

SHIPLEY

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	SHIPLEY																		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												
SH/001	Dock Lane/Canal side, Shipley	2.06	Employment site	Housing Land Register	Previously Developed Land	114			20	20	20	20	20	14														114		60	54		Suitable Now	Yes	Deliverable	Cleared site with outline permission for mixed use including business and residential on an indicative layout totalling 114 units
SH/002	Dockfield Road northside, Shipley	0.54	Mixed use area	Housing Land Register	Previously Developed Land	69			20	20	20	9																69		60	9		Suitable Now	Yes	Deliverable	Level cleared site with some scrub vegetation. Permission for 69 units and office unit on this side of the road. Permission extends to land to south SH/003
SH/003	Dockfield Road, South, Shipley	1.33	Mixed use area	Housing Land Register	Previously Developed Land	61			20	20	20	1																61		60	1		Suitable Now	Yes	Deliverable	Level cleared site in mixed use area with planning permission for mixed use including 61 units together with office use. Permission extends to north side of the road. See SH/002
SH/004	Wrose Brow Road, Windhill	2.03	Urban Greenspace	Call for Sites	Mixture	53.5								30	23	0.5												53.5			53.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Derelict garages and outbuildings and underused open land. The site is part of a much wider area of urban greenspace designated in RUDP.
SH/005	Wood End Crescent/Leeds Road	2.16		Urban Capacity	Previously Developed Land	121.5			25	25	25	31.5	15															121.5		75	46.5		Suitable Now	Yes	Deliverable	Cleared site with application pending at base date for 136 units split across 2 sites with 122 on this area
SH/006	Land west of Bradford Beck	1.92	Mixed use area	Urban Capacity	Greenfield																							0					Potentially Suitable - Physical Constraints	Uncertain	Not Achievable	Large flat grassy site with steep slope towards the Beck. The site adjoins the railway line and can only be accessed currently from a pedestrian footpath. Part of the site lies in flood risk zone 3a and owner intentions are currently unknown, but the site would have potential in the longer term or when further investigations have been carried out.
SH/007	Crag Road, Windhill	0.92	Mixed use area	Urban Capacity	Greenfield	29						27.5	1.5															29			29		Suitable Now	Uncertain	Developable	Well maintained grassy bank with mature trees. The site offers some potential for infilling between flats.
SH/008	Crag Road/East Bradford Beck	4.64	Mixed use area	Urban Capacity	Mixture	261								40	40	40	40	28.5	20	20	20	12.5						261			120	141	Potentially Suitable - Local Policy Constraints	Yes	Developable	Partly grassed, vacant site which includes a vacant industrial unit. Part of the site lies within flood zone 3a and the site has access issues. The site would have potential as part of wider redevelopment and remodelling as part of Shipley Canal Road Corridor initiative. Constraints are resolveable
SH/009	Browfoot/Wrose Brow Road	2.86	Urban Greenspace	Urban Capacity	Greenfield	75						30	30	15														75			75		Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Largely unused but maintained amenity grassland bordering houses and lower part of slope alongside road. Owner intentions are not presently known but the land has no real constraints.
SH/010	Salts Mill Road	0.23	Mixed use area	Urban Capacity	Previously Developed Land																							0					Suitable Now	Uncertain	Not Achievable	Unused section of car park. The site is unfeasible for residential use and will be deleted from the SHLAA
SH/011	Salts Mill Road, Saltaire, Shipley	1.79	Mixed use area	Call for Sites	Previously Developed Land																							0					Suitable Now	Uncertain	Not Achievable	Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business

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SH/012	Dockfield Road	3.63		Urban Capacity	Previously Developed Land	124										30	30	30	26	8					124				124	Potentially Suitable - Physical Constraints	Yes	Developable	Level site bounded by canal and railway line. The site has no road access at present, bridge needed over canal will be needed to bring the site forward. The site is currently for sale and could be developed in the longer term.
SH/013	Riverside Estate	0.32	Mixed use area	Urban Capacity	Previously Developed Land																					0				Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Building under construction for business uses nearing completion. Site will be deleted from the SHLAA
SH/014	East Victoria Street	0.36	Mixed use area	Urban Capacity	Previously Developed Land	63																				63			63	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Derelict warehouse on Canalside. The site would be suitable for conversion but owners immediate intentions are presently unknown
SH/015	Land South Of 47 Otley Road, Charlestown	0.36	Employment site	Housing Land Register	Greenfield	8			8																	8		8		Suitable Now	Yes	Deliverable	Agricultural Fields with permission for mixed use including a small part of the overall development site for 8 live work units, with backing from development agency. The site is much smaller than in the first SHLAA .
SH/016	Leeds Road/Thackley Old Road	0.51	Recreation open space	Other	Greenfield	21																				21			21	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Mown grassland adjacent to Leeds Road. The site is designated as recreation open space in the RUDP in an area of many other open areas and is not well used.
SH/017	Lower Holme Mill, Otley Road	1.58		Housing Land Register	Previously Developed Land	36			20	16																36		36		Suitable Now	Yes	Deliverable	Cleared site and partially completed residential conversion. Site is already of interest for other mixed use including retail and planning permission has already been granted for office and retail on part of the site which if implemented would still allow some residential use. It is currently unknown whether the owner will implement any of the approved schemes. 36 units appear in the trajectory which reflect uncompleted units on the site that could still be delivered. Further updates may delete the site from the study
SH/018	Otley Road	1.75		Housing Land Register	Previously Developed Land	120			20	20	20	20	20	20												120		60	60	Suitable Now	Yes	Deliverable	Remaining land from recently completed business and retail development part of an overall permission which included 120 apartments. The application remains valid although the owner has expressed a wish to replace that permission with an alternative although no progress has been made to date
SH/019	Carr Lane	1.25	Housing site	Housing Land Register	Previously Developed Land	51				20	20	11														51		40	11	Suitable Now	Yes	Deliverable	Overgrown sloping site. Planning permission has now expired but it is understood that the owners will be seeking a fresh approval once the market improves

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SH/020	Slenningford Road/Bingley Road	0.16		Housing Land Register	Previously Developed Land																											Potentially Suitable - Local Policy Constraints	Yes	Not Achievable	House and mature garden. Planning permission now expired and the site no longer meets SHLAA threshold criteria and will be deleted from the SHLAA
SH/021	Dockfield Road	0.69		Housing Land Register	Previously Developed Land	46.5				20	16	10	0.5												46.5		36	10.5		Suitable Now	Yes	Deliverable	Building in manufacturing use. Conversion approval has expired but an application was pending at the base date to renew this approval.		
SH/022	Wycliffe Road	1.38	Recreation open space	Urban Capacity	Greenfield	43.5						30	13.5												43.5			43.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping underused mown grassland with some mature trees to boundary. The site could accommodate a low yield of development on the less steep parts of the site		
SH/023	Dockfield Road	1.48		Urban Capacity	Previously Developed Land																				0					Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Site now fully developed for industrial use and will be deleted from the SHLAA		
SH/024	Market Hall, Kirkgate	0.18		Urban Capacity	Previously Developed Land																				0					Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Run down market hall and attached retail units with residential and offices on first floor. Although a redevelopment could be achieved which could deliver additional retail, the site is below the site threshold and considered to be unachievable at present.		
SH/025	Junction Bridge, Briggate	0.71	Mixed Use area	Urban Capacity	Previously Developed Land																				0					Potentially Suitable - Physical Constraints	Unavailable	Not Achievable	Land currently in use for storage but containing derelict buildings. Access is problematic alongside canal and railway. The site is not available and not considered achievable. It will be deleted from the SHLAA		
SH/026	Glenview Drive, Bankfield Road, Nabwood, Shipley	6.23	Green Belt	Call for Sites	Greenfield	163.5										35	35	35	35	23.5					163.5			163.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Steeply sloping fields with areas of woodland protected by preservation order. The site has additional physical constraints which will delay when the site can be developed		
SH/027	Bingley Road, Nabwood	5.31	Green Belt	Call for Sites	Greenfield	139.5						35	35	35	34.5										139.5			139.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Level to sloping field bounded by mature trees adjacent to residential development farm and hotel. The field is used presently for grazing and is larger than in the first SHLAA		
SH/028	Bankfield Farm, Nabwood	1.56	Green Belt	Call for Sites	Greenfield																				0					Unsuitable	Yes		Sloping field behind hotel containing protected trees, farm and associated buildings with river Aire to northern boundary. The site does not adjoin the built up area. However it could come forward alongside SH/027.		
NEW SITES TO THIS SHLAA																																			
SH/029	Carnegie Hall, Leeds Road	0.04		Housing Land Register	Previously Developed Land	7				7															7		7			Suitable Now	Yes	Deliverable	Former library building with valid planning permission at the base date. The site will be reviewed at the next SHLAA		

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SH/030	Christ Church, Hall Lane, Windhill	0.01		Housing Land Register	Previously Developed Land	10				10													10		10			Suitable Now	Yes	Deliverable	Part of former church with permission to convert to 10 units retaining smaller area for worship. Permission still valid at base date but close to expiry with expectation that owner will be submitting a revised application in the near future		
SH/031	Dockfield Road, Shipley	0.06	Mixed use area	Housing Land Register	Previously Developed Land	6			6														6		6			Suitable Now	Yes	Deliverable	Vacant building with permission for demolition and replacement with 6 apartments		
SH/032	Westroyd Avenue, Leeds Road, Windhill	0.37		Urban Capacity	Previously Developed Land	13				13													13		13			Suitable Now	Yes	Deliverable	Vacant grassed area of land formerly the site of flats. Site subject to permission pending (see also SH/005) for 136 units, with 14 units on this site. Forecasted yield presently in the trajectory.		
SH/034	58 Kirkgate Shipley	0.03		Housing Land Register	Previously Developed Land	6	6																6		6			Suitable Now	Yes	Deliverable	Building with conversion approval for 6 flats with redevelopment underway.		
SH/035	Atkinson Street	0.02		Housing Land Register	Previously Developed Land	8		8															8		8			Suitable Now	Yes	Deliverable	Vacant building with permission for demolition and rebuild of a 4 storey building with 8 apartments		
SH/037	Hollin Hall Farm, High Bank Lane, Shipley	4.18	Green Belt	Call for Sites	Greenfield	109.5										30	30	30	17	2.5			109.5				109.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Scrubby unused land off narrow unsurfaced road. Land borders steeper wooded bank on High Bank Lane. Access constraints will delay any potential developability of the site		
SH/038	Briggate, Shipley	0.21		Other	Previously Developed Land	22.5					22.5												22.5		22.5			Suitable Now	Uncertain	Developable	Vacant former cinema and shops alongside canal identified by site visit and planning history. Permission was refused for residential development in 2008 on design grounds. There is current interest in the re use of the building for leisure uses but no formal application has been made. The site is considered to still have potential for residential re use and would have community support.		
SH/039	West Royd Gardens, Windhill	0.23		Other	Greenfield	11					11												11		11			Suitable Now	Uncertain	Developable	Poorly maintained level grassed area of informal recreation use identified by site survey. The landowners intentions are not presently known		
TOTALS		53.09					6	28	135	175	141	309.5	153.5	169	97.5	40.5	135	123.5	115	98	54	12.5	0	0	1793	0	485	770	538				