

BRADFORD SOUTH WEST

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	DELIVERY ASSUMPTION																		Trajectory Total	Estimated Residual capacity	1 to 5 short	6-10 medium	11-18 long	Suitable	Available	Achievable	Site Summary
							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									
SW/001	Town End Road, Clayton	1.81	Green Belt	Call for Sites	Greenfield	57									30	24.5	2.5							57				57	Potentially Suitable - Local Policy Constraints	Yes	Developable	2 fields on the edge of the village to the north side of adjacent safeguarded land site (SW/002). The fields are prominent and slope steeply away to the north. Access from Town End Road is poor as this is a very narrow approach and third party land will be required to facilitate access. There are 2 single trees protected with tree preservation orders. Access constraints will need to be resolved before the site can come forward	
SW/002	Back Fold, Clayton	1.53	Safeguarded Land	Safeguarded Land	Greenfield	48							30	18										48				48	Potentially Suitable - Local Policy Constraints	Yes	Developable	Predominantly level agricultural land and buildings adjacent to historic cottages. Off site access may be necessary to avoid the need for demolition unless an acceptable solution can be agreed.	
SW/003	Bradford Road, Clayton	0.48	Green Belt	Call for Sites	Greenfield	15							15											15				15	Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly sloping triangular field on the edge of the village adjacent to existing homes. Site access will need to be further investigated before this site can come forward	
SW/004	Holts Lane, Clayton	1.02	Green Belt	Call for Sites	Greenfield	32.5							29	3.5										32.5				32.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly sloping prominent site on edge of urban area. The site would have access from Holts Lane as an extension to SW/005	
SW/005	Westminster Drive, Clayton	4.11	Safeguarded Land	SafeGuarded Land	Greenfield	108						30	30	30	16	1.5								108				107.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Open fields adjacent to existing residential development with good access	
SW/006	Ferndale, Clayton	2.13	Safeguarded Land	SafeGuarded Land	Greenfield	56							30	24	2									56				56	Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping site with north west boundary that cuts across slope. A new robust boundary will be required through strong landscaping. Access from Ferndale is good although access on approach is narrow and widening which may involve 3rd party land maybe required.	
SW/007	Brook Lane, Clayton	1.18	Safeguarded Land	SafeGuarded Land	Greenfield	37							30	7										37				37	Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field adjoining residential development. Existing site access is presently poor but other options exist which could allow the site to be developed including across the old railway line SW/008 which is available.	
SW/008	Baldwin Lane, Clayton	0.69	Green Belt	Call for Sites	Greenfield	0																		0					Potentially Suitable - Local Policy Constraints	Yes	Developable	Former railway tunnel which could be used to provide access to neighbouring land SW/007. No units are placed in the trajectory for this reason	
SW/009	Langberries, Baldwin Lane	10.46	Green Belt	Call for Sites	Greenfield	275									40	40	40	40	40	37.5	20	17.5	275				275	Potentially Suitable - Local Policy Constraints	Yes	Developable	Open fields adjacent to urban edge which are steeply sloping and contain banks of mature trees. This is a large site and may require off site infrastructure before it can come forward. Additional physical constraints suggest it would be a site for longer term consideration		

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SW/010	Blackberry Way, Clayton	0.62	Green Belt	Call for Sites	Greenfield	19.5						19.5											19.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field on edge of urban area. Some work has been undertaken to create a possible access into the site from Blackberry Way			
SW/011	Thornton View Road	2.23	Green Belt	Call for Sites	Greenfield	58.5							30	25	3.5								58.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping fields adjacent to the urban area with some trees on the boundary. Site has an access constraint that could be resolved through road widening			
SW/012	Clayton Lane, Clayton	0.65	Housing site	Housing Land Register	Greenfield	30			20	10													30		30		Suitable Now	Yes	Deliverable	Sloping field adjacent to open space with planning approval for 30 houses and flats. Some preliminary ground works have started.			
SW/013	Theakston Mead/Thirsk Grove	0.92	Playing Fields	Urban Capacity	Greenfield	38						30	7.5										38				Potentially Suitable - Local Policy Constraints	Yes	Developable	Unused and scrubby field adjacent to bungalows. The site is presently protected as open space in the RUDP but is not part of the used area. Site access is available			
SW/014	Bradford Road, Clayton	3.09	Playing Fields	Call for Sites	Greenfield	0																	0				Potentially Suitable - Local Policy Constraints	Yes	Not Achievable	School playing field, wooded slope and car park attached to primary school considered to be surplus to school requirements. The site is heavily constrained, has limited access and is covered by mature trees and is not considered to be a developable site			
SW/015	Clayton Road, Scholemoor	2.57		Housing Land Register	Previously Developed Land	114			20	20	20	30	24										114		60	54	Suitable Now	Yes	Deliverable	Site covered by manufacturing buildings with outline planning permission for 114 homes. The business was in the process of relocating to other premises at the survey and the site is presently being marketed			
SW/016	Hollingwood Lane, Paradise Green, Bradford	5.90	Employment site	Call for Sites	Mixture	0																	0				Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Packaging plant and warehousing, private sports ground and open space. The business operating from SW/015 is understood to be relocating to these premises and consequently redevelopment to residential on this site is not considered to be viable and therefore no units have been placed in the trajectory.			
SW/017	Frensham Drive, Great Horton, Bradford	0.81	Green Belt	Call for Sites	Greenfield	25.5						25.5											25.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Single field between the high retaining wall surrounding Horton Country Park and golf course. The site slopes fairly but has good access from Frensham Drive and contains some trees protected by tree preservation order. Planning permission has been recently refused as the site is protected as green belt in the RUDP			
SW/018	Highgate Place, Clayton Heights	0.84	Green Belt	Call for Sites	Greenfield	26.5							26.5										26.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly sloping field with access from Highgate Place. The field is prominent when viewed from outside the area but is considered to be developable subject to access being acceptable.			

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SW/019	Highgate Grove, Clayton Heights	0.90	Green Belt	Call for Sites	Greenfield	28.5						27	1.5											28.5			28.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Gently sloping site with access from adjacent residential area to the south. There is no current northern boundary and if this site is developed good landscaping will be required.		
SW/020	Back Lane & Sheephill Lane	8.17	Green Belt	Call for Sites	Mixture	214.5															40	40	40	40	32	20	2.5		214.5			214.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Land to west of Sheephill Lane that is steeply sloping and contains one bungalow on Back Lane and business units on Highgate Road which are outside of the green belt. The site has additional physical constraints that will delay when the site can come forward
SW/021	Woodlands Road	0.83	Housing site	Housing Land Register	Greenfield	26						26														26			26			Suitable Now	Uncertain	Developable	Slightly sloping field and pockets of mature trees. Narrow access only from Woodlands Grove and high voltage power line across the site. The site is in multiple ownership and not all owners have come forward, nevertheless the site is developable once the access constraint has been addressed	
SW/022	Stocks Lane, Old Dolphin, Clayton Heights	0.83	Green Belt	Call for Sites	Greenfield	26																				26			26			Potentially Suitable - Local Policy Constraints	Yes	Developable	Level site adjacent to residential area. Access to the site is served by country lane which is narrow	
SW/023	Stocks Lane, Clayton Heights	3.23	Green Belt	Call for Sites	Greenfield	85																					85			85			Potentially Suitable - Local Policy Constraints	Yes	Developable	Level fields adjacent to SW/022 with narrow access that could not support the number of homes expected from a site of this size. 3rd party land will be required to develop this site and consequently it is most likely to be a longer term site
SW/024	Bellerby Brow, Buttershaw	2.20	Housing site	Housing Land Register	Mixture	43	20	20	3																	43			43			Suitable Now	Yes	Deliverable	Site with planning permission for residential development under construction. About 50% of the site is nearing completion	
SW/025	Buttershaw Drive	0.68		Housing Land Register	Previously Developed Land	28				20	8																28			28			Suitable Now	Yes	Deliverable	Uneven cleared site, formerly occupied by flats. The site has had permission but this has now expired. The site is currently on the market and a new application is expected in the near future with the expectation that new homes could be delivered in the short term
SW/026	Reevy Road west, Buttershaw	0.71		Call for Sites	Mixture	28						28															28			28			Suitable Now	Yes	Developable	Unused sloping grassed and paved area in front of shops. The site has potential for low rise development but is not considered to be deliverable in the short term
SW/027	Bishopdale Holme, Buttershaw	0.53	Recreation Open Space	Other	Greenfield	16.5						16.5															16.5			16.5			Potentially Suitable - Local Policy Constraints	Yes	Developable	Level to sloping backland with good access and some tipping. The site was identified as a housing site prior to the last UDP as the site was to be laid out as open space. The site is not being maintained as open space and there is an opportunity for infill development on the site.

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SW/028	Braine Croft, Buttershaw	0.71	Playing Fields	Urban Capacity	Greenfield	29						28	1															29				29		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Unused and unmaintained land with access from Braine Croft. The land is currently protected as playing fields in the RUDP but is not being used nor is being maintained for this purpose. Issues on recreation requirements needed before the site can come forward, but has no constraints
SW/029	Dirkhill Road	0.67	Housing site	Housing Land Register	Greenfield	40				20	13.5	6.5																40			33.5	6.5		Suitable Now	Yes	Deliverable	Flat, overgrown with scrubby grass and shrubs and some tipping evident. The site lies lower than the road and there are trees protected by preservation orders on the edges. The owner intends to seek planning permission to develop the site in the near future
SW/030	All Saints Road	1.33		Housing Land Register	Previously Developed Land	0																						0					Suitable Now	Uncertain	Not Achievable	Flat site bounded by trees. Permission have been refused recently and the owners intentions are unclear for the site. The site is most likely to be developed for student accommodation and therefore no units have been placed in the trajectory.	
SW/031	Horton Park Avenue	0.59		Housing Land Register	Previously Developed Land	24				10	14																	24			24		Suitable Now	Yes	Deliverable	Overgrown level site with trees along the site edges. The site has planning approval for 24 units	
SW/032	Horton Park Avenue cricket ground, Horton Park Avenue	0.94		Call for Sites	Greenfield	63.5						30	21.5	12														63.5				63.5		Suitable Now	Uncertain	Developable	Level site which in part is very overgrown with concrete steps to a level playing pitch. The site includes areas of mature trees but could come forward in the short term once owners intentions are known
SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	4.99	Mixed Use area	Urban Capacity	Previously Developed Land	297						40	40	40	40	40	32	20	20	20	5							297				200	97	Suitable Now	Uncertain	Developable	Flat cleared site surfaced in stone with a slight slope and trees to the perimeter used as an overflow car park for the Canon Mills market and listed 3/4 storey Canon Mills building which is underused but would make a good residential conversion. There have been a number of discussed schemes over the years which have not come to fruition. The owners current intentions for the property are unknown at present.
SW/034	Fenwick Drive, Woodside	7.80	Housing site	Housing Land Register	Greenfield	276			30	30	30	30	40	40	40	36												276			120	156		Suitable Now	Yes	Deliverable	Sloping grassland with detailed planning permission for 276 houses. The application was approaching expiry at the base date but with the expectation that this will be renewed. The southern section of the site now lies within a green corridor identified by the open space audit

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SW/035	Thornton Road/Munby Street	6.21	Mixed Use area	Housing Land Register	Previously Developed Land	212						40	40	40	40	35.5	16.5									212				195.5	16.5	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Large cleared site adjacent to the road. Permission was granted in 2007 for mixed use, but has now expired. A revised proposal was submitted and withdrawn in 2011 and no further applications lodged to date.
SW/036	Cottam Avenue	1.33	Mixed Use area	Housing Land Register	Previously Developed Land	54.5						30	24.5													54.5				54.5		Suitable Now	Uncertain	Developable	Level vacant, grassed site and tipped overlooked by listed mill and housing. The owners immediate intentions are not presently known and planning permission has now expired
SW/037	Legrams Lane	2.19	Mixed Use area	Housing Land Register	Previously Developed Land	73				20	20	20	13													73			60	13		Suitable Now	Yes	Deliverable	4/5 storey listed woollen mill and warehouses. The buildings have permission for redevelopment for mixed use including, retail, commercial and conversion to 73 self contained flats.
SW/038	St Andrews Mill, Legrams Lane	0.59		Housing Land Register	Previously Developed Land	24.5						24.5														24.5				24.5		Suitable Now	Uncertain	Developable	4 storey stone mill now in full use as college and carpet sales as per permission granted in 2009. Longer term intentions unknown as permission for renewal of apartments permission was refused in 2011. The site could still come forward for residential use in time
SW/039	Cemetery Road	2.70	Mixed Use area	Urban Capacity	Mixture	92								30	30	26.5	5.5									92				86.5	5.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Level site with access from Cemetery Road, standing above Middle Brook Beck. Site is tipped in places and former football ground is being used for pony grazing. Former Sams corn mill on the site, this has been converted to residential use and is listed. Access is currently poor but provision could be made from adjacent site SW/035
SW/040	Westcroft Road, Great Horton	0.44		Housing Land Register	Mixture	18						18														18				18		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Cemetery and church buildings, identified as open space in the open space audit. Planning permission has now lapsed. Owner intentions currently unknown
SW/041	Shearbridge Road	1.56		Call for Sites	Previously Developed Land	105.5								30	30	21	15	9.5								105.5				81	24.5	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Bus depot and associated buildings. The owner intends to retain the site until alternative accommodation is found, but the site could still come forward for residential development in the short term with planning approval
SW/043	Little Horton Lane	1.07	Housing site	Housing Land Register	Previously Developed Land	43.5						30	13.5													43.5				43.5		Suitable Now	Uncertain	Developable	Flat site with rubble surface and some grass and shrubs. The owners intentions are presently unknown and consequently units appear in the medium term
SW/044	Little Horton Lane	0.77		Urban Capacity	Previously Developed Land	0																				0						Suitable Now	No	Not Achievable	Tall sandstone mill building and warehouse in use for storage and commercial use. The site was identified by survey and the owners intentions are unknown it is thus considered to be unavailable and unachievable

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SW/045	Fall Top Farm, Brook Lane, Clayton	7.80	Green Belt	Call for Sites	Greenfield	205										40	40	40	40	28	17		205			205	Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly undulating walled fields. Access from Brook Lane is poor but could be a longer term site of developed comprehensively alongside other sites in the area. The owner considers the site to be available in the short term			
SW/047	Between Clayton Lane and Lister Arms	0.46		Urban Capacity	Previously Developed Land	19				18.5	0.5												19		19		Suitable Now	Yes	Deliverable	Cleared site now covered in coarse grass and shrubs. There has been recent developer interest in the site, but forecasted yield only in the trajectory			
SW/048	Junction with Park Road, Manchester Road, Little Horton	1.76		Housing Land Register	Previously Developed Land	457			30	30	30	40	40	40	40	40	40	40	40	7			457		90	200	167	Suitable Now	Yes	Deliverable	Cleared site with planning approval for mixed use including hotel and 457 new homes in conjunction with SW/049. Reserved matters relating to materials and landscaping approved 1st April 2011. Amended reserved matters currently under consideration		
SW/049	Park Road, Little Horton	0.44		Call for Sites	Previously Developed Land	0																	0				Suitable Now	Yes	Deliverable	See SW/048			
SW/050	Bartle Lane	0.84		Urban Capacity	Previously Developed Land	34					30	4.5											35		34.5		Suitable Now	Uncertain	Developable	Vacant mill and land. The owners intentions are not presently known with regard to the availability of the site for residential development			
SW/051	Horton Bank	0.48		Urban Capacity	Greenfield	0																	0				Suitable Now	Uncertain	Not Achievable	A narrow and steep site sandwiched between terraces fronting both Great Horton Rd and Old Rd. The site has a number of uses including gardens, allotments and garages but most of the site is very overgrown. Planning permission has been refused before and the site is not considered to be achievable given the constraints involved			
SW/052	Quaker Lane, Southfield Lane	0.23	Playing Fields, new Recreation Open Space	Call for Sites	Greenfield	10.5					10.5												10.5		10.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Flat level grassed site proposed in the RUDP as a new area of open space. The landowner wishes to see the site developed			
SW/053	Northfield Road, Wibsey	0.69	Playing fields	Other	Greenfield	28.5							28	0.5									28.5		28.5		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Sloping land adjacent to primary school and rugby ground. The site was put forward by the owner as an alternative site to the last SHLAA			
SW/054	Chapel Street, Wibsey	0.45		Urban Capacity	Greenfield	18.5					18.5												18.5		18.5		Suitable Now	Uncertain	Developable	Flat site, overgrown vegetation, grass and shrubs. Recent applications have been refused on design grounds. Owners intentions are presently unknown			
SW/055	Leaventhorpe Lane, Thornton	8.63	Urban Greenspace	Call for Sites	Greenfield	227							40	40	40	40	37	20	9.5				227		120	106.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Steeply sloping fields backing onto houses fronting Leaventhorpe lane used for grazing and running toward beck. An access to the neighbouring quarry passes through the site and access will need to be resolved before the site can come forward			

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SW/056	Odsal Road	0.56		Urban Capacity	Previously Developed Land	23						23																23					Suitable Now	Uncertain	Developable	Cleared site surrounded by hoardings. No formal applications for residential have been made and the owners intentions are presently unclear
SW/057	Thornton Road, Leaventhorpe	1.63	Urban Greenspace	Call for Sites	Greenfield	51.5						30	21.5															51.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field with sloping access from main road. The site adjoins a beck and is surrounded by trees. The site has no purpose and is available for development
SW/058	Manor Row, Low Moor	0.40		Other	Greenfield	0																					0					Unsuitable			Sloping grassy bank with trees and shrubs adjacent to highway	
SW/059	Baldwin Lane, Clayton	2.89	Green Belt	Call for Sites	Greenfield	89						30	30	23	6													89					Potentially Suitable - Local Policy Constraints	Yes	Developable	Level to sloping fields on the edge of Clayton. The site is available and has no significant constraints
SW/060	Northside Road Gillington	1.67	Playing fields	Call for Sites	Greenfield	112						30	30	23	15	14												112					Potentially Suitable - Local Policy Constraints	Yes	Developable	Unused former playing fields to the south side of road. Buildings opposite are presently being cleared for redevelopment in same ownership. Units appear in the trajectory at present but this will be reviewed at the next update once on site open space connected with SW/061 is known. The site is smaller than the last SHLAA.
SW/061	Northside Road, Gillington	9.78		Call for Sites	Previously Developed Land	550				30	30	40	40	40	40	40	40	37	20	20	20	20	20				477	73	60	200	217	Suitable Now	Yes	Deliverable	Land to the north side of Northside Road, formerly business use and in the process of being cleared. The land was previously submitted by 2 landowners and considered separately, now combined as one site with land to south side of the road as SW/061. The landowner has been in discussions with regards bringing the site forward for residential use	
SW/062	Royds Hall Lane, Woodside	4.74	Employment site	Housing Land Register	Previously Developed Land	123			20	20	20	30	30	3														123					Suitable Now	Yes	Deliverable	Level site bounded by existing houses and employment uses with access from Alder Holt Drive. Permission granted in 2010 for 123 houses. Revised proposals of a reduced number of units were approved following successful appeal after the base date and work has started. Trajectory will be revised at next review to note new circumstances
SW/063	Eaglesfield drive, Woodside	0.67		Call for Sites	Previously Developed Land	27.5				20	7.5																	27.5					Suitable Now	Yes	Deliverable	Cleared and despoiled site of former houses. An application for 37 new homes is under consideration. The trajectory will be revised as necessary at the next update
SW/064	Common Road, Low Moor	1.25	Housing site	Housing Land Register	Previously Developed Land	51						30	21															51					Suitable Now	Yes	Developable	Cleared former school site with groups of mature trees and shrubs and remains of pond. Permission for new homes has now expired and the owner is looking to renew this approval in the near future
SW/065	Lingdale Road, Woodside	0.61		Urban Capacity	Previously Developed Land	25				20	5																	25					Suitable Now	Yes	Deliverable	Site of former flats now cleared and levelled and placed on the market

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SW/066	Abb Scott Lane, Low Moor	6.77	Housing site	Housing Land Register	Greenfield	231						40	40	40	40	40	24	7								231					Suitable Now	Yes	Developable	Level field behind homes containing some mature trees with small beck on southern boundary and fishing lake to south west and open land to south. The site is sandwiched between 2 areas of urban development. The site falls within a hazardous installation zone where the HSE would raise concerns but the site was formerly an allocated housing site in the RUDP. Consequently it has been placed in the medium term until further detailed consultation can be undertaken.	
SW/067	Halifax Road/Western Way, Woodside	3.58		Housing Land Register	Previously Developed Land	70	20	20	20	10																70					Suitable Now	Yes	Deliverable	Site with full planning approval under construction. 70 remain	
SW/068	Northside Terrace, Lidget Green	0.56		Urban Capacity	Greenfield	21			20	1																21		21			Suitable Now	Yes	Deliverable	Long strip of land with several semi-mature trees on site with planning permission for 21 family homes	
SW/069	Scholemoor Lane/Dracup Avenue	0.57	Playing fields	Housing Land Register	Greenfield	0																				0			0						Fully developed site - site will be deleted from the SHLAA
SW/070	John Street/Henry Street, Clayton	0.32		Housing Land Register	Previously Developed Land	38	20	18																		38			38			Suitable Now	Yes	Deliverable	Former primary school with conversion approval to 38 apartments. Progress to date has been slow but work is in progress.
SW/071	Cooper Lane, Buttershaw	0.13		Housing Land Register	Greenfield	6				6																6		6			Suitable Now	Yes	Deliverable	Vacant field between 2 roads. Planning permission for 15 units has now expired but the site could still be capable of delivering around 6 homes and owner is looking at bringing a planning application to the table soon. If no new application is made the site will drop out of the SHLAA as it is too small	
SW/072	Manorley Lane, Woodside	0.37		Housing Land Register	Previously Developed Land	14				14																14		14			Suitable Now	Yes	Developable	Development site, cleared in preparation for new development with outline permission for 14 homes	
<b>NEW SITES TO THIS SHLAAA</b>																																			
SW/073	223 Moore Avenue, Wibsey	0.24		Housing Land Register	Previously Developed Land	2			2																		2		2			Suitable Now	Yes	Deliverable	Detached house within its own grounds with permission for 2 houses. A revised application was pending at base date
SW/074	3 Huddersfield Road, Odsal	0.21		Housing Land Register	Previously Developed Land	22				20	2																22		22			Suitable Now	Yes	Deliverable	Vacant former caravan sales centre and unused land to the north, now closed due to re location. The site had permission on the northern part for 14 houses and the renewal of this application was pending at the base date. The site has capacity for a greater number of units and these are applied to the trajectory
SW/075	Scholemoor Road, Lidget Green	0.14		Housing Land Register	Previously Developed Land	14			14																		14		14			Suitable Now	Yes	Deliverable	Waste ground containing huts and disused garages. The site has permission for 14 units
SW/076	Saint Street, Great Horton	0.24		Housing Land Register	Previously Developed Land	12	12																				12		12			Suitable Now	Yes	Deliverable	Existing buildings with conversion permission for 12 units in total. Work has started but no units are yet completed



**BRADFORD SOUTH WEST**

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	DELIVERY ASSUMPTION																		Trajectory Total	Estimated Residual capacity	1 to 5 short	6-10 medium	11-18 long	Suitable	Available	Achievable	Site Summary
							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									
SW/077	Mandale Grove Buttershaw	0.14		Housing Land Register	Greenfield	10		10															10		10			Suitable Now	Yes	Deliverable	Undeveloped greenspace to the rear of existing houses. Permission was ganted in 2008 for 10, 1 bed flats.		
SW/080	Low Royd, Park Bottom, Low Moor	0.21		Housing Land Register	Greenfield	7		7															7		7			Suitable Now	Yes	Deliverable	Private garden attached to house adjacent to other residential and open land. Site had permission for 7 units at base date		
SW/081	Pannal Street, Great Horton	0.86		Housing Land Register	Previously Developed Land	24			20	4													24		24			Suitable Now	Yes	Deliverable	Semi derelict mill buildings and land with permission for demolition and re build for 24 large family homes		
SW/082	St Lukes, Little Horton Lane, Little Horton	1.29		Housing Land Register	Previously Developed Land	84.5						30	28.5	15	11								84.5			84.5			Suitable Now	Uncertain	Developable	Cleared site currently in use for temporary parking for hospital. The site had planning permission for conversion and new build of 109 units. All buildings have since been removed and a new application will be required from the landowner. A forecasted yield has been applied to the trajectory until more detail is available	
SW/083	Paradise Fold, Great Horton	0.21		Housing Land Register	Previously Developed Land	6			6														6		6			Suitable Now	Yes	Deliverable	Tipped and uneven grassland with narrow access through the Paradise Farm Pub which divides the site in 2. Planning permission for 6 units		
SW/084	Great Horton Road, Shearbridge	0.12		Housing Land Register	Previously Developed Land	10		10															10		10			Suitable Now	Yes	Deliverable	Cleared site comprising 10 apartments above shops. Development has started, but activity is slow.		
SW/085	Legrams Lane/Archibald Street	0.03		Housing Land Register	Previously Developed Land	8		8															8		8			Suitable Now	Yes	Deliverable	Formal car park with planning permission for retail units with apartments over. The site is currently for sale		
SW/086	Havelock Street, Great Horton	0.19		Housing Land Register	Previously Developed Land	0																	0					Suitable Now	No	Not Achievable	Industrial premises with planning approval for 14 houses. Units appeared to be in use on the day of survey with permission approaching expiry and consequently is no longer considered to be available		
SW/087	Buttershaw Lane, Buttershaw	0.12		Housing Land Register	Previously Developed Land	7			7														7		7			Suitable Now	Yes	Deliverable	House and garage with mature shrubs and trees. The site has planning permission for demolition and redevelopment for 7 units		
SW/088	Abb Scott Lane, Low Moor	1.02	Playing fields	Call for Sites	Greenfield	0																	0		0			Unsuitable			Uneven land which has been fenced to prevent access. The site was formerly playing fields to the school which has been demolished for some time and are now surplus to requirements, however the site lies within an area close to a hazardous installation zone and would raise concerns by the HSE. This situation will be monitored and rechecked at the next update		
SW/090	Cooper Lane, Buttershaw	0.18		Housing Land Register	Previously Developed Land	8			8														8		8			Suitable Now	Yes	Deliverable	Existing house and garden with planning approval for demolition and development of 8 mews homes		

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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									
SW/091	Trenholme Avenue, Low Moor	0.10		Housing Land Register	Previously Developed Land	6			6																6		6		Suitable Now	Yes	Deliverable	Cleared land which is tipped and unused with planning approval for 6 town houses. A detailed application was pending at the base date	
SW/093	Leaventhorpe Hall, Thornton Road, Thornton	0.39		Housing Land Register	Greenfield	9		9																	9		9		Suitable Now	Yes	Deliverable	Agricultural buildings with planning permission for conversion and new build. Development is underway but progress is slow	
SW/094	Cooper Lane, Clayton Heights	0.30		Housing Land Register	Previously Developed Land	14	14																		14		14		Suitable Now	Yes	Deliverable	Site under construction for 14 units, nearing completion	
SW/095	Paternoster Square Great Horton	0.06		Housing Land Register	Previously Developed Land	6		6																	6		6		Suitable Now	Yes	Deliverable	Cleared fenced site awaiting development with permission for 6 town houses.	
SW/096	Land at Scarlet Heights,	0.24	Green Belt	Call for Sites	Greenfield	8					8.5														9			8.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping area of land containing many mature trees and a sub station. The site is contained by railings and high stone wall. A large part of the site is protected as a bradford wildlife site and there are tree preservation orders, but could accommodate limited development	
SW/097	43 Beaconsfield Road, Clayton	0.22	Green Belt	Call for Sites	Mixture	8					8														8		8		Potentially Suitable - Local Policy Constraints	Yes	Developable	Private house and garden surrounded by many mature trees.	
SW/098	Harris Court Mill, Great Horton Road, Great Horton	1.00		Urban Capacity	Previously Developed Land	38.5					20	13	5.5												38.5			38.5	Suitable Now	Uncertain	Developable	Vacant stone mill complex which would be suitable for conversion and/or new build. There has been recent interest in redevelopment for residential and new build but the details of a section 106 agreement were not completed. The site however remains suitable for residential	
SW/099	Hudson View	1.91	Green Belt	Call for Sites	Greenfield	60.50					30	26	4.5												60.5			60.5	Potentially Suitable - Local Policy Constraints	No	Developable	Sloping fields to the rear of houses. No physical constraints to prevent development	
SW/100	Stanbeck Gardens, Buttershaw	0.24		Urban Capacity	Greenfield	8.5					8.5														8.5			8.5	Suitable Now	Uncertain	Developable	Level unused grassed area in cul de sac identified from survey. The scale of development is likely to be limited due to the shape of the site and owners intentions are presently unknown	
SW/101	Thornaby Drive, Clayton	0.2		Other	Mixture	9					9														9			9	Suitable Now	Uncertain	Developable	Undeveloped grassland and burnt out community centre on edge of former council estates. Owners intentions are presently unclear	
SW/102	Little Moor, Clayton Heights	12.12	Green Belt	Call for Sites	Greenfield	318.5							40	40	40	40	40	40	36.5	20	20	2			318.5			120	198.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Agricultural land used for grazing divided by dry stone walls and containing some farm buildings. Access is available but requiring improvement. An electricity pylon crosses the site and third party land is likely to be required before the site can come forward

BRADFORD SOUTH WEST

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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																
SW/103	Rear Edge End Road, Buttershaw	0.37		Urban Capacity	Previously Developed Land	13																								13					Suitable Now	Uncertain	Developable	Unused land to rear of existing homes. The present access is narrow and there has been an attempt to block the area by a temporary fence. Access into the area may require 3rd party land and density will be low to avoid overlooking. Owner intentions are presently unknown but the site was identified by the local community indicating some support for its re use		
SW/104	Cecil Avenue, Great Horton	2.15	Allotments	Other	Greenfield	59							30	24	5																59					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Allotments containing sheds and green houses. Most of the plots are disused and very overgrown. The site was identified by the local community indicating some support for its redevelopment.	
SW/105	Clover Street/Haycliffe Lane, Wibsey	0.23		Other	Previously Developed Land	10																									10					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Unused land to rear of homes suggested by the local community and is an area identified as open space in the open space audit but this needs to be clarified. The owners current intentions also are not known at present.	
SW/106	Northside Road, Lidget Green	3.42	Employment site	Other	Previously Developed Land	0																									0					Potentially Suitable - Local Policy Constraints	No	Not Achievable	Site submitted by community comprising single storey industrial units which were vacant at the survey. An application was pending for the change of use to an Academy school indicating the land will not be available for residential use and this is now being developed	
SW/107	Summerseat Place Great Horton Road	0.38	Recreation Open Space	Call for Sites	Greenfield	17																									17					Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Grassed area with mature trees. Site identified by local community but owners current intentions are unknown	
SW/108	Brafferton Arbor, Buttershaw	0.32		Other	Previously Developed Land	14.5																										15					Suitable Now	Uncertain	Developable	Level vacant muddy land left over from recent development. The site was suggested by the local community but owners immediate intentions are not clear
SW/109	Thornton Road, Four Lane, Ends	0.36		Other	Mixture	0																									0					Suitable Now	Uncertain	Not Achievable	Narrow strip of land and mostly derelict shops on frontage of Thornton Road put forward by local community. This is a narrow site close to a road junction unlikely to lend itself to residential use due to highway constraints. Given the lack of information on the site it is not presently considered to be achievable for residential use	
SW/110	Hillmore House, Thornton Road, Girdlington	1.93		Other	Previously Developed Land	79							30	30	19																	79					Suitable Now	Uncertain	Developable	Former Morrisons head office - now vacant. Mostly business and retail uses in the vicinity, with residential to north side of Thornton Road. The site is being cleared but owners intentions with regards possibility of residential use are unknown.

