

BRADFORD SOUTH EAST

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 to 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									
SE/001	Highbridge Terrace West Bowling	1.32	Housing site	Housing Land Register	Previously Developed Land	54				20	20	14													54		40	14		Suitable Now	Yes	Deliverable	Open area of land which slopes southward. The site was identified as a housing site in the RUDP
SE/002	Avenue Road West Bowling	1.03	Housing site	Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Unavailable	Not Achievable	Former primary school Building and Playing Fields used currently as pupil referral units. No units currently appear in the trajectory
SE/003	Copgrove Road, Holmewood	0.83	Housing site	Housing Land Register	Previously Developed Land	26				20	6														26		26			Suitable Now	Yes	Deliverable	Vacant, uneven site partly covered by trees. This site was allocated as a housing site in the RUDP. The site boundary has been adjusted to take in unused land to south east
SE/004	Hopefield Way off Rooley Lane	1.52	Housing site	Housing Land Register	Greenfield	99	20	20	20	20	19														99		99			Suitable Now	Yes	Deliverable	Site with full planning permission for 99 and under construction. At a recent site visit the development was progressing well
SE/005	Cleckheaton Road	0.51	Housing site	Housing Land Register	Previously Developed Land	16				16															16		16			Suitable Now	Yes	Deliverable	Land and vacant building between railway line and existing housing. Access could be taken from neighbouring development
SE/006	Dunsford Avenue Bierley	2.64	Housing site	Housing Land Register	Greenfield	51		20	20	11															51		51			Suitable Now	Yes	Deliverable	Site with planning permission for 109 units. 58 completed. Limited progress has been made recently and an area is now fenced with all contractors having moved off the site. The site could restart at any time
SE/007	Shirley Manor, Huddersfield Road, Wyke	4.61	Housing site	Housing Land Register	Previously Developed Land	121				20	20	30	30	17	4										121		40	81		Suitable Now	Yes	Deliverable	Enlarged site with application pending at base date for 98 homes. The proposed development preserves most trees with development in pockets between. The trajectory shows forecasted yield this will be updated at the next review
SE/008	Burnham Avenue Bierley	0.55	Housing site	Housing Land Register	Greenfield	17.5				17.5															17.5		17.5			Suitable Now	Yes	Deliverable	Level green areas between homes suitable for infill development. Horses grazing at present.
SE/010	New Lane Laisterdyke	3.88	Housing site	Housing Land Register	Previously Developed Land	162	20	30	30	30	30	22													162		140	22		Suitable Now	Yes	Deliverable	Site under construction with planning permission for 178 units by Miller Homes. 2011 survey recorded 16 completed units. Development now well advanced
SE/011	Springwood Gardens West Bowling	0.73		Housing Land Register	Previously Developed Land	19	19																		19		19			Suitable Now	Yes	Deliverable	Open areas with planning permission for 34 units. At the last survey 15 units had been completed
SE/012	Railway Street	0.45		Housing Land Register	Previously Developed Land	22						22													22			22		Suitable Now	Uncertain	Developable	Cleared enclosed sloping site. Planning permission has now expired. The owners intentions are unknown
SE/013	Railway Street	0.51		Housing Land Register	Greenfield	21						21													21			21		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Flat overgrown area to the rear of houses, comprising multiple garden areas. Permission has now expired and forecasted yield appears in the trajectory

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SE/014	Spenn View Lane/Shetcliffe Lane, Bierley	1.93	Safeguarded land	Call for Sites	Greenfield	61						30	26	5											61			61		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open slightly sloping pasture adjacent to former railway line to the south east
SE/015	Upper Castle Street West Bowling	1.52	Housing site	Housing Land Register	Previously Developed Land	66			18			30	18												66		18	48		Suitable Now	Yes	Deliverable	Vacant Site - Overgrown in places. Outline planning approval for 18 houses on part of the site was renewed in 2010. The rest of the site has further capacity for around 48
SE/016	Dick Lane - Cutler Heights	0.39	Mixed use area	Housing Land Register	Previously Developed Land	11			11																11		11		Suitable Now	Yes	Deliverable	Cleared land either side of access road leading to new development with outline planning permission for 11 detached houses	
SE/017	William Street, Laisterdyke	0.53	Mixed use area	Housing Land Register	Previously Developed Land	28	20	8																	28		28		Suitable Now	Yes	Deliverable	Former school site now cleared and under construction for 28 homes. Rapidly nearing completion. The site will be removed from the next update	
SE/018	Land off Wakefield Road Dudley Hill	0.82	Mixed use area	Urban Capacity	Mixture	26						26													26			26		Potentially Suitable - Local Policy Constraints	Yes	Developable	L shaped site with a variety of surfaces including grasses, trees, disused allotments and garages. The RUDP classifies some of the site as playing fields but this area is fenced off from the adjoining school playing fields.
SE/019	Longfield Drive, Dudley Hill	1.16	Mixed use area	Urban Capacity	Previously Developed Land	27	27																		27		27		Suitable Now	Yes	Deliverable	Site with planning permission for 45 homes under construction and nearing completion at 2011 survey with 18 complete and 27 started. Site visit April 2012 noted the site was complete	
SE/020	Heshbon Street, Sticker Lane	0.88	Mixed use area	Urban Capacity	Mixture	36.5				20	16.5														36.5		36.5		Suitable Now	Yes	Deliverable	Unused slightly sloping land and derelict public house adjacent to newly completed residential development and more mature housing	
SE/021	Munster Street Dudley Hill	0.28		Urban Capacity	Greenfield	10				10															10		10		Suitable Now	Yes	Deliverable	Grassed unused area between terraced properties. The site now meets the new size threshold	
SE/022	Sticker Lane	2.39	Mixed use area	Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Unavailable	Developable	Industrial shed and greenspace fronting Sticker Lane. The building is in active use and consequently no units appear in the trajectory at the moment. A decision regarding the inclusion of the site in the next update will be made at the next review	
SE/023	Parry Lane	0.94	Mixed use area	Housing Land Register	Greenfield	43.5			14			27.5	2												43.5		14	29.5		Suitable Now	Yes	Deliverable	Sloping grassed area at a lower level than the businesses on Sticker Lane which relates to the adjacent former Council housing. Part of the site has planning approval for 14 units, a village green application is pending on the remainder
SE/024	Sticker lane	1.69	Mixed use area	Urban Capacity	Greenfield	69				20	20	20	9												69		40	29		Suitable Now	Yes	Deliverable	Sloping open land behind business premises on Sticker lane with access from Douglas Road
SE/025	Sticker Lane/Fenby Avenue	0.61	Mixed use area	Urban Capacity	Previously Developed Land	0																			0				Suitable Now	Unavailable	Not Achievable	Site developed for car showroom	

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SE/026	Laisterdyke Lane, Laisterdyke	1.99		Urban Capacity	Previously Developed Land	134						35	35	35	20.5	8.5									134					Suitable Now	Uncertain	Developable	Cleared enclosed, tipped land behind homes on Mortimer Row and adjacent to works buildings. The site has no real constraints and could be suitable for redevelopment subject to planning approval.
SE/027	Rooley Lane	1.15	Mixed use area	Urban Capacity	Greenfield	47						30	17												47					Potentially Suitable - Local Policy Constraints	Yes	Developable	Scrubby strip of land to rear of properties fronting Rooley Lane containing garages and former allotments. Part of the site is protected as playing fields in the RUDP, but this part is unused
SE/028	Stirling Crescent	0.59	Recreation Open Space	Urban Capacity	Mixture	18.5											18.5								18.5					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Unused former pump house and scrubby unmaintained land which slopes towards the north. There are some mature trees to the edge of the site. Historic maps show Holme Beck running through the site - now covered over - possibly a constraint
SE/029	Kesteven Close, Holmewood	0.66		Urban Capacity	Previously Developed Land	27				20	7														27		27			Suitable Now	Yes	Deliverable	Land around and between poorly maintained flats suitable for redevelopment. The landowner is looking at bringing the site forward
SE/030	Landscope Avenue, Holmewood	0.62		Urban Capacity	Previously Developed Land	25.5				25.5															25.5		25.5			Suitable Now	Yes	Deliverable	Cleared land around existing homes formerly a larger site, now reduced as remaining homes have now been refurbished and are occupied
SE/031	Greyswood Drive, Holmewood	0.72		Urban Capacity	Greenfield	42						30	12												42		0	42		Potentially Suitable - Local Policy Constraints	Yes	Developable	Poor quality and unmaintained ROS covered with coarse grasses and weeds. There are trees and bushes to the north-west boundary which screen the factory. The site is presently partly protected as open space
SE/032	Stonyhurst Square, Holmewood	0.31		Urban Capacity	Greenfield	10.5				10.5															10.5		10.5			Suitable Now	Yes	Deliverable	Open grassed areas to the rear of homes. Unused. The site has been reduced since the last SHLAA to exclude the area used for parking behind The Parade
SE/033	Land at Muirhead Fold, Holmewood	0.60		Urban Capacity	Previously Developed Land	19				19															19		19			Suitable Now	Yes	Deliverable	Cleared Site between existing houses, despoiled and run down land and offering good potential for re use as residential
SE/035	Boiling Hall Laundry - Off Rooley Lane	0.43		Urban Capacity	Previously Developed Land	17.5				17.5															17.5		17.5			Suitable Now	Yes	Deliverable	Disused buildings in poor repair, promoted by landowner without constraints
SE/036	Site off Shetcliffe Lane	2.30		Urban Capacity	Greenfield	77.5						30	30	17.5											77.5		77.5			Suitable Now	Uncertain	Developable	Sloping grassland at lower level than the adjacent industrial estate opposite existing houses. The site was identified by survey and owners intentions are not known

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SE/037	Cordingley Street, Holmewood	0.87	Employment site	Urban Capacity	Previously Developed Land	35.5						30	5.5													35.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	Vacant mill and adjacent land. The site is larger than the last SHLAA as it includes the mill also and is identified for residential infill in the Holmewood NDF. The site is presently protected as an employment site in th RUDP
SE/038	St Marys Square, Wyke	0.54		Urban Capacity	Previously Developed Land	17.0				17																17		17			Suitable Now	Yes	Deliverable	Site and land where former youth club stood identified by survey. Outline permission for 6 units was pending at the SHLAA base date on part of the site. Forecasted yield for the whole site appears in the trajectory
SE/039	Mill Lane	0.43		Urban Capacity	Previously Developed Land	0																				0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Industrial Land identified by site survey alongside railway line. The site is vacant and covered by a tree preservation order but lies in an area where industrial uses surround and is not considered to be an attractive area for residential
SE/040	Fire Station Nelson Street	0.63		Urban Capacity	Previously Developed Land	0																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Vacant fire station building that is boarded up and has been unused for some time. The site is of interest to other users and is in an area where residential would not be appropriate
SE/041	Hammerton Street Bradford	0.92	Employment site	Urban Capacity	Previously Developed Land	0																				0					Unsuitable			Vacant cleared site covered in weeds to rear of industrial premises identified by site survey. The site is an allocated employment site and is in an area not suitable for residential use.
SE/042	496 Leeds Road	0.78		Urban Capacity	Previously Developed Land	32						29.5	2.5													32			32		Suitable Now	Uncertain	Developable	Vacant building and land now vacant opposite shops and residential uses in a mixed area. Additional land adjacent to the site has been cleared and is under offer although the landowners intentions n this site remain unknown
SE/043	Factory Street, Dudley Hill	0.70	Mixed use area	Urban Capacity	Previously Developed Land	0																				0					Suitable Now	Unavailable	Not Achievable	Site and buildings in full use for business and commercial uses. Fairly modern industrial building in a mixed Use area on the edge of an Employment Zone.
SE/044	Huddersfield Road, Wyke	7.35	Green belt	Call for Sites	Greenfield	193											40	40	40	40	22.5	10.5				193				193	Potentially Suitable - Local Policy Constraints	Yes	Developable	Undulating sloping open land with mature trees on the site alongside Huddersfield Road, a small part is affected by flood risk

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SE/045	Burnham Avenue, Bierley	1.09	Employment site	Housing Land Register	Previously Developed Land	46	20	20	6																46		46			Suitable Now	Yes	Deliverable	Construction site with development well advanced. Planning approval for 46 units. The site is smaller than the last SHLAA as the permission included the development of neighbouring business use as part of the approval
SE/046	Ned Lane, Holmewood	2.92	Green belt	Call for Sites	Greenfield	77								30	30	17									77			77		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open vacant land sloping away to the South. There are no obvious constraints
SE/047	Rooley Avenue, Odsal	3.71	Housing site	Housing Land Register	Previously Developed Land	174		30	30	30	30	30	24												174		120	54		Suitable Now	Yes	Deliverable	Cleared site of former hospital with planning permission. The site is for sale
SE/048	Albert Terrace - Oakenshaw	0.80		Housing Land Register	Previously Developed Land	39			20	19															39		39			Suitable Now	Yes	Deliverable	Cleared site with outline planning permission for 39 homes. Mature trees on the boundary and adjacent to land currently used as stone yard
SE/049	Wedgewood School - Holmewood	1.48		Call for Sites	Previously Developed Land	0																			0					Suitable Now	Unavailable	Not Achievable	Land and buildings recently refurbished and in use as respite home for children with learning and ill health issues. No units appear in the trajectory
SE/050	Proctor Street playing fields, Off Tong Street, Holmewood	3.44	Recreation Open Space	Call for Sites	Greenfield	117.5						30	30	30	23	4.5									117.5			117.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open land with some small trees protected as recreation open space in the RUDP although the site is not well used, is littered and the ground has been churned up by vehicles. The site has public access and is crossed by footpaths. Road access needs further investigation and the site is larger than the last SHLAA
SE/051	Holme Lane, Holmewood	2.13	Recreation Open Space	Call for Sites	Greenfield	72.5						30	30	12.5											72.5			72.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping land and some trees formerly used in part as childrens playground but equipment has now been removed and fences broken. The site is larger than the first SHLAA and includes an additional area of land identified in the Holmewood NDF
SE/052	Dane Hill Drive, Holmewood	1.29	Recreation Open Space	Call for Sites	Mixture	65						30	29.5	5.5											65			65		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level open land adjacent and around church. The site is larger than previous SHLAA and now includes the church as identified as a potential infill housing site in the Holmewood NDF. The land is largely unused with areas that have been abused

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SE/053	Mill Lane, Bradford	3.47		Call for Sites	Previously Developed Land	118.5						30	30	30	23.5	5									118.5				118.5		Suitable Now	Uncertain	Developable	Car dealership and go carting track to south of Mill Lane. The site is in a predominantly industrial area but has good access to Manchester Road and would be suitable for mixed use redevelopment which could include residential, however the owners immediate intentions are unknown and the site will need to be cleared and existing uses relocated
SE/054	Kesteven Road/Heysham Drive, Holmewood	1.01	Recreation Open Space	Call for Sites	Mixture	41						30	11												41				41		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open sloping land and site of fire damaged pub. The site has been enlarged to include the now derelict pub since the first SHLAA. The land is protected as open space in the RUDP but has no formal use
SE/055	Ned Lane Holmewood	3.73	Green belt	Call for Sites	Greenfield	98								30	30	27	11								98				87	11	Potentially Suitable - Local Policy Constraints	Yes	Developable	Greenfield open land which slopes down from Tyersal Lane. Currently in grazing use. Further land was identified by the Holmewood plan but the availability of this land has not been confirmed by the landowner to date. Any changes will be picked up at the next update
SE/056	WestGate Hill Street	1.22	Green belt	Call for Sites	Greenfield	38.5										30	8.5								38.5				38.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Land adjacent to pub/restaurant and dual carriageway. Muddy and in use for grazing. The site lies within an area of land protected as a battlefield and a tree preservation order affects trees at the northern end of the site. This site could be developable in the longer term once battlefield protection issues have been resolved
SE/057	Westgate Hill Street - Tong	1.55	Green belt	Call for Sites	Greenfield	49								30	19										49				49		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open field adjacent to roundabout. Level and adjacent to existing homes and business uses. Access will need to be resolved before the site can come forward as part of comprehensive development involving adjacent land.
SE/058	Paley Road - Bowling	2.16		Call for Sites	Previously Developed Land	121.5						35	35	31.5	20										121.5				121.5		Suitable Now	Yes	Developable	Level site used for showmans winter storage. The site is still in use and alternative accommodation will need to be found before this site can come forward
SE/059	Leeds Road	0.68		Urban Capacity	Previously Developed Land	0																			0						Suitable Now	Unavailable	Not Achievable	Former resource centre now in use as MA Institute (secondary school). Land to the west side remains unused but is too small to be retained in the SHLAA
SE/060	Harper Gate Farm - Tyersal Lane	2.60	Green belt	Call for Sites	Greenfield	68.5						30	29.5	9											68.5				68.5	0	Potentially Suitable - Local Policy Constraints	Yes	Developable	Flat open Grassland with access from Ned Lane. The site has no significant constraints

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SE/061	Westgate Hill Street	0.80	Green belt	Other	Previously Developed Land	25.5						25.5													25.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	Site currently used for storage/scrap behind houses fronting the road but in the defined green belt	
SE/062	Holme Lane/Raikes Lane - Holmewood	1.01	Green belt	Call for Sites	Greenfield	30.5						28	2.5													30.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	Steeply sloping uneven land - predominately grassland and in use for agriculture. The owner wishes to bring the site forward for future development
SE/063	Westgate Hill Street - Tong	0.47		Housing Land Register	Greenfield	19.0				18	1														19			19		Suitable Now	Yes	Deliverable	Level vacant site with trees on 2 sides. The site has no constraints	
SE/064	Lower Woodlands Farm - Oakenshaw	6.62		Call for Sites	Greenfield	174								35	35	35	35	34							174			105	69	Suitable Now	Yes	Developable	Open Farmland and farm buildings. Undulating with pockets of trees adjacent to the motorway. Current access is poor but the site offers good potential for residential development in pockets between trees	
SE/065	Holme Farm - Holme Lane - Holmewood+	1.13	Green belt	Other	Greenfield	36								30	6										36			36		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open sloping grassland accessed by narrow country lane	
SE/066	Wilson Road - Wyke	3.33		Other	Previously Developed Land	87.5				20	20	30	17.5												87.5			40	47.5		Suitable Now	Yes	Developable	Flat - Vacant Land formerly industrial and reclaimed tip. The site is in an area where the HSE would raise objections to large scale residential development but could accept incremental small scale development over a period of years. Units do appear in the trajectory, but further detailed clarification will be needed from the HSE.
SE/067	Land to rear of Frogmoor ave, Oakenshaw	0.50		Housing Land Register	Previously Developed Land	0																			0					Suitable Now	Yes	Deliverable	Development complete	
SE/069	Dean Beck Avenue	3.00	Urban greenspace	Call for Sites	Greenfield	156						35	35	35	35	16									156				156		Potentially Suitable - Local Policy Constraints	Yes	Developable	Open fields crossed by over head pylons with access from estate road. The yield is higher than the last SHLAA as a result of the site being measured incorrectly previously
SE/070	The Knowle, Whitehall Road, Wyke	1.78	Green belt	Call for Sites	Mixture	56						30	24	2											56				56		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level farmland adjacent to urban edge contains house and barn type buildings used for freight. The site is in close proximity to AH Marks chemical works and the HSE would normally raise objections. However a lower density development than that identified in the trajectory may be acceptable to the HSE and for this reason the suitability has been changed from unsuitable since the last SHLAA. Further detailed information will be required in time
SE/071	High Feamley Road, Wyke	5.12	Green belt	Call for Sites	Greenfield	0																			0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	This and adjacent land is currently being developed as through age Academy	

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							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										
SE/072	Carr House Gate/High Fearnley Road, Wyke	4.89	Green belt	Call for Sites	Greenfield	128						30	30	30	25	13.5										128.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	sloping land to rear of properties fronting Carr House Gate. The site is available and offers no significant development constraints
SE/073	Sticker Lane/Parry Lane Bowling	4.85		Urban Capacity	Previously Developed Land	127						30	30	30	24.5	12.5										127					Potentially Suitable - Physical Constraints	Uncertain	Developable	Partially cleared site of former industrial buildings. The site adjoins residential development and football ground at its south eastern end but heavy industrial uses at the north western part. The site has some residential potential as part of a mixed use scheme and has been included in the trajectory since the last SHLAA, although the potential yield is likely to be lower than shown.
SE/074	New Industry mill, Factory Street	0.45	Mixed use area	Urban Capacity	Previously Developed Land	18						18.5														18.5					Suitable Now	Uncertain	Developable	Fire damaged mill building with demolition taking place. Site adjoins commercial and residential uses
SE/075	Woodside Road,	0.51	Green belt	Other	Greenfield	21						21														21					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Level triangular site on edge of urban area. Landowners intentions are presently unknown
SE/076	New Lane, Laisterdyke	2.33	Housing site	Housing Land Register	Greenfield	40				20	18	2														40		38	2		Suitable Now	Yes	Deliverable	Unused land to south of well used allotments. The site was allocated as a housing site in the RUDP
SE/077	Summer Hall Ing, Delf Hill	2.59	Housing site	Housing Land Register	Greenfield	88.5						30	30	25	3.5											88.5					Suitable Now	Yes	Deliverable	Level field and unused land on the edge of former Council estate. Planning permission has now expired
SE/078	Bierley House Avenue	2.10	Housing site	Housing Land Register	Previously Developed Land	0																				0					Suitable Now	Yes	Deliverable	Completed development for 93 houses
SE/079	Furnace Road, Oakenshaw	0.45		Housing Land Register	Previously Developed Land	16			16																	16		16			Suitable Now	Yes	Deliverable	Site in use for stone sales although buildings appear empty. Access across unmade section of Furnace road. Site has planning permission for 16 units. See also neighbouring site SE/048.
SE/080	Garden Field, Wyke	0.09		Housing Land Register	Previously Developed Land	15		15																		15		15			Suitable Now	Yes	Deliverable	Vacant building with permission for conversion to 15 units.
SE/081	Manchester Road/Runswick Street	0.27		Housing Land Register	Previously Developed Land	0																				0					Suitable Now	Unavailable	Not Achievable	Car sales business in full operational use with expired permission for 21 apartments
SE/082	Coates Terrace/Manchester Road	0.16		Housing Land Register	Previously Developed Land	7.5				7.5																7.5		7.5			Suitable Now	7 to 12 Years	Developable	Cleared land advertised for sale with planning permission
SE/083	De Lacy Mews/Tong Street	0.12		Housing Land Register	Previously Developed Land	16		16																		16		16			Suitable Now	Yes	Deliverable	Derelict pub with permission for demolition and redevelopment to 16 apartments. Permission still current at base date. Pub showing sold sign at survey

NEW SITES TO THIS SHLAA



BRADFORD SOUTH EAST

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 to 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										
SE/084	Rooley Lane	0.24		Housing Land Register	Mixture	9			9																9		9			Suitable Now	Yes	Deliverable	Land to rear of pub with planning permission for 9 units. The site is level with a number of self seeded trees and derelict garage and forms part of car park and former beer garden	
SE/085	Toftshaw Lane, Dudley Hill	0.32		Housing Land Register	Previously Developed Land	8		8																	8		8			Suitable Now	Yes	Deliverable	Site under construction for 12 town houses. 4 units complete. No recent progress on remaining 8	
SE/086	200-206 Leeds Road, Barkerend	0.20		Housing Land Register	Previously Developed Land	35			20	15															35		35			Suitable Now	Yes	Deliverable	Brick and concrete building and cleared land fronting Leeds Road, predominantly derelict with kitchen company occupying part of ground floor. Site has outline permission for mixed use and upto 35 apartments	
SE/087	167 Netherlands Avenue, Low Moor	0.34		Housing Land Register	Greenfield	0																			0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Unused garden covered in mature trees with preservation orders attached to mature property and surrounded by high walls.	
SE/088	1-2 Sugden Street, Low Moor	0.25		Housing Land Register	Previously Developed Land	3			3																3		3			Suitable Now	Yes	Deliverable	Farm buildings with planning permission to redevelop and build an additional 3 cottages	
SE/089	Tennis Avenue, Holmewood	0.22		Housing Land Register	Previously Developed Land	10				10															10		10			Suitable Now	Yes	Deliverable	Cleared site with expired permission for 12 houses. The site is badly tipped	
SE/090	Cleckheaton Road, Oakenshaw	0.17		Housing Land Register	Previously Developed Land	10	10																		10		10			Suitable Now	Yes	Deliverable	Site under construction with planning permission for 10 homes	
SE/091	Wyke Lane, Oakenshaw	2.02		Call for Sites	Greenfield																				0					Unsuitable	Yes		Buildings used for pig housing adjacent to open land. Access is narrow and the site is not attached to the urban area and is considered to be unsuitable	
SE/092	Upper Castle Street, East Bowling	0.24		Housing Land Register	Previously Developed Land	9			9																9		9			Suitable Now	Yes	Deliverable	Vacant unused and tipped land with permission for 9 units in outline	
SE/093	Rooley Crescent, Odsal	0.33		Housing Land Register	Previously Developed Land	13		13																	13		13			Suitable Now	Yes	Deliverable	Former house and garden cleared and prepared for development of 13 new homes	
SE/094	Cleckheaton Road, Oakenshaw	0.08		Housing Land Register	Previously Developed Land	6	6																		6		6			Suitable Now	Yes	Deliverable	Site is under construction nearing completion for 6 units	
SE/095	Railway Street, Cutler Heights Lane	0.06		Housing Land Register	Previously Developed Land	6		6																	6		6			Suitable Now	Yes	Deliverable	Cleared site enclosed by railings with permission at base date for 6 apartments	
SE/096	Booth Holme Farm, Westgate Hill Street, Tong	0.40		Housing Land Register	Previously Developed Land	12		12																	12		12			Suitable Now	Yes	Deliverable	Farm land and buildings with planning permission for redevelopment to 12 units.	
SE/097	Mayfield Place, Wyke	0.62		Housing Land Register	Previously Developed Land	46		20	20	6															46		46			Suitable Now	Yes	Deliverable	Cleared site and building with permission for conversion to 28 units and new build of 18 homes	
SE/098	Wyke Mills, Huddersfield Road, Wyke	3.56	Employment site	Call for Sites	Previously Developed Land	121.0						30	30	30	24.5	6.5									121			121			Potentially Suitable - Local Policy Constraints	Yes	Developable	Industrial, warehouse and office complex together with land allocated as employment site in RUDP. All units currently on leases but the site could offer residential redevelopment potential with a change in policy

BRADFORD SOUTH EAST

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 to 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										
SE/099	Westgate Hill Street, Tong Lane, Holmewood	28.72	Green belt	Call for Sites	Greenfield	754											40	40	40	40	40	40	40	40	320	434			320	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Predominantly level fields with road access from Tong Lane. Limited access from Westgate Hill Street without other sites. The site is a composite of land submitted through the call for sites process and land identified in the Holmewood Neighbourhood Devel	
SE/100	Raikes Lane, east of Holmewood estate, Holmewood	44.77	Green belt	Call for Sites	Greenfield	1175											40	40	40	40	40	40	40	40	320	855			320	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Sloping fields to the east of Holmewood with pocket of trees. The site is a composite of land submitted through the call for sites process and land identified in the Holmewood Neighbourhood Development Framework. Access at present is poor and comprehensive masterplanning will be required in association with other land in the area	
SE/101	Raikes Lane/New Lane, Tong	54.12	Green belt	Call for Sites	Greenfield	0																			0						Unsuitable	Yes		Extensive sloping fields with access from Raikes Lane and New Lane, which are narrow country lanes serving local farms. The site contains 2 groups of farm buildings, areas of wood, stream and overhead power line. The site is not attached to the main urban area and is presently on its own considered to be an unsuitable location for residential development
SE/102	Grayswood Drive, Holmewood	0.41		Urban Capacity	Previously Developed Land	17				17															17		17				Suitable Now	Yes	Deliverable	Site identified by survey comprising cleared land. Site also identified for infill development in Holmewood NDF with the landowners support
SE/104	Lower Wyke Lane, Wyke	2.51	Green belt	Call for Sites	Greenfield	66								30	28.5	7.5									66			66			Potentially Suitable - Local Policy Constraints	Yes	Developable	Open sloping site with some trees on field boundaries currently used for grazing. The site adjoins existing urban development in a neighbouring local authority and lies in the green belt. Site access is narrow
SE/105	New Lane/Dick Lane, Laisterdyke	1.08		Housing Land Register	Previously Developed Land	45	45																		45		45				Suitable Now	Yes	Deliverable	Site under construction approaching completion - missed at last SHLAA. Site has permission for 45 units
SE/106	Vulcan Street, Holmewood	0.45		Housing Land Register	Previously Developed Land	18		18																	18		18				Suitable Now	Yes	Deliverable	Former level car park to rear of business premises with planning permission for 18 units with arrowed access. Adjoining buildings are currently in use but others fronting William Street appear vacant and the site could be enlarged to form a larger more v

BRADFORD SOUTH EAST

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 to 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									
SE/107	Bierley House Avenue, Bierley	0.16		Housing Land Register	Previously Developed Land	6			6																6		6		Suitable Now	Yes	Deliverable	Level grassed site with permission in outline for 6 terraced houses. Further application for 8 houses approved after the base date	
SE/108	Woodside Road, Wyke	0.88	Recreation Open Space	Call for Sites	Mixture	28					28														28		28		Potentially Suitable - Local Policy Constraints	Yes	Developable	Local library building and adjacent area of open grassed land containing some mature trees. The site is currently protected for open space in the RUDP, but is generally unused	
SE/109	Shetcliffe Lane, Bierley	3.47	Playing fields	Call for Sites	Greenfield	118.5					30	30	30	23.5	5										118.5		118.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field between school and residential development, fenced but being unused unauthorised for horse grazing purposes. The adjacent school is fenced separately from the site and has substantial grounds and has been put forward by the landowner as surplus land	
SE/110	Highfield, Huddersfield Road, Wyke	0.61	Green belt	Call for Sites	Greenfield	19.5					19.5														19.5		19.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Vacant land to west side of Huddersfield Road. The site is lower than the highway and would require new access but adjoins the urban area and has no significant constraints	
SE/111	Mead View, Holmewood	0.26		Urban Capacity	Greenfield	9				9															9		9		Suitable Now	Yes	Deliverable	Unused sloping site with access from Broadstone Way.	
SE/112	Holme Lane, Holmewood	0.83	Recreation Open Space	Other	Mixture	26					26														26		26		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level land to the rear of Howden Close identified for residential infill in the Holmewood NDF with additional unused land added from site visit. There are numerous trees across the site but the site has some potential for new development	
SE/113	Daniel Court, Holmewood	0.51	Recreation Open Space	Other	Greenfield	16					16														16		16		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping land with some trees with access from Daniel Court. The site is identified for residential infill development in the Holmewood & Tong Neighbourhood Development Plan.	
SE/114	Somerton Drive, Holmewood	0.27		Urban Capacity	Previously Developed Land	9.5				9.5															9.5		9.5		Suitable Now	Yes	Deliverable	Unused land formerly site of flats,	
SE/115	Dane Hill Drive, Holmewood	1.14	Recreation Open Space	Other	Greenfield	36					30	6													36		36		Potentially Suitable - Local Policy Constraints	Yes	Developable	Vacant land around existing flats with pockets of trees	
SE/116	Broadstone Way, Holmewood	0.23		Other	Greenfield	10.0				10															10		10		Suitable Now	Yes	Deliverable	Vacant level site. Unused land identified as part of a larger site in the Holmewood NDF, which includes shops and businesses that are currently operating but has the support of the landowner	
SE/117	Furnace Inn Street, Cutler Heights	0.23		Other	Previously Developed Land	10					10														10		10		Suitable Now	Uncertain	Developable	Land identified by local community. Part appears to have been grassed recently for use by public house. Remainder is scrubby and unused. The site offers some limited residential potential	

BRADFORD SOUTH EAST

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 to 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									
SE/118	Kaycell Street, Bierley	0.54	Recreation Open Space	Other	Greenfield	22						22													22					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Scrubby and tipped piece of open land with access from Burnham Avenue. New development has taken place recently for business and residential uses closeby
SE/119	Wakefield Road, East Bowling	0.24		Other	Previously Developed Land	11						11													11					Suitable Now	Uncertain	Developable	Overgrown untidy land adjacent to church and industrial units, containing a number of self seeded trees identified by survey. Landowners intentions are presently unknown
SE/120	Park House Road, Low Moor	5.11		Call for Sites	Previously Developed Land																				0					Unsuitable			Site containing old and modern industrial units and office buildings, open yard areas. Access is via a largely residential road and there is a right of way through the site to the local cricket ground. The buildings are currently in use, but the site has been put forward by the landowner and provides good local employment. The site lies close to CIBA chemical works and could yield a high level of new homes which would raise an objection from the HSE. Consequently it is currently considered to be unsuitable, although subject to reconsideration by the HSE this could make a viable short to medium term site. Further updates will include more up to date assessments
SE/121	Manchester Road, Bowling Old Lane	0.76		Other	Previously Developed Land	52								30	17.5	4									51.5					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Former car show room and display areas now empty. The site adjoins joinery and the NHS offices at Douglas Mill
SE/122	Greenhill Mills, Florence Street, Bradford Moor	0.8		Other	Previously Developed Land																				0					Unsuitable			3/4 storey brick mill, stone mill and metal sheds with large yard areas close to existing homes and adjacent to railway line and freight company identified from site work. The premises are underused and there would be scope for redevelopment to residential, however the site is in a hazardous installations zone and the HSE are unlikely to support residential development on the site at present
<b>TOTALS</b>		<b>286.32</b>					<b>187</b>	<b>236</b>	<b>252</b>	<b>505</b>	<b>207.5</b>	<b>1174.5</b>	<b>641</b>	<b>590</b>	<b>393</b>	<b>162</b>	<b>214.5</b>	<b>162.5</b>	<b>120</b>	<b>120</b>	<b>102.5</b>	<b>90.5</b>	<b>80</b>	<b>80</b>	<b>5318</b>	<b>1289</b>	<b>1387.5</b>	<b>2960.5</b>	<b>970</b>				