

QUEENSBURY

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									
QB/001	Albert Road, Brighthouse and Denholme Road	0.70	Green belt	Call for Sites	Greenfield	22					22														22			22		Potentially Suitable - Local Policy Constraints	Yes	Developable	Predominantly level overgrown field that slopes to the northern edge. Some trees to boundary. The site sits between a primary school and housing to its east side.
QB/002	Albert Road	0.97	Housing site	Housing Land Register	Previously Developed Land	40				20	18	2													40		38	2		Suitable Now	Yes	Deliverable	Cleared former scrap yard which had planning permission for 47 family homes with the expectation that a revised application will be submitted soon. Forecasted Yield currently appears in the trajectory
QB/003	Broomfield Street/High Street	3.63	Housing site	Housing Land Register	Greenfield	124				20	20	30	30	21	3										124		40	84		Suitable Now	Yes	Deliverable	Sloping fields to west of Black Dyke Mill formerly allocated as housing sites in the RUDP. Application for 116 units was pending at the base date. Forecasted yield appears in the trajectory at present
QB/004	Black Dyke Mills, Brighthouse Road	5.84	Employment site	Call for Sites	Mixture	153						35	35	35	35	13									153			153		Potentially Suitable - Local Policy Constraints	Yes	Developable	Single storey industrial building and sloping land to the south of Balck Dyke Mill together with warehouse to the west side of the complex, with some mature trees on boundary. The site and buildings offers some potential for redevelopment which could include residential use, but the site is presently protected for employment use at present
QB/005	Roper Lane/Cross Lane	0.53	Housing site	Housing Land Register	Greenfield	16.5				16.5															16.5		16.5			Suitable Now	Yes	Deliverable	Level mown field with residential to 2 sides. The site is understood to have developer interest
QB/006	Park Lane	4.30	Housing site	Housing Land Register	Greenfield	146.5				25	25	35	35	25.5	1										146.5		50	96.5		Suitable Now	1 to 6 Years	Deliverable	Sloping overgrown field hidden in part by substantial stone wall. Outline application was pending at base date for 155 units and has since been approved but forecasted yield currently appears in the trajectory. It is likely that further applications will be submitted to determine the final development number
QB/007	Brighthouse Road	1.52	Green belt	Call for Sites	Greenfield	62						30	26.5	5.5											62			62		Potentially Suitable - Local Policy Constraints	Yes	Developable	Land to north of golf course and south of housing site. Sloping scrubby land part in use a car park to club house. Tree preservation orders cover most of the site boundary
QB/008	Deanstone Lane	0.79		Urban Capacity	Greenfield	32.5								29.5	3										32.5			32.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level to sloping land with access from Deanstones Lane. Some underused garages on the site which will need to be cleared and narrow road providing rear vehicular access to properties on Deanstones Lane. The land was identified in the open space audit as part of open space to the school which is a change from the last SHLAA. More information will be required to determine the full use of the site

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QB/009	Hazelhurst Quarry, Long Lane	5.16	Housing site	Housing Land Register	Mixture	142	10	20	20	20	20	30	22												142		90	52		Suitable Now	Yes	Deliverable	Former quarry, with permission for remedial works and construction of 142 units. Post base date a further permission for a slightly lower figure was approved. Work underway	
QB/010	Jackson Hill Lane, Brighouse Road	1.30	Green belt	Call for Sites	Greenfield	41						30	11												41			41		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level scrubby field with brick bunkers in the green belt but with no real constraints	
QB/011	Station Road west, Sharket Head Close	2.34	Green belt	Call for Sites	Greenfield	69						30	30	9											69			69		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field with access from neighbouring estate and vacant semi wooded area with access from Thornton Road. Trees to boundary. The majority of the site lies within the defined green belt	
QB/012	Station Road east	2.56	Green belt	Call for Sites	Greenfield																				0					Unsuitable			Steeply sloping fields in the green belt which are detached from the edge of the urban area	
QB/013	Cross Lane/Old Guy Road	2.86	Green belt	Call for Sites	Greenfield	75											30	30	15						75			75		Potentially Suitable - Local Policy Constraints	Yes	Developable	Mown fields adjacent to Old Guy Road. Narrow access from both roads suggests the site would only be a longer term option	
QB/014a	Old Guy Road, Fleet Lane	3.80	Green belt	Call for Sites	Greenfield	100								30	30	28	12								100			88	12	Potentially Suitable - Local Policy Constraints	Yes	Developable	Level open land with good access. Site is divided by dry stone walls and post and rail fencing. The site has been subdivided from the original much larger site as ownership is different (See also QB/014b). Narrow approach particularly from the north but the site adjoins recent residential development	
QB/014b	Old Guy Road, Fleet Lane	19.28	Green belt	Call for Sites	Greenfield	506.5											40	40	40	40	40	40	40	40	320	186.5			320		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level fields divided by dry stone walling and post and rail fencing. This is a large site in relation to the settlement and was part of a much larger site in the last SHLAA (see also QB/014a). Access constraints will delay the development potential of the site and it is likely that off site highway works will be required
QB/015	Halifax Road,	0.47	Green belt	Call for Sites	Greenfield																									Unsuitable			Isolated site in area of washed over green belt. Part of field off Halifax Road. Mature trees across part of the site which is below road level.	
QB/016	Halifax Road	0.32	Green belt	Other	Greenfield	11						11													11			11		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level plateau of land on the edge of existing development, before land drops steeply into Shibden Valley. Owner has come forward since the last SHLAA	
QB/017	Roper Lane, Ambler Thom	0.80	Safeguarded Land	SafeGuarded Land	Greenfield																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Bungalow and steeply sloping field. Access is poor and would need to come through the bungalow site in order to ensure proper gradients. Owners intentions are unknown and the site is not presently considered to be achievable for development	
QB/018	Sandbeds	0.24		Housing Land Register	Previously Developed Land																				0					Suitable Now	Unavailable	Not Achievable	Site has been developed as part of the neighbouring Tesco development and will be deleted from the SHLAA	

NEW SITES TO THIS SHLAA

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QB/019	Charles Street, Derby Street	0.19		Housing Land Register	Mixture	7			7																7		7				Suitable Now	Yes	Deliverable	Level site containing mixed curtilage, garages and out buildings. Site had outline permission at base date for 7 units.
QB/020	Brewery Lane	0.29		Housing Land Register	Previously Developed Land	3			3																3		3				Suitable Now	Yes	Deliverable	Cleared site with permission for 3 units. Site has been prepared in readiness for foundations for developments to be dug.
QB/021	Sandbeds, Back Lyon Street	0.26		Housing Land Register	Greenfield	10			10																10		10				Suitable Now	Yes	Deliverable	Scrubby grassed area with permission for 10 units. The site has been enclosed by security fencing and a sign on site suggests development may be starting soon
QB/022	Cricket Ground, Mill Lane, Mountain	1.79	Green belt, Playing fields	Call for Sites	Greenfield	56								30	24	2									56			56			Potentially Suitable - Local Policy Constraints	Yes	Developable	Level former cricket ground and steeply sloping uneven land which runs down to Brighthouse and Denholme Road. The site has access and topographical constraints
QB/024	Perseverence Lane/Green Lane, Mountain	2.46	Green belt	Call for Sites	Greenfield																				0						Unsuitable			Level to sloping fields adjacent Perseverence Lane. The site is crossed by high voltage power line and is in an area which is isolated from the main urban area
QB/025	Ing Head Farm, Hill Crest Road	3.30	Green belt	Call for Sites	Greenfield	86.5								30	30	22	4.5								86.5			82	4.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping field containing farm, buildings behind homes fronting Hillcrest Road. The only current site access is a farm access between houses on Hillcrest Avenue.
QB/026	Hill End Lane	1.40	Green belt	Call for Sites	Greenfield	44								30	14										44			44			Potentially Suitable - Local Policy Constraints	Yes	Developable	Level field on road frontage in use for grazing which slopes away to second field. There are no significant constraints to development
		67.12					10	20	40	101.5	83	255	189.5	245.5	140	65	86.5	70	55	40	40	40	40	40	1561	186.5	254.5	895	411.5					