

SHIPLEY AND CANAL ROAD AREA ACTION PLAN AREA

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	DELIVERY ASSUMPTION																Trajectory Total	Estimated Residual capacity	1 to 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												
CR/001	Land East of Valley Road	1.84		Urban Capacity	Previously Developed Land	0																													0	0	0	0	0	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable	Large cleared flat site the majority of which falls in flood zone 3a. The site is not considered available or achievable for retail use and will be removed from SHLAA.		
CR/002	Valley Road	1.13		Urban Capacity	Greenfield	46.5							30	16.5																				46.5	0	0	46.5	0	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Narrow Linear site alongside the railway line covered in scrubby grass and tipped. A well designed residential development could be achieved. Units within the medium term.			
CR/003	Valley Road	1.80		Urban Capacity	Previously Developed Land	121.5											35	35	31.5	20															121.5	0	0	0	121.5	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Vacant level site adjacent new Audi garage on Canal road and rectangular site fronting Valley Road. The land could have some residential potential as part of a mixed use scheme linked to the wider regeneration of the immediate area within the Canal Road Masterplan area. Part of the site falls within flood zone 3 but this is unlikely to affect the overall development of the site and it could come forward sooner		
CR/004	Bolton Road	0.31		Housing Land Register	Greenfield	23.5																													23.5	0	0	23.5	0	Suitable Now	Uncertain	Developable	Grassy bank sloping to the west containing some trees. The landowner is thought to be considering the potential sale of the site, but no immediate progress has been made		
CR/005	Bolton Rd/Wapping Rd	1.50		Urban Capacity	Greenfield	0																													0	0	0	0	0	Suitable Now	Unavailable	Not Achievable	Grassy bank with many mature trees sloping to the west adjacent busy road. Only a small part of the site is considered to have any residential potential and consequently it will be deleted from the SHLAA.		
CR/006	Kings Road Bradford	1.14		Other	Previously Developed Land	0																														0	0	0	0	0	Unsuitable			Land and buildings in full use for car show room and open display areas. The site was identified in the Canal Road Masterplan for residential use but is not available and falls within a consultation zone for a hazardous installation, where the HSE would advise against residential use. The site will be deleted from the SHLAA	
CR/007	Kings Road/Canal Road/Queens Road	5.19		Other	Previously Developed Land	0																															0	0	0	0	0	Unsuitable			Site was identified from the first Canal Road Masterplan but in current full use for business and commercial uses. Much of the site lies within the Canal Rd Holder major hazard site consultation zone and the test reveals that the HSE would advise against the granting of planning permission for residential use in this instance. Site will be deleted from the SHLAA.

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CR/008	Valley road	3.60		Urban Capacity	Previously Developed Land	0																		0	0	0	0	0	Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Mixture of large warehouses for light industrial use, storage and offices with temporary and permanent car parking. The site was identified in the first Canal Road masterplan. Flood zone boundaries have been redrawn since SHLAA 1 with the central section no longer lying within flood zone 3a. The site would be potentially suitable however the owner has no current or long term plans to seek planning approval for residential use. Site to be deleted from the SHLAA	
CR/009	Bolton Lane	0.92	Allotments	Urban Capacity	Previously Developed Land	0																		0	0	0	0	0	Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Tyre depot and car show room all in existing use. RUDP designated allotments form eastern part of the site. Eastern section also identified within the Bradford Open Space Assessment as allotments. Site was identified in Canal Road Masterplan as having residential potential but the landowner has no wish to seek planning approval in the medium or long term. Site will be deleted from the SHLAA	
CR/010	Hillam Road/ Canal Road	12.32		Urban Capacity	Previously Developed Land	0																		0	0	0	0	0	Suitable Now	Unavailable	Not Achievable	Well used and established industrial estate in multiple ownership which was identified as having residential potential in the first canal road masterplan. The redrawing of the flood risk maps means the site no longer falls within flood zone 3a, however the site is not available and is not considered to be an achievable residential prospect and will be deleted from the SHLAA.	
CR/011	Olivers Locks, canal road	18.98	Urban Greenspace, Housing site	Call for Sites	Mixture	648					40	40	40	40	40	40	40	40	40	40	40	40	40	520	128	0	200	320	Potentially Suitable - Local Policy Constraints	Yes	Developable	Large site consisting of open fields and greenspace, large warehouses in current active use and pockets of mature and semi mature woodland. Part of the site has planning backing as a residential site in the RUDP and also falls within a wildlife area. A detailed masterplan will be required to ensure the site can come forward comprehensively and this is unlikely to be before year 6 for the land allocated as residential in the RUDP. The site density has also been lowered to note the wooded areas and wildlife area which will need to be protected from development.	

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CR/012	Burley Street/Livingstone Road/ Stanley Road	3.75		Urban Capacity	Mixture	98						30	30	27	11									98	0	0	98	0	Suitable Now	Uncertain	Developable	Land and buildings owned by social landlord, suitable for redevelopment and infill. The existing properties are set into a steep hillside and there are groups of mature trees. The landowner is presently considering future redevelopment proposals but the extent of these is currently unclear. Site density has been lowered to note steep slopes and mature trees which will limit development from previous estimations									
CR/013	Frizinghall Road/ Valley Road	2.61		Urban Capacity	Previously Developed Land	0																		0	0	0	0	0	Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable	Site identified in first Canal Road Masterplan as having residential potential but is currently occupied by manufacturing / warehouses, recycling depot and car parking. Small parts of the site lie within flood zone 3a and parts within a green corridor in the Bradford Open Space Assessment. The premises are undergoing investment and not considered to be available in the medium or long term. The site will be deleted from the SHLAA.									
CR/014	Bolton Woods Quarry, Bolton Woods Road	40.10	Urban Greenspace	Call for Sites	Mixture	1368						40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	520	848	0	200	320	Potentially Suitable - Local Policy Constraints	Yes	Developable	Existing working quarry with continuing operations, sloping grassland and fields. The site is a combination of land in 2 ownerships initially put forward for residential use in the first Canal Road Masterplan, supported by the landowner. The site comprises a large area of urban greenspace designation together with smaller area designated as a Bradford Wildlife Area in southern part of the site. Part of the site could come forward in the short term but comprehensive redevelopment including site remediation will be required before development can take place.
CR/015	Bolton Road, Wapping	2.11	Urban Greenspace, Housing site	Housing Land Register	Greenfield	72			20	20	20	12												72	0	40	32	0	Suitable Now	Yes	Deliverable	Site principally allocated for residential development in the RUDP, but with steep areas to the south west which will be reserved for landscaping. The site has recently been marketed and development could take place in the short term									
CR/016	Gaisby lane	1.22	Housing site	Housing Land Register	Previously Developed Land	45	20	20	5															45	0	45	0	0	Suitable Now	Yes	Deliverable	Site under construction. Full completion is expected by year 3 if not sooner.									

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CR/017	Wapping Road/Bolton Road	0.39		Urban Capacity	Greenfield	29.5				20	9.5																29.5	0	29.5	0	0	Suitable Now	Yes	Deliverable	Level grassed area. Landowner intends seeking planning permission in near future following an abortive application on part of the site refused on poor design
CR/018	Canal Road/Stanley Road	5.89	Urban Greenspace, Playing fields, Recreation open space	Other	Mixture	201										40	40	40	40	30.5	10.5						201	0	0	0	201	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Industrial units and playing fields alongside Canal Road. Flood zone 3a fringes into a small part of the site at its NW boundary and the whole of the site has RUDP designations as urban greenspace and playing fields. The development of the site will be subject to a comprehensive masterplan for the whole site to properly plan for competing uses. The site density yield has been reduced to note open space needs and other site constraints and is likely to be significantly lower still
CR/019	Poplar Crescent/Gaisy Lane	10.22	Urban Green space, Allotments, Recreation open space	Housing Land Register	Greenfield	349										40	40	40	40	40	40	40	40	40	40	40	320	29	0	0	320	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Level to sloping greenfield site in use in part as playing fields. The area also contains allotments which appear mostly unused as there is a contamination issue to resolve and part lies in flood zone 3a. The site falls within the area identified as the Eco Town and development could take place as part of a masterplan for the area, once constraints are resolved.
SH/002	Dockfield Road northside, Shipley	0.54	Mixed use area	Housing Land Register	Previously Developed Land	69	20	20	20	9																	69		69	0	0	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		61	0	0	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/006	Land west of Bradford Beck	1.92	Mixed use area	Urban Capacity	Greenfield																								0	0	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	0	0	Suitable Now	Uncertain	Developable	Well maintained grassy bank with mature trees. The site offers some potential for infilling between flats.

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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		0	188.5	72.5	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/021	Dockfield Road	0.69		Housing Land Register	Previously Developed Land	46.5		20	16	10	0.5																46.5		46.5	0	0	Suitable Now	Yes	Deliverable	Building in manufacturing use. Conversion approval has expired but an application is pending to renew this approval.	
SH/024	Market Hall, Kirkgate	0.18		Urban Capacity	Previously Developed Land																								0	0	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	0	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/029	Carnegie Hall, Leeds Road	0.04		Housing Land Register	Previously Developed Land	7	7																					7		7	0	0	Suitable Now	Yes	Deliverable	Former library building with planning permission at the base date. The site will be reviewed at the next SHLAA
SH/031	Dockfield Road, Shipley	0.06	Mixed use area	Housing Land Register	Previously Developed Land	6	6																					6		6	0	0	Suitable Now	Yes	Deliverable	Vacant building with permission for demolition and replacement with 6 apartments
SH/035	Atkinson Street	0.02		Housing Land Register	Previously Developed Land	8	8																					8		8	0	0	Suitable Now	Yes	Deliverable	Vacant building with permission for demolition and rebuild of a 4 storey building with 8 apartments
SH/038	Briggate, Shipley	0.21		Other	Previously Developed Land	22.5			22.5																			22.5		22.5	0	0	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 building is considered to still have potential for residential re use and would have community support.
NE/050	Powell road	0.91		Urban Capacity	Previously Developed Land	29			27.5	1.5																		29		29	0	0	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Land identified by site visit with development potential suitable for infill development. The site is smaller than the last SHLAA.

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NW/008	North Avenue, Manningham	0.80		Call for Sites	Previously Developed Land	25.5				25.5													25.5	0	25.5	0	0	Suitable Now	Yes	Developable	Site partly used for stone sales part recycling depot. The landowner states the site will be available for residential but is currently in use and consequently could come forward in medium term or sooner		
NW/070	Frizinghall Road, Frizinghall	0.81		Other	Previously Developed Land	33		20	13														33	0	33	0	0	Suitable Now	Yes	Deliverable	Vacant buildings adjacent of railway line identified by survey. The owners is understood to be seeking residential use on the site		
		<b>115.02</b>					<b>66</b>	<b>115</b>	<b>74</b>	<b>163</b>	<b>33</b>	<b>193</b>	<b>162.5</b>	<b>177</b>	<b>147.5</b>	<b>108.5</b>	<b>215</b>	<b>215</b>	<b>211.5</b>	<b>192.5</b>	<b>150.5</b>	<b>130.5</b>	<b>120</b>	<b>120</b>	<b>2594.5</b>	<b>1005</b>	<b>451</b>	<b>788.5</b>	<b>1355</b>				