

DENHOLME

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									
DH/001	Seven Acres	0.41	Housing site	Housing Land Register	Greenfield	16.5						16.5													16.5					Suitable Now	Uncertain	Developable	Remaining undeveloped part of larger housing site. Sloping and overgrown. Site still has valid permission from the larger site but the owners intentions are presently unknown. The site could come forward however at any time
DH/002	Main Road/New Road	3.14		Housing Land Register	Previously Developed Land	107.5			20	20	20	30	17.5												107.5		60	47.5		Suitable Now	Yes	Deliverable	Cleared former industrial site with planning permission. Concrete foundations remain. The site has both outline and detailed planning approvals and is on the market. The trajectory will be updated at the next review
DH/003	New Road/Long Causeway	1.23	Safeguarded land	SafeGuarded Land	Greenfield	38.5						30	8.5												38.5			38.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field. Access would be best taken from Long Causeway as sight lines on New Road are poor. A group of 3/4 cottages are located within this development site. The site has developer interest and could come forward sooner
DH/004	Foster View	0.51	Safeguarded land	SafeGuarded Land	Greenfield																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Well used tidy allotments. Access via narrow lane serving sailing club and small holdings. Site allocated as Safeguarded Land in the RUDP but owners current intentions are unknown. No units have been placed in the trajectory at present as there is a lack of information on the site
DH/005	Old Road/Station Road	5.96	Safeguarded land	SafeGuarded Land	Greenfield	156.5						35	35	35	35	16.5									156.5			156.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Undulating scrubby land sloping toward Carperley Beck. The site is allocated as Safeguarded land S/UR5.3 in RUDP. Floodzone 3a affect the southern fringe area of the site and the majority of site is located in Bradford Wildlife Area.
DH/006	Long Causeway	4.26	Green belt	Call for Sites	Greenfield	112						30	30	30	18	4									112			112		Potentially Suitable - Local Policy Constraints	Yes	Developable	Gently sloping green belt site with protected woodland and mature woodland beyond the northern boundary. The site has a long road frontage to Long Causeway although this is narrow. Access may be available from the recently built neighbouring estate.
DH/007	Hill Top Farm	5.49	Green belt	Call for Sites	Greenfield	144.5						35	35	35	35	4.5									144.5			144.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Site is located within the Green Belt, with its south and eastern boundaries adjoining the urban area.

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DH/008	Heatherlands Avenue	0.88	Green belt	Other	Greenfield																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Sloping field which is currently being scraped to create new levels. Site rejected by inspector at last inquiry but has good access from the existing estate. The site is located within the Green Belt but there is limited information available and consequently it would presently be considered to be unachievable
DH/009	Beech Avenue, Keighley Road, Denholme	8.04	green belt	Call for Sites	Greenfield																				0					Unsuitable			Large site accessed from gate at end of Beech Ave, generally level but with some wooded areas. Site is off a residential road which is a residential enclave washed over by green belt and is isolated from the edge of the urban area
DH/010	Halifax Road, Denholme Gate	3.11	Green belt	Housing Land Register	Previously Developed Land	81.5					30	30	20	1.5											81.5			81.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Existing industrial land and buildings in the green belt. Factory and land to west side of Halifax Road, Denholme Gate. Redevelopment precedent of the site in this locality has been set by nearby former Monarch Mills site and residential use could be appropriate on the footprint of the building
DH/011	Halifax Road, Denholme Gate	1.94	Green belt	Call for Sites	Previously Developed Land	61					30	26	5												61			61		Potentially Suitable - Local Policy Constraints	Yes	Developable	Vacant factory in the green belt and associated land. Precedent for redevelopment of land in the green belt is appropriate as precedent set at Denholme House farm and Monarch Mills. Developer interest in the site. Trajectory will be revised at the next update
DH/012	Haworth Road	0.69	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Uneven fields attached to farm buildings. Western boundary crosses open field. Site some distance from urban edge in area of washed over green belt. Northern part of site is included within an area of search for minerals.
NEW SITES TO THIS SHLAA																																	
DH/013	Stradmore Road	0.08		Housing Land Register	Previously Developed Land	6	6																		6		6			Suitable Now	Yes	Deliverable	Former garage site with permission for 6 town houses under construction
DH/015	Halifax Road, Denholme Gate	0.27	Green belt	Housing Land Register	Previously Developed Land	9	9																		9		9			Suitable Now	Yes	Deliverable	Farm buildings and yard with planning permission for 9 homes

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DH/016	Station Road	4.38	Green belt	Urban Capacity	Previously Developed Land	115						30	30	30	19.5	5.5									115			115				Potentially Suitable - Local Policy Constraints	Yes	Developable	Land and buildings formerly saw mill and timber yard. The property was in the process of being emptied at the survey and planning permission was pending at the base date. This will be revised at the next update
<b>TOTALS</b>		<b>40.39</b>					<b>15</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>266.5</b>	<b>212</b>	<b>155</b>	<b>109</b>	<b>30.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>848</b>	<b>0</b>	<b>75</b>	<b>773</b>	<b>0</b>						