

OAKWORTH

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	OAKWORTH																		Trajectory Total	Estimated Residual capacity	1 - 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									
OA/001	Providence Lane, Providence Farm	1.37	Green belt	Call for Sites	Greenfield	43							30	13												43				Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping pasture to south of existing residential development. Open and fairly prominent site in existing use for grazing with good access.
OA/002	Pasture Lane, Oakworth	1.06	Green belt	Call for Sites	Greenfield	33.5						29.5	4													33.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping and accessible unused field with access from existing estate enclosed by trees on the southern edge. The site could be developed alongside OA/001
OA/003	Waterwheel Lane	1.41	Safeguarded Land	SafeGuarded Land	Greenfield																					0				Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Sloping pasture. One field unused and marshy the other mown but unused. The owners intentions are not presently known and access to the site is problematic. The site is not considered to be developable at present as the amount of information available is limited despite its present designation as Safeguarded Land
OA/004	Hill Top Road,	0.76	Green belt	Call for Sites	Greenfield	24							24													24				Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field to the south west of Denby Court used for grazing. Access would be possible from Tim Lane although this is a narrow lane and would require improvements
OA/005	Denby Hill Road, Oakworth	4.87	Green belt	Call for Sites	Greenfield	128									30	30	30	25	13							128				Potentially Suitable - Local Policy Constraints	Yes	Developable	Land to north and south of Denby Hill Rd. The site is very steep in places but has some potential in particular in the area closest to the farm adjacent to Tim Lane. Mature trees on boundaries should not be a significant constraint. Given the topography potential yield overall is likely to be significantly lower than forecasted and thus a more detailed assessment will be needed over time..
OA/006	Moorfield Drive, Oakworth	0.45		Call for Sites	Mixture	14				14																14				Suitable Now	Yes	Deliverable	Land to eastern end of Moorfield Drive with good access. Scrubby tipped with a number of semi mature trees. Private access taken through the site and part is used as garden. The site could be enlarged to include a small field fronting Keighley Road with the landowners support
OA/007	Keighley Road, Sykes Lane	5.59	Green belt	Call for Sites	Greenfield	147									35	35	35	35	7							147				Potentially Suitable - Local Policy Constraints	Yes	Developable	Large site comprising sloping fields between Keighley urban edge and Oakworth. Access is limited and major off site improvements will be necessary to bring the site forward.
OA/008	Keighley Road	0.74		Housing Land Register	Previously Developed Land	7		7																		7				Suitable Now	Yes	Deliverable	Garden of large detached house under construction and approaching completion. This site will be removed in the next update

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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										
OA/009	Vale Mills, Myholme Lane,	0.89	Green belt	Housing Land Register	Previously Developed Land																				0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	3-4 storey Mill buildings and associated land. Permission for 30 apartments has now expired and the site is in full use and not considered to be available or achievable	
NEW SITES TO THIS SHLAA																																		
OA/010	15 Church Street Colne Road	0.22		Housing Land Register	Mixture	9		9																	9		9				Suitable Now	Yes	Deliverable	The site has full planning permission for 9 houses and is for sale. The site has been fenced to deter unauthorised access.
OA/011	Cackleshaw Farm, Sykes Lane	2.09	Green belt	Call for Sites	Greenfield																				0					Unsuitable			The site lies within the green belt and is detached from the built up area. The land slopes but is not constrained by levels and steepness. Access is via Sykes Lane which is unmade and narrow	
OA/012	Griffe Gardens, Low Bank Lane	0.11		Housing Land Register	Previously Developed Land	12		12																	12		12			Suitable Now	Yes	Deliverable	Level piece of land has been fenced in ready for development with planning permission for 12 units	
OA/013	Providence Lane	0.26	Green belt	Call for Sites	Previously Developed Land																				0					Potentially Suitable - Local Policy Constraints	Yes	Not Achievable	Site fronting Providence Lane occupied by mill chimney and semi mature trees. The entire site is covered by a group tree preservation order which will prohibit development	
OA/014	Boston Hill Low Bank Lane Oakworth	2.96	Green belt	Call for Sites	Greenfield	78							30	30	18										78		78			Potentially Suitable - Local Policy Constraints	Yes	Developable	Fields crossed by telegraph and watercourse on the edge of the main urban area. Access is narrow on approach but not so significant as to be a major constraint	
OA/015	Dockroyd Lane	0.23		Other	Greenfield																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Well used allotments with access from Dockroyd Lane, which is narrow. Site slopes downwards from Dockroyd Lane. Site was identified by local community but is not considered to be available and owners intentions are presently unknown	
TOTALS		23.01					0	28	0	14	0	29.5	4	84	43	18	65	65	65	60	20	0	0	0	495.5	0	42	178.5	275					