

AREA: BRADFORD SOUTH 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	71	No of Green Field Sites	32
Total Area (Ha)	153.17	No Of PDL Sites	22
RUDP Phase 1 Housing Sites	8	Mixed PDL / Green Field	5
RUDP Phase 2 Housing Sites	1		
Sites with Outline / Full pp for Housing	11	Wholly / mainly within flood zone 2	
Suitable Now	38	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	31	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)	2	Within / partly within green belt	12
Unsuitable		Within / partly within local wildlife designations	1
		Within partly within local green space designations	5

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	59	132.07	820	2668.5	793.5	4282	11.1%

HEADLINES / MAIN POINTS

59 sites remain in the trajectory from 71 originally assessed, the largest proportion of which are previously developed sites. 12 sites fall within the defined RUDP greenbelt, 5 are wholly or partly protected as greens pace allocations at present.

Bradford South west has a good mix of land types in the short term period to generate around 820 units. These comprise a combination of previously developed sites and sites identified for housing in the RUDP which are still to be developed. A number of these are Greenfield.

Some previously developed sites may also be suitable for residential development and could come forward in the short or medium term of the trajectory subject to local constraints being resolved. These include land and buildings between Cemetery Road and Ingleby Road, Cannon Mills and Royd Hall Lane.

	‘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 SW Trajectory Total	783	857	820	2355	2982	2668.5	649	938	793.5	3787	4777	4282
Green Field	303	351	327	1258	1570	1414	449	588	518.5	2010	2509	2259.5
Mixed	69	85	77	207	253	230	184	200	192	460	538	499
PDL	411	421	416	890	1159	1024.5	16	150	83	1317	1730	1523.5
PDL Consolidated*	445.5	463.5	454.5	993.5	1285.5	1139.5	108	250	179	1547	1999	1773
PDL %	56.9	54.1	55.4	42.2	43.1	42.7	16.6	26.7	22.6	40.9	41.8	41.4
Bradford SW Residual										37	158	97
Residual – Mixed										37	113	75
Residual PDL											45	22
Bradford SW Capacity Total										3824	4935	4379

	No of Sites	Hectares	Dwellings
Suitable Now	31	53.48	2047.5
Potentially Suitable – Policy Constraints	26	75.07	2106
Potentially Suitable – Physical Constraints	2	3.52	129
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
Bradford SW Trajectory Total		783	857	820	2355	2982	2668.5	649	938	793.5	3787	4777	4282
	Suitable Now	650	716	683	1087	1404	1245.5	52	186	119	1789	2306	2047.5
	Potentially Suitable (Policy Constraints)	133	141	137	1152	1436	1294	597	752	675	1882	2329	2106
	Green Belt				222	295	258.5	483	532	508	705	827	766
	Other	133	141	137	930	1141	1035.5	115	220	167.5	1177	1502	1304.5
	Potentially Suitable (Physical Constraints)				116	142	129				116	142	129
Residual Supply*													
Bradford SW Residual Supply Total											37	158	97
	Potentially Suitable (Policy Constraints)										37	158	97
	Green Belt										34	158	96
	Other										3		1
	Potentially Suitable (Physical Constraints)												
Bradford SW Capacity Total											3824	4935	4379

Bradford South West

