

BINGLEY

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	Year 1 -	Year 2 -	Year 3 -	Year 4 -	Year 5 -	Year 6 -	Year 7 -	Year 8 -	Year 9 -	Year 10 -	Year 11 -	Year 12 -	Year 13 -	Year 14 -	Year 15 -	Year 16 -	Year 17 -	Year 18 -	Trajectory Total	Estimated Residual capacity	1 - 5 short	6-10 medium	11-18 long	Suitable	Available	Achievable	Site Summary	
							2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29			1-5 short	6-10 medium	11-18 long					
BI/006	Keighley Road	1.46	Playing fields	Urban Capacity	Previously Developed Land	46								30	16										46			46			Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Land around Rhysworth Hall comprising residential curtilage and land formerly occupied by Youth club which is now demolished. Part of the site has a playing fields allocation in the RUDP but is not being maintained as such. The site was identified as underused land by survey and could come forward for development subject to a satisfactory access being created.
BI/007	Micklethwaite Lane (Airedale Mills), Crossflatts	0.76	Housing site	Call for Sites	Greenfield	24				20	4														24		24		0	Suitable Now	Yes	Deliverable	Sloping field running down to canal, identified as part of larger Sty Lane development site in RUDP. The adjacent mill has been converted to residential and an application was pending at base date for 27 houses, with preliminary site work undertaken. Trajectory will be adjusted at next review	
BI/008	Sty Lane	16.89	Housing site	Housing Land Register	Greenfield	443.5				30	30	40	40	40	40	40	40	40	40	20	20	20	3.5		443.5		60	200	183.5	Suitable Now	Yes	Deliverable	Open sloping fields and single detached house and barn in large grounds which slope toward the Leeds Liverpool canal. Site contains a number of established hedgrows and water birds graze along the canal side. An appeal decision for a development of 420-440 units was pending at base date. Further legal representations are also ongoing which relate to the access to the site across a swing bridge. Tree preservation orders protect some trees on the northern edge of the site	
BI/009	Greenhill Drive, Micklethwaite	1.58	Green Belt	Call for Sites	Greenfield	50								30	20										50			50			Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly sloping site backed by trees. Access is available from Thornfield but is narrow. Micklethwaite is an infill village washed over by Green Belt but the site is on the edge of the settlement. A single tree is protected by a preservation order
BI/010	Sleningford Road, Crossflatts	3.64	Urban greenspace	Call for Sites	Greenfield	0																			0			0			Potentially Suitable - Local Policy Constraints	Yes	Not Achievable	Steeply sloping and undulating fields adjacent to the 5 rise locks and the bypass. The site lies adjacent to a wildlife area. The owner indicates a part of the site to be developable, but information is limited and such low development would not meet the requirements of the study.
BI/011	Greenhill Barn, Lady Lane	0.79	Green Belt	Call for Sites	Greenfield	25						25													25			25		0	Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping site predominantly covered in semi and mature trees, many of them conifers. The owner since the last SHLAA has confirmed a higher level of development and consequently units have now been included in the trajectory

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							Year 1 - 2011/12	Year 2 - 2012/13	Year 3 - 2013/14	Year 4 - 2014/15	Year 5 - 2015/16	Year 6 - 2016/17	Year 7 - 2017/18	Year 8 - 2018/19	Year 9 - 2019/20	Year 10 - 2020/21	Year 11 - 2021/22	Year 12 - 2022/23	Year 13 - 2023/24	Year 14 - 2024/25	Year 15 - 2025/26	Year 16 - 2026/27	Year 17 - 2027/28	Year 18 - 2028/29									
BI/012	Lady Lane, Bingley	0.63		Housing Land Register	Previously Developed Land	11			5	6															11	11		Suitable Now	Yes	Deliverable	Cleared site with permission for 11 units. Site work has started on private garages, foundations and access has been created into the site.		
BI/013	Heights Lane (west side) Eldwick	1.19	Green Belt	Call for Sites	Greenfield	37.5						30	7.5												37.5		37.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field backing onto woods with access from Heights Lane. The land adjoins woodland and the edge of the urban area.	
BI/014	Heights Lane (west side) Eldwick	0.91	Green Belt	Call for Sites	Greenfield	0.0																						Unsuitable			Level fields to west side of Heights Lane, not attached to the urban area. Access is from Heights Lane which becomes increasing narrow as it leaves Eldwick		
BI/015	Otley Road, Eldwick	0.63	Green Belt	Call for Sites	Greenfield	0																						Unsuitable			Sloping field in front of attractive rural buildings. The site is isolated from the edge of the urban area and not considered to be suitable.		
BI/016	Spring Lane, Salthouse Road Eldwick	0.23	Green Belt	Call for Sites	Greenfield	8						8													8		8		Potentially Suitable - Local Policy Constraints	Yes	Developable	Land flanked by existing homes in the green belt. The site was too small for full consideration in the last SHLAA but now meets the size threshold.	
BI/017	Spring Lane, Eldwick	5.78	Green Belt	Call for Sites	Greenfield	151.5									35	35	35	35	11.5						151.5		151.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Steeply sloping and partly wooded site with trees protected by preservation orders adjacent to the urban area. Site was unsuitable in first SHLAA, but the flood zone constraint has now been substantially reduced. The access and topography of the site however make it a longer term site.	
BI/018	Sheriff Lane, Eldwick	10.59	Green Belt	Call for Sites	Greenfield	278									40	40	40	40	40	39	20	19		278		278		Potentially Suitable - Local Policy Constraints	Yes	Developable	Land to east side of Sheriff Lane and south of residential area. The site is open and visible from moor beyond with open views out. Access is unadopted and narrow and may require 3rd party cooperation to deliver the site		
BI/019	Sheriff Lane, Eldwick	2.45	Green Belt	Call for Sites	Greenfield	64									30	27.5	6.5							64		64		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level fields and areas of mature trees including existing house and garden. Current access is via an unmade road and may require the cooperation of a number of third parties to deliver development		
BI/020	Gilstead Lane	7.52	Green Belt	Call for Sites	Greenfield	197.5									40	40	40	40	24.5	13				197.5		197.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Farm buildings surrounded by farm land. The southern 2/3rds of the site slopes steeply toward Sparable Lane, beck and woodland to the east and is marshy to the southern extent. This part of the site will be very difficult to develop making it a longer term proposition		
BI/021	Gilstead Water works, Warren Lane, Eldwick	4.55		Call for Sites	Previously Developed Land	119.5									30	30	30	21	8.5					119.5		119.5		Suitable Now	Yes	Developable	Site currently in use as water treatment beds. The owner indicates that the site will be available in the longer term when the facility is no longer required		

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BI/029	Keighley Road, Crossflatts	0.08		Housing Land Register	Previously Developed Land	6				6															6		6			Suitable Now	Yes	Deliverable	Cleared site with lapsed permission for 12 units. The site could still accommodate around 6 homes and the owner is understood to be preparing a proposal for the site
BI/030	Whitley Street	0.38	Mixed use area	Housing Land Register	Previously Developed Land	34	20	14																	34		34			Suitable Now	Yes	Deliverable	Site under construction for 34 dwellings by Skipton properties. Site formerly part of B1/003 but subdivided for this study. Site approaching completion
BI/031	Mornington Road/Fernclyffe Road, Bingley	0.13		Housing Land Register	Greenfield	10			10																10		10			Suitable Now	Yes	Deliverable	Grassed sloping site on the junction of 2 roads. The site has outline planning permission for 10 flats and recently was sold at auction
BI/032	Micklethwaite Lane, Crossflatts	0.31		Other	Previously Developed Land	14.5				14.5															14.5		14.5			Suitable Now	Yes	Deliverable	Site of former primary school. Permission granted after the base date. Development now under construction
BI/033	Gilstead Lane, Gilstead	0.28		Housing Land Register	Previously Developed Land	2	2																		2		2			Suitable Now	Yes	Deliverable	Garden land with permission for 2 in the grounds. Site had been cleared at the survey
BI/034	Park Road	0.25		Housing Land Register	Previously Developed Land	4	4																		4		4			Suitable Now	Yes	Deliverable	Conversion of offices and garage to residential use. Work ongoing for 4 units approaching completion
BI/035	Lady Lane	0.32		Housing Land Register	Previously Developed Land	3	3																		3		3			Suitable Now	Yes	Deliverable	former house and garden with permission for 3 units. Nearing completion
BI/036	Dowley Gap Lane	3.01	Green Belt	Call for Sites	Greenfield	79								30	30	19									79		79			Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field in use for grazing adjacent to the canal and 2 rise locks. Trees along the site boundaries. Site lies close to the Dowley Gap sewage works and this could act as a constraint through smells and flies
BI/037	Dowley Gap Lane	0.47	Green Belt	Call for Sites	Greenfield	15								15											15		15			Potentially Suitable - Local Policy Constraints	Yes	Developable	Garden/former allotment to rear of pub car park and adjacent to canal tow path. Access constraint and with possible adverse effect of flies and smells from adjacent sewage treatment works
BI/038	Marley Court	0.30		Other	Previously Developed Land	13.5				13.5															13.5		13.5			Suitable Now	Yes	Deliverable	Level site of former flats alongside canal towpath. Application pending for redevelopment after base date
BI/039	Former Bingley Auction Mart, Keighley Road	2.36	Employment site	Other	Previously Developed Land	81						30	30	21											81		81			Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Former land and buildings used for cattle market between main road and railway line. Part of the site falls in a flood risk area and although the site could accommodate a higher density it has been reduced to note this constraint. The site was put forward by the local community and the owners intentions are not presently known, although the site is currently protected as an employment site in the RUDP. Retail use has been refused on a number of occasions and there is no known interest in the site for employment use at present

