

ILKLEY

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									
IL/001	Leeds Road	2.12	Housing site, playing fields	Housing Land Register	Greenfield	72.5					30	30	12.5												72.5		0	72.5	0	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Level land adjacent to Ashlands Primary school with access from Leeds Road or Little Lane. Trees and stream to the eastern boundary and potential flood risk. Most of site was formerly allocated for housing in RUDP and the eastern half of site designated playing fields. The site will require flood and playing field assessments before it can fully come forward when owners intentions are known
IL/002	Valley Drive	1.47		Housing Land Register	Previously Developed Land	102.5		20	20	36	20	6.5													102.5		96	6.5		Suitable Now	1 to 6 Years	Deliverable	Site of former Ilkley Middle School now cleared with trees on boundary. Part of the site has permission and is under construction for 56 older persons apartments. The site also has additional capacity which could with a permission start from year4 which explains the high yield in year 4 of the trajectory
IL/003	Langbar Road	0.63		Housing Land Register	Previously Developed Land																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Unkept and overgrown garden containing a number of mature trees and stream. The site had permission at the base date for just 1 house and is unlikely to have a higher potential given topography and trees. The site will be deleted from the SHLAA
IL/004	Bolling Road	0.77		Housing Land Register	Previously Developed Land	24.5				20	4.5														24.5		24.5	0	0	Suitable Now	Yes	Deliverable	Cleared site with expired permission for 19 apartments, although this was approaching expiry with the expectation that a revised scheme will be submitted shortly, consequently forecasted yield appears in the trajectory, although a lower figure is most likely.
IL/005	Ashlands Road, Leeds Road	1.04	Employment site	Urban Capacity	Greenfield																				0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Large greenfield site allocated for employment uses in the RUDP with a number of mature trees along the edges. The site is considered to be unavailable as it has been sold recently for business use and is unlikely to come forward for residential.
IL/006	Railway Road, Mayfield Road	1.59		Urban Capacity	Previously Developed Land																				0					Suitable Now	Unavailable	Not Achievable	Site under construction for replacement Tesco store it will be deleted from the next update
IL/007	Springs Lane	1.20		Other	Previously Developed Land	49					30	19													49		49			Suitable Now	Uncertain	Developable	Existing Tesco supermarket and car park in use whilst the new store is being built. The site has outline permission for business use and 60 bed care home but could still yield some residential development in the medium term should the current application not be realised. This will be updated at the next review when more information is available

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IL/008	Clifton Road / Ben Rhydding Road	0.70			Previously Developed Land	22						22													22			22		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Cleared site formerly occupied by shell of Mansion house. Site area is slightly smaller and now excludes adjacent house and garden. Owners intentions not presently known but the redevelopment of the site could take place in the short term with planning permission.
IL/009	Ben Rhydding Drive, Wheatley Grove	7.18	Green belt	Call for Sites	Greenfield	188						40	40	40	40	20.5	7.5								188			180.5	7.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field with central copse and trees on boundaries. The site has residential development on 3 sides and there is a golf course to south. Ben Rhydding is a residential enclave washed over by green belt. The field rests between this enclave and the edge of the current eastern edge of Ilkley urban area.
IL/010	Cheltenham Ave	0.37		Housing Land Register	Greenfield	6			6																6		6		Suitable Now	Yes	Deliverable	Overgrown garden with planning permission for 6 homes. Site now included in the SHLAA as it meets the revised site threshold	
IL/011A	Skipton Road west	0.82	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Level vacant land to the west side of existing residential development "Hollin Hall" with some mature and semi mature trees. The site was formerly part of a larger site but subdivided to exclude land outside of the control of the supporter. On its own the site lies beyond the main urban area and is not considered to be suitable, however as part of a larger green belt release including IL/011B, IL/016 and IL/032 to make a more comprehensive site could be given further consideration
IL/011B	Skipton Road east	1.18	Green belt	Call for Sites	Previously Developed Land	37						30	7												37			37		Potentially Suitable - Local Policy Constraints	Yes	Developable	Scrubby overgrown and partially despoiled land to the east of "Hollin Hall". The land was formerly part of a larger site, but has now been subdivided. Site comprises former railway sidings and is contained by mature trees along its northern boundary. There appear to be no significant constraints
IL/012	Skipton Road	7.82	Green belt	Call for Sites	Greenfield	205.5						40	40	40	40	28	17.5								205.5			188	17.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Slightly sloping fields bounded by mature trees to east and south western boundaries. The site adjoins a larger area designated as wildlife in the RUDP
IL/013	Wheatley Lane, Ben Rhydding	1.28	Green belt	Call for Sites	Greenfield	40						30	10.5												40.5			40.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field behind houses fronting Wheatley Lane and farm buildings currently used for stabling in the green belt. A small part is affected by flood risk, but this is not enough to make the site undevelopable

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IL/014	Coutances Way	25.65	Green belt	Call for Sites	Greenfield	673						40	40	40	40	40	40	40	40	40	40	40	40	40	520	153.0				Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Fields bounding Coutances Way sloping upwards from the road, containing wooded areas and hedegrows. Part of the site was to be developed for a replacement secondary school through the building schools for the future programme and the last SHLAA map identified the area earmarked for the school but did not include any figures in the trajectory. The whole site offers good potential for residential development as part of a mixed scheme which could still include educational. The revised theoretical trajectory now illustrates the average capacity that could be accommodated assuming the whole site was given over for residential use. This does not take account of the lower part of the site which is affected by flood risk, tree preservation orders and consequently is most likely to be lower in reality
IL/015	Slates Lane	3.10	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Land to the south of Slates Lane on the edge of Curly Hill which is a residential enclave washed over by green belt and consequently is isolated from the edge of the main urban area. Access is along a narrow country lane.
IL/016	Hadfield Farm, Skipton Road, Ilkley	23.85	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Prominent open fields within the green belt, part of wider countryside above the river. The site only adjoins the existing built up area along a small section and a large part site falls within the functional flood plain and also contains a number of trees protected by tree preservation orders. On its own the site is considered to lie beyond the main urban area and is not considered to be suitable, however as part of a larger green belt release including IL/011A, IL/011B and IL/032 to make a more comprehensive site could be given further consideration.
IL/017	Coutances Way, Ilkley	1.72	Green belt	Call for Sites	Previously Developed Land																				0					Unsuitable			Level site used for storage, sales and repair of touring caravans and motor homes. The site is separate from the main urban area
IL/018	Hardings Lane, Ilkley	0.87	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Part of sloping field adjacent to urban area but within the green belt. Site lies within an area designated as a scheduled ancient monument medieval settlement.
IL/019	Hardings Lane	4.45	Green belt	Call for Sites	Greenfield	116.5						30	30	30	20	6.5									116.5			116.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field in the green belt enclosed by Coppy Wood to east and Crabtree Gill to west. The site contains a small number of trees which are protected by preservation orders. Potential access could be available as an extension to Gill Bank Road, access from the north is unlikely to be appropriate

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IL/020	Ben Rhydding Drive	8.50	Green belt	Call for Sites	Greenfield																				0							Unsuitable			Sloping rolling, countryside accessed from private road with some domestic curtilage. Ben Rhydding Drive is a residential enclave washed over by green belt and as a consequence the site does not adjoin the edge of the main urban area and is thus considered to be unsuitable without a major green belt change which would remove this whole enclave. A large tree preservation order also protects trees within the site. A further small site has been submitted for inclusion with this site which will be considered at the next review.
IL/021	Hangingstone Road.	1.67	Green belt	Call for Sites	Greenfield																				0							Unsuitable			Level to sloping land used for grazing/horse exercise adjoining the Ilkley Moor Special protection/conservation area. The site lies in an isolated area away from the edge of the main urban area.
IL/022	Fieldway	1.10		Call for Sites	Previously Developed Land	44.5				20	20	4.5													44.5		40	4.5	0	Suitable Now	Yes	Deliverable	Former Moor Court Resource Centre and adjacent properties. Now cleared land and a larger site than previously considered. The site has developer interest		
IL/023	Grammar School, Cowpasture Road, Ilkley	3.37	Playing fields, Recreation open space	Other	Previously Developed Land																				0						Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Existing Grammar school site, not considered to be available until the secondary school proposals for the area are clear. No units are placed in the trajectory	
IL/024	Curly Hill	0.27		Housing Land Register	Previously Developed Land	2	2																		2		2			Suitable Now	Yes		Private garden to the side and rear of existing house. The site had permission at the base date for 2 detached houses but so far has not implemented the approved scheme		
NEW SITES TO THIS SHLAA																																			
IL/025	Queens Road	0.20		Housing Land Register	Previously Developed Land	1	1																		1		1			Suitable Now	Yes	Deliverable	Site under construction with planning permission for single house		
IL/026	Clifton Road	0.33		Housing Land Register	Previously Developed Land	6	3	3																	6		6			Suitable Now	Yes	Deliverable	Site under construction with planning permission for 6 detached homes		
IL/028	Clifton Road	0.27		Housing Land Register	Previously Developed Land	5	5																		5		5			Suitable Now	Yes	Deliverable	Site with permission for 5 dwellings under construction		
IL/029	Owler Park Road	0.21		Housing Land Register	Previously Developed Land	1		2																	2		2			Suitable Now	Yes	Deliverable	Site with permission for single house. Work has begun		
IL/030	Ben Rhydding Road	0.27		Housing Land Register	Greenfield	1			1																1		1			Suitable Now	Yes	Deliverable	Mature woodland and private garden with permission for single house.		

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IL/031	Ilkley Water Treatment works, Ashlands Road	6.50	Green belt	Call for Sites	Mixture	170.5											35	35	35	35	30.5				170.5					Potentially Suitable - Local Policy Constraints	Yes	Developable	Existing sewerage works with good access adjacent business park, river and cemetery. A proportion of the site lies within flood zone 3a and the north west section of the site lies within a Bradford Wildlife Area. Neither of these protections will completely prevent some development of the site, but as the site is currently in full use it is placed in the latter part of the trajectory until more information can be provided. Yield may also be significantly lower
IL/032	Skipton Road	3.54	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Caravan club certified site consisting of 5 hardstandings and level land between IL.016 and IL/011. Site lies within the green belt but it adjoins sites IL/011a and could form an urban extension to the settlement. However at present the site is detached from the built up area. A tree preservation order affects trees TPO to the eastern 1/3 of the site.
IL/033	Stockheld Road	0.23		Urban Capacity	Greenfield	11					11														11			11		Suitable Now	Uncertain	Developable	Sloping grassed area and tarmaced car park adjacent to church bounded by dry stone wall. The grass is mown but appears unused otherwise
IL/034	Beanlands Parade	0.27		Urban Capacity	Greenfield	9.5					9.5														9.5			9.5		Suitable Now	Uncertain	Developable	Level grassed area adjacent to cemetery. The site was identified by survey and appears to be unused
TOTALS		114.52					11	25	27	76	44.5	323.5	216.5	162.5	140	95	100	75	75	75	70.5	40	40	40	1636.5	153	183.5	937.5	515.5				