

BRADFORD CITY CENTRE

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									
CC/001	Fulton Street/Tetley Street/ Sunbridge Road and Thornton Road	0.51		Housing Land Register	Previously Developed Land	80.5						30	23	15	12.5										80.5			80.5		Suitable Now	Uncertain	Developable	Planning Permission granted for demolition of buildings bounded by Fulton Street, Thornton Road, Tetley Street and Sunbridge Road. Owners present intentions aside of demolition are unclear
CC/003	Hamm Strasse/ Grammar School Street.	0.51		Housing Land Register	Previously Developed Land	34.5						26.5	8												34.5			34.5		Suitable Now	Uncertain	Developable	Unsurfaced site formerly with permission for apartments which has now expired. Part of the site now has approval for a hotel, but the owners full intentions for the site remain unclear. Units remain in the trajectory at lower density
CC/004	Leeds Rd/East Parade Junction, Little Germany.	0.16		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Rectangular Corner Plot at Prominent Location-next to Gatehaus. Currently most part of the site is being used as a makeshift car park by neighbouring offices. Planning permission has now expired and the site is too small to be included in the SHLAA but could come back with a new permission
CC/005	Broadway	0.58		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Unavailable	Not Achievable	Fenced construction site. Preliminary site work has been completed. The Developer Westfield has put the construction on hold until further notice. New permission in place that does not include residential. Site will be deleted from the SHLAA
CC/006	Peckover Street/Chapel Street, Little Germany.	0.08		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Surfaced car park. Planning permission for seven storey residential block, cafe and parking has now expired. Owner intentions are unknown. Site is too small to be included in the SHLAA
CC/007	Beehive Mills, Thornton Road	1.07		Housing Land Register	Previously Developed Land	168.5						35	35	35	23	20	20	0.5							168.5			148	20.5	Suitable Now	Uncertain	Developable	Site which had permission for mixed use development comprising of residential apartments and mixed commercial uses, car parking and associated access arrangements. The site is fenced construction but work stopped in early 2009 and the permission has now expired
CC/008	29 Sackville Street	0.04		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Boarded up 2 storey building and adjacent unsurfaced car parking area. Planning permission for 19 units expired and the site is too small to be included in the SHLAA and thus will be deleted
CC/009	141 Richmond Road	0.06		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Poorly maintained, part-surfaced corner plot. Currently not in any use. Planning permission has now expired and owners intentions for the site are unknown. Site too small to be included in the study and will be deleted
CC/010	Westgate/Grattan Road	0.04		Housing Land Register	Previously Developed Land	25		20	5																25		25			Suitable Now	Yes	Deliverable	Unsurfaced car park. planning permission has been renewed for 25 apartments. No progress at survey but site appears in the trajectory from year 2. This will be monitored at next update

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CC/011	Listerhills Road/Longside Lane and Richmond Road.	1.42		Housing Land Register	Previously Developed Land	0																			0				Suitable Now	Yes	Not Achievable	Large, triangular shaped area currently occupied by a number of large to small stone-built industrial and commercial buildings surrounded by unsurfaced car parks, vacant land etc. Mixed use reserved matters approved which includes 58 student flats. This development is expected to be implemented but no units are included in the trajectory as they are not open market properties	
CC/012	National House/Woolston House, Sunbridge Road.	0.38		Housing Land Register	Previously Developed Land	172.5	114	30		19.5	9														172.5		172.5		Suitable Now	Yes	Developable	Land and buildings with redevelopment permission for numerous apartments as conversion and new build. Conversion permissions all appear complete. A new build development had permission at base date for a further 30 apartments and a permission for hotel	
CC/013	Salem Street	0.32		Housing Land Register	Previously Developed Land	12		12																	12		12		Suitable Now	Yes	Deliverable	Site with planning permission for 99 apartments in 3 blocks. Construction ongoing on part of the site fronting Hall Gate (Block A) but most of the site remains with an outline permission for hotel and car park. Only 12 units are expected to be completed	
CC/014	28 Manor Row	0.03		Housing Land Register	Previously Developed Land	5.5					5.5														5.5		5.5		Suitable Now	Yes	Deliverable	Corner Plot. Currently occupied by 1-2 storey stone built building and small area for car parking at the rear. The landowner is understood to be seeking approval for an alternative residential scheme	
CC/015	Barry Street/Sackville Street.	0.07		Housing Land Register	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	Disused building, public house and unsurfaced land being used as makeshift car park. Renewal of planning permission for 49 apartments was refused in 2010 and the site now has permission for change of use to nightclub	
CC/016	Fairfax House, Barkerend Road.	0.24		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	Incidental open space to high rise tower blocks in joint ownership. Owners intentions presently unknown but not considered to be viable site	
CC/017	St Mary's School, Stott Hill.	0.12		Housing Land Register	Previously Developed Land	0																			0				Suitable Now			Completed apartment conversion. Site will be deleted	
CC/018	Stott Hill West/Bolton Road Junction.	0.30		Urban Capacity	Previously Developed Land	52.5						30	15	7.5											52.5			52.5	Suitable Now	Uncertain	Developable	Vacant site. Part used as sealed pay and display car park. The owners intentions on the vacant site are unknown	
CC/019	Stott Hill East	0.11		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Unavailable	Not Achievable	Fly tipped vacant land. Part of the site is being used as car park. The owners state the site is not available for residential development and that they have no intention on seeking approval	
CC/020	Sun street	0.78		Urban Capacity	Greenfield	52.5								30	18	4.5									52.5			52.5	Suitable Now	Yes	Developable	Linear, sloping grassy bank with some trees alongside the A650. The site is available but the owners do not have any short term plans to develop	

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CC/021	Pine Street	0.94		Urban Capacity	Previously Developed Land	63.5					20	26.5	17												63.5		20	43.5		Suitable Now	Yes	Deliverable	Sloping terraced site currently used for pay and display car parking and on street parking on old cobbled streets. The site is understood to be being looked at for residential use by the landowner
CC/022	Midland Mills, Cape Street	0.95		Housing Land Register	Previously Developed Land	304			30	30	30	40	40	40	40	40	14								304		90	200	14	Suitable Now	Yes	Deliverable	Stone built mill buildings with planning permission for 304 units in new build and converted buildings. It is expected that this development will begin shortly
CC/023	Conditioning House, Old Canal Road	0.52		Urban Capacity	Previously Developed Land	82						30	23.5	15	13.5										82			82		Suitable Now	Yes	Developable	Disused 4 storey building which is grade 2 listed. The building is on the market.
CC/024	Thornton Road Car Park/ Water Lane	1.66		Urban Capacity	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Unsurfaced level car park and adjacent car wash with access from Thornton road. Being former gas work site the car park has potential land contamination risk and is not presently considered to be appropriate for residential use
CC/025	179 Sunbridge Road	0.27		Urban Capacity	Previously Developed Land	176			30	30	30	40	40	6											176		90	86		Suitable Now	Yes	Deliverable	5 storey stone-built mill buildings which is only partly in use. 2 permissions exist to convert the buildings to 176 units in all
CC/026	122 Sunbridge Road	0.27		Call for Sites	Previously Developed Land	47.5						28.5	15	4											47.5			47.5		Suitable Now	Uncertain	Developable	Cleared vacant site. The pub is still in use at the corner of the site. Owner intentions are not presently known
CC/027	Providence Mill, Thornton Road	0.33		Housing Land Register	Previously Developed Land	33.5						24.5	9												33.5			33.5		Suitable Now	Uncertain	Developable	Cleared site following mill fire. The previous permission is now null and void as it was for conversion. A new planning approval for new build will be required to bring this site forward for new homes
CC/028	Wetherby Engineering, Croft Street.	1.20		Urban Capacity	Previously Developed Land	0																			0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Industrial buildings and unsurfaced car park. Buildings appear to be in use and the car park is used by permit holders on weekdays. The site is also affected by flood risk and good design will be required. This aside the owners intentions are unknown and the site is not presently considered to be available at present, although circumstances could change
CC/029	Longside Lane	0.24		Urban Capacity	Previously Developed Land	42								27	15										42			42		Suitable Now	7 to 12 Years	Developable	7 storey student block of 220 bedspaces has been completed on part of the identified site. The remaining space is green and doesn't appear to be in any use but has good potential for student or open market flats
CC/030	Broadacre House	0.44		Urban Capacity	Previously Developed Land	0																			0					Suitable Now	Unavailable	Not Achievable	2 Office buildings at either side of Great Cross Street. Part of one building has now been converted to a hotel, another has office permission. The remaining site offers good potential for remaining as an office and is not considered viable for retention in the SHLAA
CC/031	Vicar Lane car park	0.51		Urban Capacity	Previously Developed Land	0																			0					Suitable Now	Unavailable	Not Achievable	Pay and display unsurfaced car park. The site is the preferred location for a replacement magistrates court subject to funding and is not location attractive for residential use at present

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CC/032	Odeon Cinema	0.52		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	The site is unlikely to include residential and thus no units appear in the trajectory	
CC/033	Former Police Station, Princes Way	0.40		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	Public space and remaining part of former police station being retained for magistrates use. The site is unlikely to have future residential use and will be removed from the SHLAA	
CC/034	Sunwin Motors site, Thornton Road.	1.08		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Unavailable	Not Achievable	Large site bordering the university/college campuses and occupied by Petrol Station, Garage, Car Showroom. The site was identified as a potential location for residential use but is unlikely at present to be available for residential redevelopment in the	
CC/035	Westbrook Street, Thornton Road	0.32		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Unavailable	Not Achievable	5 storey education buildings in reasonable condition in use by University. The site is not currently available and will be deleted from the SHLAA	
CC/036	Chain Street redevelopment, Westgate	1.06		Urban Capacity	Previously Developed Land	43.5				20	19.5	4													43.5		39.5	4		Suitable Now	Yes	Deliverable	Buildings in the process of being redeveloped for family homes from bedsits and buildings to be demolished for new residential development. The trajectory includes forecasted yield as the site will be developed in phases and will be updated at the next review
CC/037	Goitside Urban Village, off Grattan Road	1.19		Housing Land Register	Previously Developed Land	131						35	35	34.5	20	6.5									131			131		Suitable Now	Uncertain	Developable	A large site comprising land and buildings intersected by roads comprising permanent car park, boarded up pub and cleared land. A small part of the site had planning permission at the base date for 24 apartments, the site has potential to deliver many more homes similar to the scheme on CC/036
CC/038	Market Urban Village, Rawson Road.	1.05		Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	Large rectangular site along Drewton Road occupied by various buildings (including an old victorian church building), some vacant and in poor state of repair. There is also a council owned pay and display car parking and vacant market area. The site was identified as being a suitable location for residential use, but is considered to be more likely to be appropriate for other uses.	
CC/039	Former Yorkshire Water Depot, Leeds Road/A650	1.22		Housing Land Register	Previously Developed Land	400			30	30	30	40	40	40	40	40	40	40	30						400		90	200	110	Suitable Now	Yes	Deliverable	Buildings partially being used. Surfaced car park. Thick vegetation cover bordering the site along north and eastern boundary. Outline planning permission was approved in 2010 for mixed use that will include 400 flats.
CC/040	Land bounded Parkgate/Upper Parkgate/Peckover St/Barkerend Road	0.12		Other	Previously Developed Land	0																			0				Suitable Now	Uncertain	Not Achievable	Level and surfaced, secured car park. Good access from Barkerend Road. Site is too small to be included in the SHLAA and will be deleted	
CC/041	Currer Street car park	0.08		Other	Previously Developed Land	0																			0				Suitable Now	Unavailable	Not Achievable	Surfaced car park. The owner has no intention of seeking planning approval for development and wishes to retain the site for parking. The site is too small to be retained in the shlaa	

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CC/042	Thornton Road north	0.40		Other	Previously Developed Land	63				30	18	15													63		48	15	0	Suitable Now	Yes	Deliverable	level land adjacent to Thornton Road. The site is partially in use for storage of portakabins and car wash but is underused. It is understood that the owner intends seeking residential planning approval in the future as the market improves
CC/043	Gatehaus West-Leeds Road	0.09		Call for Sites	Previously Developed Land	0																			0					Suitable Now	Uncertain	Developable	Vacant hard surfaced land, adjacent to the Gatehaus tower. The site is too small to be included in the shlaa and will be deleted
CC/044	Forster Court, Bradford	1.46		Call for Sites	Previously Developed Land	229						35	35	35	35	25.5	20	20	20	3.5					229			165.5	63.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Royal Mail sorting office located next to the proposed Broadway shopping centre. The site was put forward for consideration by the landowner and could come forward when current use ceases
CC/045A	Wharf Street/Canal Road	0.41		Other	Previously Developed Land	64.5						30	18.5	15	1										64.5			64.5		Suitable Now	Uncertain	Developable	Cleared site fronting Canal Road. The site was formerly part of the larger Canal basin proposal
CC/045B	North Brook Street/Leeming Street	0.83		Other	Previously Developed Land	131						35	35	27.5	20	13.5									131			131		Suitable Now	Uncertain	Developable	Level cleared land. Formerly part of a larger site of the Canal basin proposal
CC/045C	Canal Road/North Brook Street	0.35		Call for Sites	Previously Developed Land	61.5						30	17.5	14											61.5			61.5		Suitable Now	Yes	Developable	Vacant former garage and curtilage. The site was part of a larger site in SHLAA 1, formerly the Canal basin proposal
CC/045D	North Holme Street/Leeming Street/Valley Road	0.27		Other	Previously Developed Land	47.5						28.5	15	4											47.5			47.5		Suitable Now	Uncertain	Developable	Cleared site opposite retail park. Formerly part of a larger site for canal basin proposal
CC/046	Well Street/Burnett Street	0.08		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Victorian building on corner of Well Street and Burnett Street. Permission has now lapsed for conversion to residential and the site is too small to remain in the SHLAA
CC/047	Highpoint, New John Street	0.13		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Uncertain	Not Achievable	Multi storey concrete building currently for sale. Permission for conversion to 89 units has now expired. The site is too small to be included in the shlaa and will be deleted
CC/048	149-151 Sunbridge Road	0.06		Housing Land Register	Previously Developed Land	7		7																	7		7			Suitable Now	Yes	Deliverable	Vacant buildings with permission for conversion to 7 apartments at base date
CC/049	York House, Manor Row	0.14		Housing Land Register	Previously Developed Land	38	20	18																	38		38			Suitable Now	Yes	Deliverable	Former Crown Court with development underway. Site at last survey appeared to be well advanced
CC/050	31-35 Piccadilly	0.07		Housing Land Register	Previously Developed Land	68		20	20	20	8														68		68			Suitable Now	Yes	Deliverable	Underused building with planning permission at base date for 68 apartments with renewal pending.
NEW SITES TO THIS SHLAA																																	
CC/055	108 Thornton Road	0.08		Housing Land Register	Previously Developed Land	28		20	8																28		28			Suitable Now	Yes	Deliverable	Partly developed site with permission for 28 apartments. Work has stopped temporarily whilst amendments are sought to the permission
CC/063	Mill Street/15-17 Canal Road	0.12		Housing Land Register	Previously Developed Land	73		20	20	20	13														73		73			Suitable Now	Yes	Deliverable	4 storey mill building with planning permission for conversion and extension to form 73 apartments. Work to the building has started
CC/064	Water Lane/Paradise Street	0.03		Housing Land Register	Previously Developed Land	15	15																		15		15			Suitable Now	Yes	Deliverable	Work appears largely complete
TOTALS		25.70					149	147	143	199.5	183	563.5	421.5	349.5	238	150	94	60.5	50	3.5	0	0	0	0	2752		821.5	1722.5	208				