	27	54.3	54.7	54.5
Bradford SE Residual										0	18	9
Residual – Mixed												
Residual PDL												
Bradford SE Capacity Total										3426	4404	3915

	No of Sites	Hectares	Dwellings
Suitable Now	47	64.46	2731.5
Potentially Suitable – Policy Constraints	19	42.65	1174.5
Potentially Suitable – Physical Constraints	2	5.55	129
Unsuitable Sites	5	7.34	

		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 SE Trajectory Total		1092	12475	1169.5	1936	2580	2258	398	559	478.5	3426	4386	3906
	Suitable Now	1023	1157	1090	1301	1739	1520	83	160	121.5	2407	3056	2731.5
	Potentially Suitable (Policy Constraints)	69	90	79.5	635	841	738	315	399	357	1019	1330	1174.5
	Green Belt				291	388	339.5	299	378	336	590	766	678
	Other	69	90	79.5	346	453	399.5				415	543	479
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Bradford SE Residual Supply Total											0	18	9
	Potentially Suitable (Policy Constraints)										0	18	9
	Green Belt										0	18	9
	Other												
	Potentially Suitable (Physical Constraints)												
Bradford SE Capacity Total											3426	4404	3915

Bradford South East



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

