
BRADFORD DISTRICT

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)



**Second Update
July 2015**

IMPORTANT NOTICE- DISCLAIMER

In relation to the information contained within this report (and any other report relating, or making reference, to the findings of Bradford's Strategic Housing Land Availability Assessment) the Council makes the following disclaimer without prejudice:

The SHLAA is a piece of technical research. It is not a policy document.

The identification of potential housing sites in the SHLAA does not imply that they will necessarily become housing site allocations in the Local Plan. There are a number of factors involved in selecting the most appropriate sites in the Local Plan such as local environmental impact and sustainability appraisal which are not part of the SHLAA process. Thus sites which are assessed favourably by the SHLAA process may not necessarily be considered appropriate for allocation in the Local Plan.

Nor does the identification of potential housing sites in this SHLAA imply that the Council will necessarily grant planning permission for residential development. Planning applications will continue to be treated on their merits against the appropriate development plan policies and other material planning considerations including the National Planning Policy Framework. Sites which are for example, currently in employment use or in the Green Belt still need to be assessed against the relevant planning policies that seek to protect employment land and the Green Belt.

The inclusion of potential housing sites in the SHLAA does not preclude them being developed for other suitable purposes in line with the current development plan. Information relating to individual sites in the SHLAA used for analysis has been based on the best information available at the time of the assessment. Circumstances on sites do change in particular between review points and further sites may become available between studies. Other additional constraints may also come to light which were not identified at the time of the assessment and new information such as flood risk patterns may be updated during the course of the study. Likewise some constraints may no longer be applicable.

This SHLAA analyses projected delivery after March 2013, which was the last time, full housing completion data was collected. Year 1 of the trajectory is the period between 1st April 2013 and 31st March 2014. New sites including sites with permission continued to be added to the study until September 2014 to ensure a wider cross section of potential capacity as possible could be assessed. The projected timing of delivery of these sites is discussed in section 2.6)

Site Assessments

The deliverability and achievability categories are based on judgements made on the best information, available at the time of the assessment and this has involved consultation and exchange of information from the SHLAA Working Group and other 3rd parties. Assumptions relating to the timing of when development could take place is based on an assessment of the earliest date development on a site could start. Circumstances may also change which may mean that sites come forward sooner or later than envisaged.

Capacities and densities identified either relate to the number of dwellings for which planning permission has been granted or are based on indicative assumptions of the type of development best suited to the site. They may also change as more detailed information is taken into account during preparation of the Local Plan or at planning application stage.

This document was revised in November 2016. This was in response to errors noted in the calculation of data which was published for SHLAA2 in May 2013 which in turn was carried into tables 6 and 7 of this document.

CONTENTS

1.0 INTRODUCTION

The Local Plan - Core Strategy
The Working Group

2.0 THE SITE ASSESSMENT

Conducting the Second Review
Growth Study sites

- Suitability
Table 1 - Suitability Assessment considerations
- Availability
- Achievability
- Density and Build rates
Table 2 – Density/yield categories
Table 3 - Assessment Matrix

3.0 BACKGROUND TO THE RESULTS

4.0 THE RESULTS

District Wide Analysis

- Table 4 – Total SHLAA Land supply overview – Comparison with SHLAA 1,2 & 3
- Table 5a – Settlement by settlement land supply of sites falling within the trajectory
- Table 5b – Settlement by settlement land supply of all potential capacity - comparison of SHLAAs 1, 2,& 3
- Table 6 – Timing of supply - District Wide 17 year trajectory – land type
- Table 7 Timing of Supply – District Wide Deliverable and Developable Capacity, land type – comparison SHLAAs 1,2 & 3

5.0 CONCLUSIONS

APPENDICES

Appendix 1 Timing of Supply by Settlement Category

- Main Bradford Urban area (Regional City)
- Principal Towns
- Local Growth Centres
- Local Service Centres

Appendix 2 Individual Settlement Summaries

2A Main Urban Area

Bradford City Centre
Shipley and Canal Road Corridor
Bradford North East
Bradford North West

CONTENTS continued

2A Main Urban Area continued

Bradford South East
Bradford South West
Shipley

2B Principal Towns

Keighley
Ilkley
Bingley

2C Local Growth Centres

Queensbury
Silsden
Steeton
Thornton
Burley in Wharfedale
Menston

2D Local Service Centres

Addingham
Baildon
Cottingley
Cullingworth
Denholme
East Morton
Harden
Haworth
Oakworth
Oxenhope
Wilsden

Appendix 3 Membership of the SHLAA working group

Appendix 4 5 year Supply statement
This is a separate PDF available on the main web page

1.0 INTRODUCTION

- 1.1 Ensuring an adequate supply of land for housing development is a key function of the planning system set out in the National Planning Policy Framework (NPPF). It is a Government requirement that all Local Authorities produce a technical appraisal of land in its District which could have a potential future residential use for longer term planning. A Strategic Housing Land Availability Assessment (SHLAA) can therefore best be described as a process of pooling, from a variety of sources, all known potential sites at a particular point in time and then carrying out a technical assessment of their suitability, availability and achievability for housing development. In addition to providing an aggregate picture of the total supply of land of different types (unconstrained, brownfield, greenfield, within the green belt etc) the study produces a list of sites categorising them according to whether they are:
- Deliverable within the short term (within 5 years)
 - Developable in the or longer term
 - Or not currently developable (unachievable)
- 1.2 The focus of this second SHLAA update has been to expand on the findings of previous SHLAA's by updating information on sites, including those with planning permission and under construction, and to add further sites to the assessment process. The data is presented on a District wide, settlement hierarchy and individual settlement basis. The SHLAA does not allocate land for development neither is it there to make specific policy judgements on the future of sites. Its main role is to reveal the extent of available land and the nature of this potential supply in order to inform the choices the Council will need to make in both the Local Plan Core Strategy and also that part of the Local Plan which will actually identify and allocate sites - The Allocations Development Plan Document (DPD).
- 1.3 This is the second and final update of Bradford's SHLAA in its current form. The first SHLAA was Published in October 2011, and the first update (SHLAA2) in May 2013. The latest SHLAA update is in conformity with Government guidance for the production of SHLAA's. However since the commencement of this study new Planning Practice Guidance has been issued. It retains the core features and methodological principles of the SHLAA guidance but advocates the production of studies which combine housing and employment land assessments and in line with that guidance the next update will therefore take the form of a Strategic Housing and Employment Land Availability Assessment (SHELAA)

The Local Plan – Core Strategy & Allocations DPD

- 1.4 An important role of the SHLAA is to assess whether there is a sufficient supply of land in Bradford to meet the Districts housing requirement and to inform, along with other evidence and criteria, the spatial distribution of growth and development. In October 2011 the Council published its first SHLAA as part of the evidence base of the Core Strategy Further Engagement Draft. The published SHLAA report set out the methodology used in undertaking the study and its findings. In May 2013 The Council published the first update to the 2011 SHLAA which assessed an increased number of sites, and reviewed earlier site assessments. The findings of this update were taken into account in the distribution of the housing requirement of 42,100 homes across the District in the Publication Draft of the Core Strategy which was submitted to the Planning Inspectorate in December 2014.

- 1.5 This second SHLAA update has been undertaken in the same way as the previous studies to ensure consistency and allow direct comparisons of the data to be made. Initial conclusions from this second update were presented to the Core Strategy Examination in March 2015 to assist in discussions relating to the Core Strategy's proposals on how the housing requirement should be distributed and current capacity since SHLAA 2. The SHLAA has also informed work on the production of 2 Area Action Plans for Bradford City Centre and the Shipley & Canal Road Corridor.
- 1.6 The next stage in producing a new Local Plan for the district will be an Allocations DPD which will identify and allocate sites for both housing and employment across the district in line with the policies within the Core Strategy. Land availability options for the Allocations DPD will be informed both by this SHLAA update and the forthcoming SHELAA but the assessment of which sites should be allocated will also require significant further technical work together with comprehensive public and stakeholder engagement. This work has now commenced and Issues and Options stage consultation for the Allocations DPD will take place this Autumn.
- 1.7 It is important to emphasise that many sites considered in the SHLAA are currently protected from development in the adopted development plan for the District (the RUDP) including sites within the present Green Belt. The RUDP will continue to be used to guide development planning decisions in the District until it is fully replaced by the Local Plan including the Allocations DPD.
- 1.8 The aims of this SHLAA will be to provide an initial pool of sites for the Local Plan DPD's to select from before they are subjected to further Planning and Environmental assessments which will determine which of the *candidate sites* are most appropriate and most sustainable for new housing, employment and community uses and which best accord with the policies of the Core Strategy.
- 1.9 This update should be read in conjunction with the first SHLAA and it should be noted that most aspects of the methodology and approach of the first SHLAA have been carried forward in this update. Direct comparisons between this and previous versions of Bradford's SHLAA, can be found in the appendices at the end of this document.

The Working Group

- 1.10 In line with the approach recommended by the Government, the SHLAA has been undertaken with the help of a working group comprising representatives from the development industry involved in the delivery of new homes in the Bradford District. The members of the group are detailed in Appendix 3. National guidance stresses the importance of the role of a working group in preparing SHLAAs in order to ensure robustness. Their role has been to assist in the methodology, provide comment on the Council's initial site assessments and to provide their expertise and knowledge in the market.

2.0 THE SITE ASSESSMENT

2.1 National guidance requires Local Planning Authorities carry out a thorough assessment of all potential sites and areas across the District. In Bradford's case the scale of new housing required means that this takes in sites both in and on the edge of the current urban area. As a result Bradford has considered as many different sources of supply as possible to create a picture of the amount of potential capacity which exists to ensure that all options for the future allocation of land for new homes are properly considered. In line with national guidance, included in this SHLAA are sites from the following sources:

- Sites with full and outline planning permission from the Housing Land Register of at least 5 units
- Undeveloped sites where permission for at least 5 homes has now expired which would still be capable of accommodating 5 homes
- Buildings formerly used for office development, which owners have indicated will be converted to residential under permitted development changes
- Undeveloped sites previously allocated for housing use in the RUDP
- Sites allocated as Safeguarded Land in the RUDP
- Selected sites identified for Employment uses in the RUDP where employment use is less likely to come forward
- Underused and undeveloped sites within the urban area of more than 0.2 ha identified from survey work by officers
- Land identified by landowners, developers, agents and the community through the call for sites process of more than 0.2 ha
- Council and other public owned land of more than 0.2 ha identified as surplus to requirements
- Sites identified by the Council and social housing providers as part of their ongoing build programmes of more than 0.2 ha or at least 5 units
- Selected sites of more than 0.2 ha identified by Council Officers which lie within strategic parcels considered by the work within the Bradford Growth Assessment to have limited environmental constraints and relatively high sustainability scores.

Conducting the second review

- 2.2 The SHLAA process involves collecting site information and making a judgement on,
- Whether, having assessed its suitability and availability against a series of criteria and assumptions, the site could be developed for residential use;
 - When it might realistically come forward and
 - Given its location, how many homes could realistically be developed
- 2.3 Within the SHLAA process, each site is surveyed and information collected from a number of different sources. This includes a desktop review of the specific site information available on each site, such as site history, including planning applications; owner intentions and information provided to the housing land monitoring team regarding development activity.
- 2.4 Each SHLAA site was assessed against 3 tests: suitability, availability and achievability using the same principles as the first study. For example, sites with either planning permission, not allocated for other use in the RUDP and not affected by other local or national policy constraints (for example green belt) were defined as being **suitable now** against the first test and thus capable of in principal, of being able to provide new homes to the market in advance of decisions on which will be the new housing allocations in the Local Plan. The second test, availability is determined by landowners intentions. Thus the presence of a planning permission or where the landowner has expressed a commitment to seek planning permission means these sites can begin to be delivered within the first 5 years

of a 17 year trajectory. The achievability test uses a combination of survey and desktop information on any physical constraints on development and the views of developers to draw conclusions about site deliverability and viability – in effect whether or not a site could deliver new homes in the short term or whether it would be developable in the medium to longer term future. More information on each test is set out in paragraphs 2.7 to 2.9.

- 2.5 In SHLAA 2 in order to ensure consistency in the process, an **Assessment Matrix** was devised. The purpose of the matrix is to draw conclusions about sites with similar characteristics and then place the likely number of units which could be delivered by the site against a pre determined start year. Some changes to the matrix have been made since the last update, which include a change to the Suitability status of sites allocated in the RUDP as Safeguarded Land, from *Potentially Suitable - Local Policy constraints* to *Suitable Now*. This change has been made in response to a change in policy context, namely the support given by the Planning Inspectors and the Council to housing delivery on a number of safeguarded land sites. This support in turn reflects the pressing need for new homes, the absence of a 5 year land supply and in particular Government policy contained within the NPPF.
- 2.6 The assessment matrix considers that sites with permissions granted before 31st March 2014 could be realistically expected to deliver completed units within the first 3 years of the trajectory. Further permissions granted on existing sites after 1st April 2014 display new units from year 4. Further additional new sites and planning permissions on existing sites will be added to the next update

Growth Study sites

- 2.7 The acknowledgement in the Core Strategy that Green Belt land would be required to help meet the housing land requirement, triggered the commissioning of a Growth study for Bradford; its purpose being to help determine the most suitable and sustainable locations for releases from the green belt. In the study, existing SHLAA sites located within the green belt were tested against environmental, social and economic criteria and scored accordingly. In addition to these sites, further broad locations which were considered to be in lower constraint areas were also identified and were tested against the same criteria. Following survey work on these broad locations, a number of sites were identified.

Suitability

- 2.8 As with the previous 2 SHLAAs, this study has assessed site suitability based on an analysis of local and national policy designations and physical constraints. A summary of how sites have been assessed under the suitability test is set out below:

Table 1 – Suitability Assessment considerations

Suitability Category	Guidelines
Suitable Now	<ul style="list-style-type: none"> • Sites with an extant planning consent for residential development • Sites allocated for residential development in the RUDP or safeguarded land; • Sites not affected by national or local policy designations as below and not affected by physical constraints
Potentially Suitable (Local Policy Constraints)	<ul style="list-style-type: none"> • Green Belt Where: The site is adjacent / contiguous to the built up area; and / or could reasonably form an acceptable urban extension. • Sites which lie within areas with the following RUDP / other protective designations: Flood zone 3a, Historic Battlefields, Historic Parks and Gardens, Areas of Archaeological Interest, Conservation Areas, Urban Greenspace, Village Greenspace, Playing Fields, Recreation Open Space, significant areas of TPO's, SEGI & RIGGS, Bradford Wildlife Areas • Sites allocated in the RUDP for other i.e. non residential uses including employment sites and employment zones, retail sites etc.
Potentially Suitable (Physical Constraints)	<ul style="list-style-type: none"> • Sites not protected for another use in the RUDP but with major known physical constraints such as significant road or bridge infrastructure, significant contamination or ground condition problems etc. • Sites where current environmental conditions for prospective residents would be currently unacceptable but where there is a reasonable chance that such conditions will change during the study period – for example areas of industry but where major planned change is expected.
Unsuitable	<ul style="list-style-type: none"> • Green Belt sites which is not adjacent and contiguous to the built up area; and or could not reasonably form an acceptable urban extension. • Sites containing areas of international or national wildlife importance – SSSI's / SPA's / SAC's; or Class 1 Archaeological Area (unless only a small part of the site falls within the designated area and there is reasonable prospect that mitigation measures could make development acceptable • Sites within the Environment Agency defined Flood Zone 3b (the functional flood plain) except where only a small part of the site falls within the designated area and there is reasonable prospect that mitigation measures could make development acceptable • Sites in proximity to HSE designated major hazard sites or hazardous installations and following further testing have been ruled unacceptable due to the level of risk from that installation and the size of the potential development.

Availability

2.9 Availability is determined by owner intentions i.e. whether they intend to seek residential use of the site. The categories used in the assessment are *available, not available and uncertain*. Many sites have been submitted by owners, agents and developers through the call for sites process, in the main affirming that their sites would be available in the short term. Other sites have been identified from the housing land register with permissions and consequently there

is the assumption that these are available and that there is a strong likelihood that they will be implemented whilst valid

Achievability

- 2.10 A site is considered to be achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is said to be a judgment about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. The availability of a site and its active marketing and / or preparation by landowner or agent or developer is a good starting point in assessing whether development is likely to be achieved but is insufficient on its own. Therefore no automatic assumption is made to rank *achievability* on the basis of *availability* alone without factoring in other known information about the site. This included data submitted by land owners and their agents as part of the call for sites process, any physical site constraints, planning history and notes made at the time of the site survey. The input of the housebuilder representatives on the SHLAA working group has also been factored into the site achievability assessments. Within the study, in line with Government guidance, the term Deliverable is applied only to those sites where construction is likely to be started within the first 5 years of the trajectory. The term Developable covers those sites that can be developed thereafter with unachievable for sites not expected to make a contribution of new homes within the trajectory period of this SHLAA. Circumstances on sites do however change and consequently any study can never be fully accurate and as such should be regarded as a live document.

Density and Build rates

- 2.11 Having carried out the 3 tests, the potential number of units which a site could potentially deliver needed to be calculated. Where a site already had planning permission, the yield as set out in the approval was used and no estimate was required. For sites where no planning history was available the Council used a simple calculation to estimate how many new homes could be developed on a site by multiplying net developable area* by a density category determined as broadly appropriate for the particular local area (Table 2). This calculation produces a figure for both ends of the density range, thus taking the average of the 2 determines broadly what the site could be expected to achieve. This quantum of units was then inserted into the appropriate start year for the site based on its' characteristics, identified in the Assessment Matrix (below) on the principal of 20, 30 or 40 units per year depending on overall site size and development year – see paragraph 2.13.

**Net developable area refers to the amount of a site that can be developed for new homes. For larger sites of more than 2 hectares there is the assumption that 75% of the site will be for homes with the other 25% taken up by site infrastructure, open space and landscaping. For sites of 0.4ha to 2ha, a net loss of 10% is assumed, whereas for sites smaller than 0.4ha 100% of the site is expected to be developed.*

- 2.12 The Council consider that the lowest forecasted density that should be applied to the table should be 30 units to the hectare. In a minority of sites, specific circumstances may suggest that 30 units to the hectare would be difficult to achieve and where applicable a reduced average yield has been applied to the trajectory. However, evidence has shown that in many cases sites are achieving at least their forecasted density with planning permissions in many cases producing an increased number of units than predicted. The density categories used in this and previous SHLAAs are set out in the table overleaf.
- 2.13 Based on discussion with the working group, the first SHLAA, assumed a lower rate of development than would otherwise have been the case for the first period of the trajectory as a direct result of the Economic downturn which started in 2008. This meant that delivery of only 20 units per year for sites under 150 units and 30 units per year for larger sites was assumed. This assumption was continued for the first update of 2013. An improvement in the housing market and the consequential increase in development activity in the social and

private sectors, suggests that it is no longer appropriate to continue this assumption. In this update build rates increase to 30 per annum for sites less than 150 homes from year 4 (2016/2017) and 40 units per annum for larger sites.

Table 2 – Density/Yield categories

Low Density - 30-40 units per hectare	Sites most appropriate for family homes, within and on the edge of the urban area and rural locations
Medium Density - 41-50 units per hectare	Sites within the urban area with good access to local facilities and transport, most suitable for mixed schemes which may include smaller family homes, elderly accommodation and some low rise apartments.
Medium/high Density - 51-99 units per hectare	Areas subject to master planning proposals or in particularly accessible locations within the urban areas, where a mix of densities would be most likely to include both apartments and other family housing as part of the mixed character of the area.
High Density - 100-250 units per hectare	Apartment style development predominantly in the city and town centres, but also on specific types of sites where this form of development has been promoted in masterplans or, in early discussions with the Council as the form of development appropriate for the site. Excludes student accommodation

- 2.14 The use of yield ranges can provide information on what can be achieved in any settlement as a range. For the tables the average site yield is shown. This in some cases generates half units in the tables, but it was felt appropriate to use this method rather than round the overall figure either up or down which given the number of sites in this SHLAA could result in a significantly different capacity.

Table 3 - ASSESSMENT MATRIX

	SUITABILITY			AVAILABILITY			ACHIEVABILITY			TRAJECTORY
Typology	Suitable Now	Potentially Suitable	Unsuitable	Yes	No	Uncertain	Deliverable	Developable	Not achievable	Trajectory start year
Sites with planning permission. A: work started, B: Detailed Permission secured before 31st March 2012, C: Full and outline Permission secured between 1st April 2012 and 31st March 2014 and outline planning permission only, D: Sites with planning permission approved after 1 April 2014										A: 1 (2013-14) B: 2 (2014-2015) C: 3 (2015-2016) D: 4 (2016 - 2017)
Sites with expired permission where the owner has been engaging in discussion to bring the site back to the market. (Subject to suitability re test)										4 (2016-2017)
Former RUDP housing sites where progress is being made to bring the site forward ie: recent planning history or information from developer/owner.										4 (2016-2017)
Vacant sites submitted for consideration by owner/agent without constraints										4 (2016-2017)

Typology	Suitable Now	Potentially Suitable	Unsuitable	Yes	No	Uncertain	Deliverable	Developable	Not achievable	Trajectory start year
Sites with expired permission where the owners current intentions are presently unknown										6 (2018-2019)
Former RUDP housing sites where there has been no contact re future development.										6 (2018-2019)
Unconstrained sites submitted by the owner but presently actively in use for something else										6 (2018-2019)
Vacant sites identified from survey work where the owners intentions are not presently known										6 (2018-2019)
Vacant or underused land or buildings where contact with the owner or other information suggests they will not be available										N/A
Safeguarded Land sites where the site is in the process of being promoted by a landowner or developer										4 (2016-2017)
Safeguarded Land sites where the owners intentions are unknown										6 (2018-2019)

Typology	Suitable Now	Potentially Suitable	Unsuitable	Yes	No	Uncertain	Deliverable	Developable	Not achievable	Trajectory start year
Policy constrained sites including green belt without physical constraints to development										6 (2018-2019)
Policy constrained sites including green belt with some additional physical constraints including access, topography										8 (2020-2021)
Policy constrained sites including green belt and Safeguarded Land with more significant but resolvable physical constraints										11 (2023-2024)
Other sites with such significant physical constraints which may make the site unfeasible for development during the trajectory										N/A
Sites considered to be unsuitable for housing on account of their location in an area of flood risk area, HSE zone, isolated from urban area etc										N/A
Sites with limited information to be able to properly undertake an assessment										N/A

3.0 BACKGROUND TO THE RESULTS

- 3.1 This update has been carried out using broadly the same methodology as the first SHLAA. The total number of sites making up this update has risen from 701 in SHLAA1, to 970 in SHLAA2 to 1056 in this study.
- 3.2 The methodology for undertaking Bradford's SHLAA involves reviewing the results of the individual site appraisals so that the housing potential of all sites is combined to give a District wide picture of potential supply. In particular it is important to be able to draw comparisons in the potential supply identified since SHLAA1, SHLAA2 and the changes since. Tables have also been produced which show the distribution of the potential supply across the trajectory in the settlement hierarchy defined by the Core Strategy i.e. Main Urban area (Regional City), Principal Towns, Local Growth Centres and Local Service Centres), Appendix 1.
- 3.3 Separate settlement tables and further analysis is provided in Appendix 2 which compare this SHLAA with previous studies and the extent of which is considered to be deliverable and developable. Some changes to settlement boundaries including the Shipley and Canal Road Corridor Area Action Plan boundary (AAP), Shipley and to a lesser extent, City Centre and Bradford North West, has resulted in some sites which may have previously been referenced in one settlement area being moved to another. This was noted in the last update and consequently was reflected in additional tables being reproduced for the Shipley and Shipley and Canal Road Corridor areas. Following changes proposed at the Core Strategy Examination, Burley in Wharfedale and Menston now appear in the Local Growth Centre summary.
- 3.4 Results for individual sites are also available in tabular format together with maps for each settlement. The sites tables provide a summary of each site in the settlement and where it has been placed in the trajectory.
- 3.5 The maps illustrate the spread of sites across the settlement in terms of their suitability. Suitable now sites (i.e. sites which could come forward in principal immediately) are shown in green, Potentially suitable sites (with local and physical policy constraints) are shown as yellow-orange and sites where no units currently have been placed in the trajectory including Unsuitable and not achievable are shown in red. This would not necessarily rule out such sites coming forward in time for development as circumstances change, similarly sites currently coloured green or yellow/orange may also change in future updates following changes in site circumstances over time.

4.0 THE RESULTS

District wide analysis

- 4.1 Since the last update, there has been an overall increase in the number of sites considered and thus an increase in overall capacity. The capacity increase between SHLAA 1 and SHLAA 2 was much greater, largely due to the previous change in the size threshold for qualification from 0.4ha to 0.2ha.
- 4.2 This aside there has been very little significant change in the proportional distribution of units between the three time periods. Clearly much of the capacity still falls in the medium term of the trajectory but a lesser proportion of the capacity now has Local Policy constraints since SHLAA2. This is in part due to the re assessment of sites allocated as safeguarded land in the RUDP as Suitable Now. The table below gives a broad overview of the extent, type and timing of supply of all sites included in this review inclusive of any residual potential currently lying outside of the trajectory period. It indicates the amount of land that is currently suitable, how much is greenfield/brownfield etc and the amount in each time category compared to previous studies.

Table 4 - Total SHLAA Land supply Overview - Comparison SHLAA 1 & 2

	SHLAA 1		SHLAA 2		SHLAA 3	
	Yield	%	Yield	%	Yield	%
Suitable Now	16640.5	38%	19362.5	36%	26161	47.5%
Potentially Suitable – Local Policy constraints	25514	58%	33367.5	62%	28633.5	52%
Potentially Suitable– Physical constraints	1897	4%	978	2%	176.5	0.5%
Total	44051.5	100%	53708	100%	54970.5	100%
Short Term*	7267	16%	8554	16%	10464.5	19%
Medium Term	21194.5	48%	27432	51%	28411	52%
Long Term	10122.5	23%	13872	26%	12030	22%
Residual	5467.5	13%	3850	7%	4065	7%
	44051.5	100%	53708	100%	54970.5	100%
Previously developed	11678.5	27%	14918.5	28%	15190	27%
Greenfield	25579	58%	32441.5	60%	34517.5	63%
Mixed	6794	15%	6348	12%	5263	10%
Total	44051.5		53708		54970.5	

Note – figures not entirely comparable as the SHLAA 1 short term period covered 6 years as opposed to just 5 years in the first and second updates

4.3 Table 5a below, summarises the total potential land supply in all settlements in the District and when it could feasibly be delivered. Table 5B shows how this supply has changed between the 3 studies. Table 6 provides a more detailed breakdown on the amount and type of this capacity which could come forward in each year in terms of whether it is suitable now or subject to Local Policy constraints and thus can only come forward for residential use through the Local Plan. This table also shows the amount of land that is Greenfield and previously developed in comparison with the previous 2 studies. Table 7 shows how this translates across the 3 time periods and compares with the situation in the previous 2 studies.

The following bullet points illustrate the main issues:

- The total average development potential of sites in the study which could deliver new homes within the trajectory is 50,906 units. A further additional capacity of 4,065 lies outside of the trajectory period. A large proportion of the land falling outside of the trajectory period is either on large sites which are currently protected as green belt or on sites which have more complicated constraints which could delay when it could be developed. The housing requirement figure for Bradford is 42,100 thus the overall capacity across the District on available and developable sites can be accommodated to meet the identified housing requirement;
- Overall capacity has increased in the main urban area, Local Growth Centres and Local Services Centres. The exception being the Principal Towns where capacity has decreased since the last SHLAA. The settlement with the highest proportion increases since SHLAA2 include the City Centre, Bradford North West, Harden, Cullingworth and Haworth. Shipley on the other hand has seen the most significant decrease in capacity as a result of changes to the settlement boundary, with sites now being included in other areas namely the Canal Road Corridor area.
- 57% of the overall District wide capacity is located in the Main Bradford Urban area, 15% in the Principal towns of Keighley, Bingley and Ilkley and the rest in the lower order settlements, the growth areas and service centres.
- 48% of the total overall capacity is considered to be suitable now and thus can come forward in principal now ahead of policy changes in the forthcoming Local Plan Allocations DPD
- The District has a significant amount of capacity from sites which have been previously developed, the highest proportion are in the main urban area of Bradford and the lowest percentage falling in the Local Growth centres. Overall 34% of the capacity within the trajectory is considered to be on brownfield land.
- In all settlements, the assessed developable capacity is considered to be sufficient to meet the proposed housing targets defined in the Core Strategy and tabled as potential changes at the Core Strategy Examination In Public hearings in March 2015, as set out in table 5a and 5b.

Table 5a - SHLAA 3 Settlement by settlement land supply of sites falling in the trajectory

	No Of Sites	Hectares	DWELLING CAPACITY (AVG UNITS) BY TIME PERIOD				Total	Residual	Total	Target
			Short 1-5	Medium 6-10	Long 11-18					
REGIONAL CITY						28009	3292.5	31301.5	27850	
City Centre	43	22.75	475	3313	829	4616.5	120	4736.5	3500	
Bradford NE	98	159.14	1324	2142.5	898.5	4365	77	4442	4400	
Bradford NW	72	175.70	986.5	2396	1369	4751	886	5637	4500	
Bradford SE	115	208.62	1138	2837	792	4766.5	1249	6015.5	6000	
Bradford SW	103	190.87	1289.5	3356.5	1884	6530	61.5	6591.5	5500	
Shipley	20	23.79	191	427.5	164	782		782	750	
Canal Road	29	84.78	630	1008	560	2198	899	3097	3100	
PRINCIPAL TOWNS						8133	193	8326	6900	
Keighley	90	160.97	1277	2824	683	4783.5		4783.5	4500	
Ilkley	29	72.48	122	797	730	1649	193	1842	1000	
Bingley	38	49.71	324.5	1083.5	292.5	1700.5		1700.5	1400	
LOCAL GROWTH CENTRES						8173.5	528.5	8702	4900	
Burley	11	50.33	66	675	436	1176.5	135	1311.5	700	
Menston	13	41.55	247	553.5	268.5	1069	28	1097	600	
Queensbury	24	62.58	397	723.5	378.5	1498.5	226.5	1725	1000	
Silsden	17	83.15	373	1403.5	448.5	2225	26.5	2251.5	1200	
Steeton	14	46.95	286.5	409.5	438	1134	112.5	1246.5	700	
Thornton	23	36.10	197.5	697	176	1070.5		1070.5	700	
LOCAL SERVICE CENTRES						6590	51	6641	2450	
Addingham	14	43.14	75	809.5	236	1120.5	21.5	1142	200	
Baildon	19	33.96	221	257.5	351.5	830		830	350	
Cottingley	6	23.02	42	206	27	275		275	200	
Cullingworth	8	17.05	185	249	8	441		441	350	
Denholme	10	27.17	319	344	0	663		663	350	
East Morton	8	18.75	15	312.5	169	496.5		496.5	100	
Harden	8	10.17	33	41	179.5	253.5		253.5	100	
Haworth	21	31.89	93	634.5	196	923.5		923.5	400	
Oakworth	14	16.6	55	351.5	170	576.5		576.5	200	
Oxenhope	7	5.59	10	112	0	122		122	100	
Wilsden	10	35.64	93	448	347.5	888.5	29.5	918	200	
DISTRICT TOTAL			10462.5	28340	12104	50905.5	4065	54970.5	42100	

Table 5b – Settlement by settlement land supply of all potential capacity - comparison of SHLAAs 1, 2,& 3

		DWELLING CAPACITY (AVG UNITS) Incl RESIDUAL			Proposed Core Strategy Target
		SHLAA 1	SHLAA 2	SHLAA 3	
REGIONAL CITY		24886	30337.5	31301.5	27850
	City Centre	2474.5	2752	4736.5	3500
	Bradford NE	5112.5	5200	4442	4400
	Bradford NW	3799.5	4803.5	5637	4500
	Bradford SE	3915	6607	6015.5	6000
	Bradford SW	4379	6180	6591.5	5500
	Shipley	1621	1793	782	750
	Canal Road	3564.5	3002	3097	3100
PRINCIPAL TOWNS		6982.5	9218.5	8326	6900
	Keighley	4494	5233	4783.5	4500
	Ilkley	790.5	1789.5	1842	1000
	Bingley	1698	2196	1700.5	1400
LOCAL GROWTH CENTRES		6620.5	7781.5	8702	4900
	Burley	632.5	1094	1311.5	700
	Menston	934.5	1166.5	1097	600
	Queensbury	1460	1747.5	1725	1000
	Silsden	2004	2025.5	2251.5	1200
	Steeton	821.5	884.5	1246.5	700
	Thornton	768	863.5	1070.5	700
LOCAL SERVICE CENTRES		5582.5	6370.5	6641	2450
	Addingham	1036	1153	1142	200
	Baildon	692	883.5	830	350
	Cottingley	667	681	275	200
	Cullingworth	231	241	441	350
	Denholme	709.5	848	663	350
	East Morton	186.5	300.5	496.5	100
	Harden	78	86	253.5	100
	Haworth	853	695.5	923.5	400
	Oakworth	311	495.5	576.5	200
	Oxenhope	73.5	50.5	122	100
	Wilsden	745	936	918	200
DISTRICT TOTAL		44051.5	53708	54970.5	42100

Table 6 - Timing Of Supply – District Wide 17 year trajectory – land type

Years																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	18+
Year Total	774	1303	2282	3915.5	2190	9575.5	5733.5	6246	4271	2585	3141	2530.5	2013.5	1587	1232	848	678	50905.5	4065
Green Field	230	474	666	1744	1098	5289	3546.5	4771.5	3167	1860	2404	1802	1485.5	1150.5	838	632	495.5	31653.5	2864
Mixed	62	77	171	520	321	847.5	422	305	272	193	257.5	229.5	201.5	161	141.5	100	82.5	4364	899
PDL	482	752	1445	1651.5	771.5	3438	1765.5	1169.5	832	532	479.5	499	326.5	275.5	252.5	116	100	14888	302
PDL Consolidated*	513	790.5	1530.5	1911.5	932	3862	1976.5	1322	968	628.5	608	614	427	356	323	166	141	17070	751.5
PDL %	66	61	67	49	43	40	34	21	23	24	19	24	21	22	26	20	21	34	18.5

Suitable Now	774	1303	2282	3875.5	2150	5101	2806	1879	1426	1053	813	616	480	378	333	186	164	25616.5	544.5
Potentially Suitable (Policy)	0	0	0	40	40	4415.0	2868	4321	2835	1532.5	2328	1914.5	1534	1209.5	899	662	514.5	25112.5	3520.5
Green Belt	0	0	0	0	0	2480	1758.5	3267.5	2207.5	1294	2091.0	1717.5	1396	1099.5	819.0	579	441.5	19150.5	2942.5
Other	0	0	0	40	40	1935	1110	1054	627	238	237	197	139	110	80	83	73	5962.0	578
Potentially Suitable Physical	0	0	0	0	0	60	60	46.5	10	0	0	0	0	0	0	0	0	176.5	0

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

Table 7 - Timing Of Supply – District Wide Deliverable and Developable capacity, land type – comparison SHLAAs 1,2 & 3

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	7267	8554	10464.5	21195	27432.0	28411	10122.5	13872	12030	38584	49858	50905.5	5467.5	3850	4065
Green Field	2349	2319	4212	8874.5	16476	18634	910.5	10845.5	8807.5	22530	29640.5	31653.5	3049	2801	2864
Mixed	829	858.5	1151	2196	2869	2039.5	1488	1644.5	1173.5	4513	5372	4364	2281	976	899
PDL	4090	5376.5	5102	6124	8087	7737	1328	1382	2049	11541	14845.5	14888	137	73	302
PDL Consolidated*	4505	5806	5677.5	7222	9521.5	8757	2072	2204	2636	13801	17531.5	17070	1227.5	561	751.5
PDL %	62	68	57	34	35	29	20	16	22	36	35	34	23	15	19
Suitable Now	6283	8493	10385	8874.5	9708	12263	910.5	1088.5	2969	16068	19289.5	25616.5	572.5	73	544.5
Potentially Suitable (Policy constraints)	943	61	80	11932	17477	15971.5	8344.5	12339.5	9061.5	21219	29877.5	25113	4295	3490	3520.5
Green Belt	211		0	5732	8482.5	11007.5	5030	8318	8143	10972	16860.5	19150.5	1831	2246.5	2942.5
Other	732	61	80	6200	8994.5	4963.5	3314	3961.5	918.5	10247	13017	5962	2464	1243.5	578
Potentially Suitable (Physical constraints)	41		0	389	247	176.5	867.5	444	0	1297	691	176.5	600	287	0

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

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5.0 CONCLUSIONS

- 5.1 The capacity identified in this SHLAA is more than sufficient to meet the housing requirement identified by the Core Strategy. Sufficient capacity also exists across all settlements to meet the target (in some cases as modified by suggested changes tables during the EIP hearings) identified in that settlement. Assuming all the suitable now sites within the District trajectory can be delivered, this will mean around 16000 homes will need to be identified on other land including some currently allocated for other uses in the RUDP and some currently protected from development such as green belt. The potential need to utilise such currently 'policy constrained' land supply varies markedly from settlement to settlement as does the potential need to make changes to the green belt.
- 5.2 The increase in sites and resulting increase in the total potential new homes that could be delivered from sites with development potential may, depending on the total housing targets adopted in the Local Plan Core Strategy allow greater flexibility in the future choices that can be made. This will allow decisions on the best most sustainable sites to meet the housing requirement in the Allocations DPD.
- 5.3 The capacity from land which has been previously developed which could accommodate future housing demand remains significant in some parts of the District although this is a declining resource. However it must be stated that, given the scale of future housing need, there is no part of the district where this PDL supply is remotely sufficient to meet housing targets without a substantial contribution from green field sites. The forthcoming call for sites for the next assessment in advance of the final decisions to be taken on which sites will form the Allocation DPD may yield additional supply..
- 5.4 Due to the large number of sites with current planning policy constraints, and the uncertainties over which will be allocated, the delivery pattern of units across the trajectory is only indicative and may not fully reflect the actual pattern of delivery or the trajectory that will be included in the Local Plan. The low proportion of supply in the short term period of the trajectory (Suitable Now) still reflects current market conditions, which are only just starting to improve. Contrary to this, the high proportion of capacity in the middle period of the trajectory will need to be assessed in more detail before any decisions on site allocations, to ensure an even supply of delivery across the development plan period.
- 5.5 The high proportion of supply in the middle and long term periods of the trajectory does not mean that all of these sites will be allocated for development and does not reflect the final decisions to be taken by the Core Strategy and the Allocations DPD. There is in the Council's view a strong argument for releasing sites in phases over the plan period. This will ensure that delivery targets for new homes can be met and that necessary community facilities and infrastructure can be properly provided.
- 5.6 By reducing the sites size threshold to 0.2ha or with a capacity of 5 units and updating the data on a regular basis the scope for unforeseen / windfall developments will by definition reduce. For this reason the first SHLAA reported on past windfall completion rates but did not make any allowance for windfall as part of the SHLAA trajectory and as a result there is no justification to include a windfall allowance in this SHLAA. None the less windfall has historically made a sizeable contribution to the delivery of new homes within the district. Further development opportunities are likely to continue to become available over time as the economy improves, increased finance becomes available and landowners are able to realise more short term plans. The Council will continue to monitor delivery on such windfall sites and report outcomes within the Annual Monitoring Report.

Appendix 1
Timing of supply by settlement category

SHLAA 3 Timing Of Supply – Main Urban Area

Years

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	18+
Year Total	486	795	1416	2209.5	1127.5	5548.5	3225.5	3027.5	2185	1493	1632.5	1337	1015	861	720.5	512	417.5	28009	3292.5
Green Field	58	153	181	662.5	378	2169	1587	1918.5	1313.5	862.5	1008.5	704	572	480.5	363.5	296	235	12942.5	2091.5
Mixed	20	40	92	195	101	466.5	169	115.5	110	110	174.5	164	146.5	125.5	112	100	82.5	2324	899
PDL	408	602	1143	1352	649	2912	1470	993.5	761.5	520.5	449.5	469	296.5	255	245	116	100	12742.5	302
PDL Consolidated *	418	622	1189	1449.5	699.5	3145.3	1554.5	1051.3	816.5	575.5	537	551	370	318	301	166	141	13904.5	751.5
PDL %	86	78	84	66	62	57	48	35	37	39	33	41	36	37	42	32	34	50	23

Suitable Now	486	795	1416	2169.5	1087.5	3479.5	1901	1269	1017	787	550	407	321.5	280	275.5	156	140	16537.5	518
Potentially Suitable (Policy)				40	40	2039	1294.5	1728.5	1158	706	1082.5	930	693.5	581	445	356	277.5	11371.5	2775
Green Belt						681	493	1127	827	554	876	733	555	471	365	273	204.5	7159.5	2196.5
Other				40	40	1358	801.5	601.5	331	151.5	206.5	197	138.5	110	80	83	73	4211.5	578
Potentially Suitable Physical						30	30	30	10									100	

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SHLAA 3 Timing Of Supply – Principal Towns

Years																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	18+
Year Total	147	199	347	645.5	385	1681	1001.5	1040.5	667	314.5	465.5	372	328	241	165	85	485	8133	193
Green Field	67	174	230	360	255.5	1041.5	626	799	495	250	360.5	276.5	243	185	128	85	48.5	5624.5	193
Mixed	22			164	96	233.5	167.5	158	132	53	75	65.5	55	35.5	29.5			1286.5	
PDL	58	25	117	121.5	33.5	406	208	83.5	40	11.5	30	30	30	20.5	7.5			1222	
PDL Consolidated	69	25	117	203.5	81.5	523	292	162.5	106	38	67.5	63	57.5	38	23			1866	
PDL %	47	13	34	32	21	31	29	16	16	12	15	17	18	16	14			23	
Suitable Now	147	199	347	645.5	385	806.5	405	234.5	123	52	70	70	60	40.5	27.5	10	3.5	3626	
Potentially Suitable (Policy)						874.5	596.5	806	544	262.5	395.5	302	268	200.5	137.5	75	45	4507	193
Green Belt						539.5	385.5	536	339	181	365	302	268	200.5	137.5	75	45	3374	193
Other						335	211	270	205	81.5	30.5							1133	
Potentially Suitable Physical																			

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SHLAA 3 Timing Of Supply – Local Growth centres

Years

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	18+
Year Total	103	197	313	565	388.5	1193.5	795.5	1173.5	817	482.5	539.5	425	355.5	274	220	171	160	8173.5	528.5
Green Field	78	114	211	447	326	1058	703.5	1126	808	482.5	539.5	425	355.5	274	220	171	160	7499	528.5
Mixed	20	32	20	60	60	60	34.5	1.5										288	
PDL	5	51	82	58	2.5	75.5	57.5	46	9									386.5	
PDL Consolidated	15	67	92	88	32.5	105.5	75	47	9									530.5	
PDL %	15	34	29	16	8	9	9	4	1									7	

Suitable Now	103	197	313	565	388.5	595.5	425.5	328.5	256	183.5	127.5	107.5	78	54.5	30	20	20	3793	26.5
Potentially Suitable (Policy)						598	370	845	561	299	412	317.5	278	219.5	190	151	140	4381	502
Green Belt						522.5	333.5	815.5	558	299	412	317.5	278	219.5	190	151	140	4236.5	502
Other						75.5	36.5	29.5	3									144.5	
Potentially Suitable Physical																			

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SHLAA 3 Timing Of Supply – Local Service Centres

Years																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	18+
Year Total	38	112	206	495.5	289	1152.5	711	1004.5	602	295	503.5	396.5	315	211	126.5	80	52	6590	51
Green Field	27	33	44	274.5	138.5	1020.5	630	928	550.5	265	495.5	396.5	315	211	126.5	80	52	5587.5	51
Mixed		5	59	101	64	87.5	51	30	30	30	8							465.5	
PDL	11	74	103	120	86.5	44.5	30	46.5	21.5									537	
PDL Consolidated	11	76.5	132.5	170.5	118.5	88	55.5	61.5	36.5	15	4							770	
PDL %	28	69	54	34	41	8	8	6	6	5	1							12	

Suitable Now	38	112	206	496	289	219	74	47	30	30	66	32	21	3				1660	
Potentially Suitable (Policy)						903.5	607	941.5	572	265	438	365	294.5	208.5	126.5	80	52	4853.5	51
Green Belt						739	546	788.5	485	260	428	365	295	209	127	80	52	4380.5	51
Other						166.5	61	152.5	88	5								473	
Potentially Suitable Physical						30	30	16.5										76.5	

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

Appendix 2
Individual settlements summaries

2A Main Urban Area

- BRADFORD CITY CENTRE
- SHIPLEY AND CANAL ROAD CORRIDOR
- BRADFORD NORTH EAST
- BRADFORD NORTH WEST
- BRADFORD SOUTH EAST
- BRADFORD SOUTH WEST
- SHIPLEY

BRADFORD CITY CENTRE

Total sites assessed in this SHLAA	28.30ha	51			51 sites were assessed in this SHLAA totalling over 28ha within the City centre. The large proportion of these sites were assessed as being without policy or physical constraints and thus with the ability to be developed for residential uses without waiting for any change in designation in the Local Plan.
Suitable Now		47			
Potentially Suitable (Local Policy Constraints)		2			
Potentially Suitable (Physical Constraints)					
Unsuitable	0.87	2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Total units considered deliverable and developable in this SHLAA is 72% higher than in SHLAA2. The reasons for this increase include further sites in the study derived from additional survey work and detailed work undertaken for the City Centre Area Action Plan. 96% of the new homes which make up the capacity in the city centre is on previously developed land and buildings. The city centre capacity is higher than the target identified in the Core Strategy of 3500. Much of the capacity is still suitable for other uses including commercial and retail uses which allows enough flexibility in meeting the target overall. In contrast to SHLAA2, fewer units now appear in the first 5 years of the trajectory, with a higher number in the medium and long term periods, this is because there is the expectation that the pace of change in the city centre for new homes will be slower than in other areas and will follow implementation of regeneration programmes related to retail and leisure.
Suitable Now	22.75 ha 43 sites	4616.5	120	4736.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan					
No Greenfield units		200			
No PDL units		4416.5	120	4536.5	
No Mixed units					
Average dwelling capacity					
Short term units (1-5yrs)		475			
Medium term units (6-10yrs)		3313			
Long term units (11-17yrs)		829			

SHLAA 3 Timing Of Supply – City Centre

	‘Deliverable Sites’			‘Developable Sites’						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total	172	821.5	475	1743	1722.5	3313	474.5	208	829	2389.5	2752	4616.5	85		120
Green Field			0		52.5	200			0		52.5	200			
Mixed			0			0			0			0			
PDL	172	821.5	475	1743	1670	3113	474.5	208	829	2389.5	2699.5	4416.5			120
PDL Consolidated*	172	821.50	475	1743	1670	3113	474.5	208	829	2389.5	2699.5	4416.5			120
PDL %	100	100	100	100	97	94	100	100	100	100	98	96			100
Suitable Now	172	821.5	475	1603	1557	3312.5	385.5	144.5	829	2160.5	2523	4616.5	85		120
Potentially Suitable (Policy constraints)				140	165.5	0	89	63.5	0	229	229	0			
Green Belt						0			0			0			
Other				140	165.5	0	89	63.5	0	229	229	0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SHIPLEY AND CANAL ROAD CORRIDOR

Total sites assessed in this SHLAA	86.76ha	31			This SHLAA has considered an increased number of sites since the last study, some new, others which have been assessed previously as sites in neighbouring settlements and now fall in the Shipley and Canal Road Corridor area following boundary changes through the AAP. Of the 31 sites assessed in this SHLAA, only 4 have local policy constraints. The assessment process considers 29 of these sites can come forward either immediately for residential development or following more detailed consideration
Suitable Now		27			
Potentially Suitable (Local Policy Constraints)		4			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate- units	Residual unit total	Average Total capacity	Total SHLAA capacity from sites identified as being either deliverable or developable for residential development within the 17years of the trajectory stands at 2198 units. This assumes relatively modest delivery of units from sites with relatively complicated issues which are currently being looked at in detail by consultants through master planning exercises involved in the Shipley and Canal Road Corridor Area Action Plan (AAP). An estimated further 899 units currently fall outside of the trajectory but will be developable sooner as work on the APP and with partners in the Council / private developer delivery company progresses. The first 5 years of the trajectory now exhibit significantly more deliverable units than the previous SHLAA, this is because further detailed work undertaken through the AAP will enable delivery to occur quicker than the Local Plan can define new sites. The total scale of potential new homes identified in this SHLAA is almost 3100, which is in line with the Core strategy. In common with the city centre, the canal road corridor area can deliver a high proportion of homes on land which has been developed previously developed .
Suitable Now	84.78ha	1635.5		1993.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	29 sites	562.5	541	1103.5	
No Greenfield units		224.5	0	224.5	
No PDL units		653.5	0	653.5	
No Mixed units		1320	899	2218.5	
Average dwelling capacity					
Short term units (1-5yrs)		630			
Medium term units (6-10yrs)		1008			
Long term units (11-17yrs)		560			

SHLAA 3 Timing Of Supply – Shipley and Canal Road corridor

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total		451	630		788.5	1008		1355	560		2594.5	2198		1005	899
Green Field		98.5	90		102	134.5		320	0		520.5	224.5		29	
Mixed			260		687	500		913.5	560		1600	1320		976	899
PDL		342.5	280			374		131.5	0		474	653.5			
PDL Consolidated*		342.5	410		343.5	624		588.25	280		1274.25	1313.5		488	449.5
PDL %		76	65		44	62		43	50		49	60		49	50
Suitable Now		451	630		153.5	725.5			280		604.5	1635.5			358
Potentially Suitable (Policy constraints)					634.5	282.5		1356	280		1990.5	562.5		1005	541
Green Belt						0									
Other					634.5	282.5		1356	280		1990.5	562.5		1005	541
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BRADFORD NORTH EAST

Total sites assessed in this SHLAA	282.86ha	125			The majority of sites in this SHLAA can be developed for residential uses as they have no policy constraints. These include sites with existing planning permission and sites where planning permission has either expired or has not yet been sought. The majority of additional sites considered in this study are suitable now and/or on previously developed land.
Suitable Now		94			
Potentially Suitable (Local Policy Constraints)		26			
Potentially Suitable (Physical Constraints)					
Unsuitable		5			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA indicates that the Bradford North East area has overall capacity of deliverable and developable sites which could yield in excess 4400 units which is close to the revised Core Strategy target. This figure is less than SHLAA2, but since the last study the area has made a significant contribution to the delivery of new homes across the settlement and thus in part can justify the reduced Core Strategy target tabled at the Core strategy examination. 4400 can be broken down by sites which have current planning permission of over 1000 new homes and other sites which do not have policy constraints amounting to an additional 1600 units. A further 1700 homes could be developed on sites which are currently protected from development in the RUDP. A small proportion of these units lie on Green belt land but some have other designations including open space designations. A further 2200 capacity currently lie on sites where in this SHLAA it is considered that new homes would be unviable and thus no units are currently shown in the trajectory. The reanalysis of these sites will allow flexibility in the choice of sites to be taken forward for consideration in the Local Plan
Suitable Now	159.14ha 98 sites	2631	40	2671	
Potentially suitable sites with constraints and which can only come forward through the Local Plan		1734	37	1771	
No Greenfield units		2843	77	2920	
No PDL units		1196.5			
No Mixed units		325.5			
Average dwelling capacity					
Short term units (1-5yrs)		1324			
Medium term units (6-10yrs)		2142.5			
Long term units (11-17yrs)		898.5			

SHLAA 3 Timing Of Supply – North East

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total	1211	1168	1324	1943.5	2592.5	2142.5	1287.5	1135.5	898.5	4442	4896	4365	670	304	77
Green Field	363	367	380	1258	1473.5	1603	1060	1078	860	2680	2918.5	2843	655	304	77
Mixed	48	126	136	156	180	151	61	39.5	38.5	265	345.5	325.5			
PDL	801	675	808	530.5	939	388.5	167	18	0	1497.5	1632	1196.5	15		
PDL Consolidated*	825	738	876	608.5	1029	464	198	37.75	19.25	1630.25	1804.75	1359.25	15		
PDL %	68	63	66%	31	40	22%	15	3	2%	37	37	31%	2%		
Suitable Now	1142	1168	1244	919	1080	1092.5	167	18	294.5	2227	2266	2631	15		40
Potentially Suitable (Policy constraints)	70		80	1037	1392.5	1050	1121	797.5	604	2028	2190	1734	128	17	37
Green Belt					297	168.5	508	282	281	508	579	449	19	0	
Other	70		80	1037	1095.5	881.5	613	515.5	323.5	1520	1611	1285	109	17	37
Potentially Suitable (Physical constraints)					120		200	320		200	440		527	287	

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BRADFORD NORTH WEST

Total sites assessed in this SHLAA	222.29ha	82	222.29ha of land was assessed in this SHLAA. The settlement contains a large proportion of sites that are Suitable Now, many of which however are small sites. All but 2 of the sites which have Local Policy constraints are also assessed as developable.		
Suitable Now		58			
Potentially Suitable (Local Policy Constraints)		21			
Potentially Suitable (Physical Constraints)					
Unsuitable		3			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The settlement target for North West in the Core strategy stands at 4500 units, almost half of which can be delivered from sites which are suitable now. Over 3400 units lie on sites currently protected for other uses in the RUDP which provides sufficient flexibility in being able to make the most sustainable decisions on additional site selection in the Local Plan Allocations DPD, although a high proportion of these are protected as green belt. 36% of the overall land supply in the area is PDL, which represents a slight increase since the last SHLAA.
Suitable Now	175.70ha	2198.5		2198.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	72 sites	2552.5	886	3438.5	
No Greenfield units		2980.5	704	3684	
No PDL units		1674.5	182	1904.5	
No Mixed units		96			
Average dwelling capacity					
Short term units (1-5yrs)		986.5			
Medium term units (6-10yrs)		2396			
Long term units (11-17yrs)		1369			

SHLAA 3 Timing Of Supply – North West

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	590	845.5	986.5	1617	2102	2396	825	1244	1369	3032	4191.5	4751	768	612	886
Green Field	184	216.5	429.5	1053	1323	1496.5	825	1082	1054.5	2061	2621.5	2980.5	768	612	704
Mixed	56	29	0	7	42	96	192	120	0	63	191	96			
PDL	350	600	557	557	737	803	83	42	314.5	908	1379	1674.5			182
PDL Consolidated*	378	614.5	557	561	758	851	179	102	314.5	940	1474.5	1722.5			182
PDL %	64	72.6	56%	35	36	36%	22.6	8	23%	31	34.7	36%			21%
Suitable Now	590	845.5	986.5	372	1126	1165.5	0	42	46.5	1249	2012.5	2198.5			
Potentially Suitable (Policy constraints)	54	1		976	113	1230	825	1202	1322.5	1742	2179	2552.5	768	612	886
Green Belt				571	85	835	679	815.5	1322.5	1165	1386.5	2157.5		610	886
Other	54	1		405	28	395	146	386.5		577	792.5	395		2	
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BRADFORD SOUTH EAST

Total sites assessed in this SHLAA	212.32ha	122			Over 1/3 of the land in Bradford SE is assessed as not suitable for residential use with a potential yield of over 1800 units. The largest proportion of sites across the area have been assessed as without policy or significant physical constraints, although many of these sites are small in comparison to some of the sites which require a policy change before they can come forward.	
Suitable Now		76				
Potentially Suitable (Local Policy Constraints)		39				
Potentially Suitable (Physical Constraints)		1				
Unsuitable		6				
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The south east contains a growth area and has an overall new homes target of 6000 which matches the assessed capacity within and beyond the trajectory period. Unconstrained supply in the settlement in this SHLAA stands at 1600 units, a further 100 are on sites which have physical constraints. Consequently the remaining target will need to be identified from land which is currently protected from development in the RUDP which will include land in the adopted green belt. This aside, further sites which have currently not been assessed as developable for residential use in the urban area will need to be assessed in greater detail to see whether new homes would be realistic in the medium to long terms to help reduce the potential impact on the green belt in this location.	
Suitable Now	208.62ha 115 sites	1624		1624		
Potentially suitable sites with constraints and which can only come forward through the Local Plan		3042.5	1249	4392		
Potentially suitable sites with physical constraints		100				
No Greenfield units		3122	1249	3992		
No PDL units		1443				
No Mixed units		201.5				
Average dwelling capacity						
Short term units (1-5yrs)		1138				
Medium term units (6-10yrs)		2837				
Long term units (11-17yrs)		792				

SHLAA 3 Timing Of Supply – South East

	‘Deliverable Sites’			‘Developable Sites’						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	1169.5	1387.5	1138	2258	2960.5	2837	478.5	970	792	3906	5318	4766.5	9	1289	1249
Green Field	289	318	279.5	1052.5	1624	2051	338.5	951.5	792	1680	2893.5	3122	9	1289	1249
Mixed	57	45.5	23	120	242	178.5	18.5	18.5		195.5	306	201.5			
PDL	823.5	1024	835.5	1085.5	1094.5	608	121.5		0	2030.5	2118.5	1443			
PDL Consolidated *	852	1046.75	847	1145.5	1215.5	696.75	130.75	9.25	0	2128	2262	1543.75			
PDL %	73	75	74	51	41	25	27	1	0	55	43	32			
Suitable Now	1090	1387.5	1138	1520	1065.5	486	121.5	69	0	2731.5	2522	1624			
Potentially Suitable (Policy constraints)	79.5			738	1768	2251	357	901	792	1174.5	2669	3042.5	9	1289	1249
Green Belt				339.5	664.5	1232.5	336	882.5	792	678	1547	2024	9	1289	1249
Other	79.5			399.5	1103.5	1018.5	21	18.5	0	479	1122	1018.5			
Potentially Suitable (Physical constraints)					127	100					127	100			

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BRADFORD SOUTH WEST

Total sites assessed in this SHLAA	209.52ha	114			The large majority of sites in this settlement are suitable now. Only a small proportion of land and sites has been ruled as being unsuitable for residential use.
Suitable Now		73			
Potentially Suitable (Local Policy Constraints)		39			
Potentially Suitable (Physical Constraints)					
Unsuitable	2.11ha	2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Sufficient capacity overall exists in Bradford South West to meet the Core Strategy target of 5500. 3500 units could be delivered on land without policy constraints which will mean the remainder will need to be developed on sites currently protected from development in the RUDP, where almost a 3000 capacity exists to allow reasonable flexibility in the decisions to be taken. Further capacity also exists on sites where units have not presently been identified in the site trajectories which will need further examination and consideration before the new site allocations are made for the Local Plan.
Suitable Now	190.87ha	3574		3574.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	93 sites	2956	61.5	3017.5	
No Greenfield units		3125.5	61.5	3017	
No PDL units		3036		3036	
No Mixed units		368.5		368.5	
Average dwelling capacity					
Short term units (1-5yrs)		1289.5		1289.5	
Medium term units (6-10yrs)		3356.5		3356.5	
Long term units (11-17yrs)		1884		1884	

SHLAA 3 Timing Of Supply – South West

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	820	994	1289.5	2668.5	3413	3356.5	793.5	1700	1884	4282	6107	6530	97	73	61.5
Green Field	327	236.5	245.5	1414	1732	2090	518.5	958	790	2259.5	2926.5	3125.5	75		61.5
Mixed	77	43	29	230	149.5	33	192	220	306.5	499	412.5	368.5			
PDL	416	714.5	1015.5	1024.5	1531.5	1233	83	522	787.5	1523.5	2768	3036	22	73	
PDL Consolidated*	454.5	736	1030	1139.5	1606.25	1250	179	612	940.75	1773	2974.25	3220.25			
PDL %	55	74	80	43	47	37	23	37	50	41	49	49			
Suitable Now	683	994	1289.5	1245.5	1774	1604.5	119	512	680	2047.5	3280	3574			
Potentially Suitable (Policy constraints)	137		0	1294	1639	1752	675	1188	1204	2106	2827	2956	96	73	61.5
Green Belt				258.5	518	1177	508	1035	919.5	766	1553	2096.5	96		61.5
Other	137			1035.5	1121	574.5	167.5	153	284.5	1304.5	1274	859	1		
Potentially Suitable (Physical constraints)				129						129					

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SHIPLEY

Total sites assessed in this SHLAA	36.39ha	26	Shipley has a limited number of sites, but a reasonable proportion of available sites are considered to be suitable now for residential development with many having planning permission already.		
Suitable Now		15			
Potentially Suitable (Local Policy Constraints)		9			
Potentially Suitable (Physical Constraints)		1			
Unsuitable		1			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Total Average capacity	Shipley has a significantly lower defined capacity in this SHLAA. This is a direct result of changes to the Shipley and Canal Road Corridor AAP boundary which has resulted in a number of former Shipley sites moving to the AAP area. Acknowledgement of this reduced supply has resulted in a potentially lower new homes target being tables as part of the Core Strategy EIP hearings than was the case in the Publication Draft. The new assessed deliverable and developable capacity is thus sufficient to meet this revised target but will mean that further opportunities in the urban area will need to be identified to reduce the scale of development that will be required from sites currently protected from development in the RUDP.
Suitable Now	23.79ha	258		258	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	20 sites	524		524	
No Greenfield units		447		447	
No PDL units		312.5		312.5	
No Mixed units		12.5		12.5	
Average dwelling capacity					
Short term units (1-5yrs)		191		191	
Medium term units (6-10yrs)		427.5		427.5	
Long term units (11-17yrs)		164		164	

SHLAA 3 Timing Of Supply – Shipley

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total		308	191		578	427.5		397	164		1283	782			
Green Field		8	8		243	276		273	163.5		524	447			
Mixed					83.5	12.5					83.5	12.5			
PDL		300	183		251.5	139.5		124	0		675.5	322.5			
PDL Consolidated*		300	183		293.75	145.75		124	0		717.25	328.75			
PDL %		100	96		51	34		31	0		56	42			
Suitable Now		308	191		171.5	67			0		479.5	258			
Potentially Suitable (Policy constraints)			0		406.5	360.5		379	164		803.5	524			
Green Belt					139	269		273	164		412.5	432.5			
Other			0		267	91.5					267	91.5			
Potentially Suitable (Physical constraints)						0		124	0		124	0			

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

2B Principal Towns

- KEIGHLEY
- ILKLEY
- BINGLEY

KEIGHLEY

Total sites assessed in this SHLAA	249.97ha	126			Keighley has a high proportion of sites many suitable now or potentially suitable subject to decisions to be taken at Local Plan allocations stage
Suitable Now		70			
Potentially Suitable (Local Policy Constraints)		44			
Potentially Suitable (Physical Constraints)		1			
Unsuitable		11			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Over half the capacity identified in this SHLAA is on land which is without local policy or physical constraints and can in principal come forward for development in the short and medium term. Much of this land is identified in the RUDP for residential use already with a good proportion of sites already with the benefit of planning permission. The remainder to meet the new home target of 4500, will be determined by decisions in the Local Plan and through more detailed work to examine whether any of the sites which currently do not contain units in the trajectory can be brought forward for new homes, which in this SHLAA are presently assessed as not achievable and whether there are any further sites in the urban area yet to be . This may reduce the need to allocate land currently protected as green belt.
Suitable Now	160.97ha 90 sites	2462.5		2462.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan		2321		2321	
No Greenfield units		3213.5		3213.5	
No PDL units		464.5		464.5	
No Mixed units		1105.5		1105.5	
Average dwelling capacity					
Short term units (1-5yrs)		1277		1277	
Medium term units (6-10yrs)		2824		2824	
Long term units (11-17yrs)		683		683	

SHLAA 3 Timing Of Supply – Keighley

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	778.5	763.5	1277.0	2553.5	3243	2824	1128	1226.5	683	4460	5233	4783.5	33		
Green Field	272	254	882.5	1222.5	1557	1739.5	547.5	908.2	591.5	2042	2719.5	3213.5	8		
Mixed	250	185	270.5	884.5	1043.5	744	345	91	91	1478.5	1319.5	1105.5			
PDL	256.5	324.5	124	446.5	642.5	341	236.5	227	0	939.5	1194	464.5	25		
PDL Consolidated*	381.5	417	259.25	888.75	1164.25	712.5	409	272.5	45.5	1679	1853.75	1017.25			
PDL %	49	55	20	35	36	25	36	22	1	38	35	21			
Suitable Now	678.5	763.5	1277	595.5	297.5	1186				1274	1656.5	2462.5			
Potentially Suitable (Policy constraints)	100			1698.5	2350	1638.5	902.5	1226.5	682.5	2701	3576.5	2321	8		
Green Belt				574	574	913.5	398	1166.5	663	1032	1740.5	1576.5	8		
Other	100			1124.5	1776	725	504.5	60	19.5	1669	1836	744.5			
Potentially Suitable (Physical constraints)				259.5			225.5			485			25		

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

ILKLEY

Total sites assessed in this SHLAA	126.58ha	39 sites	39 sites were assessed in this SHLAA including 13 which have policy constraints and 8 have been assessed as being not suitable for residential use as they lie away and detached from the edge of the urban area.		
Suitable Now		18			
Potentially Suitable (Local Policy Constraints)		13			
Potentially Suitable (Physical Constraints)					
Unsuitable		8			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The dwelling target identified in Core Strategy of 1000 homes (as revised by changes tabled at the EIP) can be accommodated through the capacity identified in this SHLAA. Proportionally this will need to involve a significant amount of land from the presently adopted green belt; but the amount of capacity available will allow sensitive decisions on the best most sustainable sites to be selected for the settlement.
Suitable Now	72.48ha	145.5		145.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	29 sites	1503.5	193	1696.5	
No Greenfield units		1305.5	193	1498.5	
No PDL units		174		174	
No Mixed units		169.5		169.5	
Average dwelling capacity					
Short term units (1-5yrs)		122			
Medium term units (6-10yrs)		797			
Long term units (11-17yrs)		730			

SHLAA 3 Timing Of Supply – Ilkley

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total	150	183.5	122	641	937.5	797		515.5	730	790.5	1636.5	1649	153	153	193
Green Field	40	7	7	583	825	738		345	560.5	623	1177	1305.5	153	153	193
Mixed			0	37		0		170.5	169.5	37	170.5	169.5			
PDL	109.5	176.5	115	21	112.5	59			0	130.5	289	174			
PDL Consolidated*	109.5	176.5	115	40	112.5	59		85.25	0	150	374.75	260			
PDL %	73	93	82	6	12	7		17	0	19	23	16			
Suitable Now	84	183.5	122	21	80.5	23.5			0	105	264	145.5			
Potentially Suitable (Policy constraints)	66		0	620	857	774		515.5	730	686	1372.5	1503.5	153	153	193
Green Belt				587.5	763	719		515.5	730	588	1278	1448.5	153	153	193
Other	66		0	32.5	94.5	55			0	98	94.5	55			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BINGLEY

Total sites assessed in this SHLAA	53.42ha	53	Bingley has a good supply of sites which are without constraint which can in theory come forward. 8 sites have however been ranked unsuitable for location reasons lying in locations detached from the urban edge. 19 sites have local policy constraints however further assessment has ruled a number of these out has been not achievable		
Suitable Now		26			
Potentially Suitable (Local Policy Constraints)		19			
Potentially Suitable (Physical Constraints)					
Unsuitable		8			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This update defines a total potential deliverable and developable capacity of 1700 units. Over 1000 units are identified from sites considered to be suitable now. A further 682 units are identified as being from sites currently allocated as other uses in the RUDP including green belt (349) and employment land (334 units). Over 1/3 of the capacity identified in this SHLAA is on previously developed land.
Suitable Now	49.71ha	1018		1018	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	38 sites	682.5		682.5	
No Greenfield units		1105.5		1105.5	
No PDL units		583.5		583.5	
No Mixed units		11.5		11.5	
Average dwelling capacity					
Short term units (1-5yrs)		324.5			
Medium term units (6-10yrs)		1083.5			
Long term units (11-17yrs)		292.5			

SHLAA 3 Timing Of Supply – Bingley

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	208	280.5	324.5	954.5	921.5	1083.5	444.5	994	292.5	1607	2196	1700.5	91		
Green Field	84	94	197	740.5	603.5	734	444.5	874.5	174.5	1269	1572	1105.5	91		
Mixed		11.5	11.5								11.5	11.5			
PDL	124	175	116	214	318	349.5	0	119.5	118	338	612.5	583.5			
PDL Consolidated*	124	180.75	121.75	214	318	349.5	0	119.5	118	338	618.25	589.25			
PDL %	60	64.4	9	22	34.5	32	0	12	42	21	28.1	35			
Suitable Now	208	280.5	324.5	454	391	412	131	303	281.5	793	974.5	1018			
Potentially Suitable (Policy constraints)				501	530.5	671.5	314	691	11	815	1221.5	682.5	91		
Green Belt				235	301.5	349	314	691	0	549	992.5	349	78		
Other				266	229	322.5			11	266	229	333.5	13		
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

APPENDIX 2C Local Growth Centres

- QUEENSBURY
- SILSDEN
- STEETON
- THORNTON
- BURLEY IN WHARFEDALE
- MENSTON

QUEENSBURY

Total sites assessed in this SHLAA	78.87ha	34 sites			
Suitable Now		11	34 sites were assessed in this SHLAA an increase of 8. Around 2/3 of the sites have local policy constraints and thus whether they go on to become housing sites will need to be determined by the Local Plan.		
Potentially Suitable (Local Policy Constraints)		18			
Potentially Suitable (Physical Constraints)					
Unsuitable		5			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Almost 50% of the Core Strategy target for Queensbury of 1000 homes can be delivered by sites which do not have constraints and can in principal come forward subject to planning approval now. A further 550 homes will need to be accommodated on sites currently protected from development in the RUDP which in the main is adopted green belt. However the amount of green belt land available is larger than the amount needed which will allow sensitive and sustainable site choices to be made.
Suitable Now	62.58ha 24 sites	452.5		452.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan		1046.5	226.5	1259	
No Greenfield units		1293	226.5	1519.5	
No PDL units		76.5		76.5	
No Mixed units		129		129	
Average dwelling capacity					
Short term units (1-5yrs)		397			
Medium term units (6-10yrs)		723.5			
Long term units (11-17yrs)		378.5			

SHLAA 3 Timing Of Supply – Queensbury

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	193.5	254.5	397	560	895	723.5	300.5	411.5	378.5	1054	1561	1498.5	406	186.5	226.5
Green Field	96.5	116.5	206	321.5	688	708.5	300.5	411.5	378.5	718.5	1216	1293	406	186.5	226.5
Mixed	50	97	129	238.5	205					288.5	302	129			
PDL	47	41	61.5		2	15			0	47	43	76.5			
PDL Consolidated*	72	89.5	126	119.25	104.5	15			0	191.25	194	141			
PDL %	37	35	32	21	12	2			0	18	12	9			
Suitable Now	193.5	254.5	397	274	234.5	56				468.5	489	452.5			
Potentially Suitable (Policy constraints)				285	660.5	668	300.5	411.5	378.5	585.5	1072	1046.5	406	186.5	226.5
Green Belt				132	475	635	275	411.5	3798.5	407	886.5	1014	406	186.5	226.5
Other				153	185.5	32.5	26			178.5	185.5	32.5			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

SILSDEN

Total sites assessed in this SHLAA	94.59ha	18 sites			
Suitable Now		13	This SHLAA has assessed a higher number of sites in Silsden as Suitable Now since the last update. This is because sites allocated in the RUDP as Safeguarded Land are no longer considered to be reserved for longer term development and subject to planning approval no longer have any local policy constraints to delay them from coming forward.		
Potentially Suitable (Local Policy Constraints)		4			
Potentially Suitable (Physical Constraints)					
Unsuitable		1			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The dwelling target identified in the Core Strategy (as proposed for revision during the EIP hearings) can be accommodated through the capacity identified in the trajectory of this SHLAA. Having a high proportion of the overall capacity from safeguarded land sites which is greater than the target means there will be no in principal need to make changes to the green belt. Further detailed work will need to be undertaken to define which land will be allocated for development in the Local Plan.
Suitable Now	83.15ha	1936	26.5	1962.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	17 sites	289		289	
No Greenfield units		2099	26.5	2125.5	
No PDL units		25		25	
No Mixed units		101		101	
Average dwelling capacity					
Short term units (1-5yrs)		373			
Medium term units (6-10yrs)		1403.5			
Long term units (11-17yrs)		448.5			

SHLAA 3 Timing Of Supply – Silsden

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	145.5	123.5	373.0	469	641	1403.5	978	1044.5	448.5	1592	1809	2225	412	216.5	26.5
Green Field	63	63.5	288	408	580	1362.5	978	1044.5	448.5	1449	1688	2099	400	216.5	26.5
Mixed	60	60	60	61	61	41				121	121	101			
PDL	22		25			0			0	22		25	12		
PDL Consolidated*	52	30	55	31	30.5	20.5			0	83	60.5	75.5	12		
PDL %	36	24	1	6	5	0			0	8	3	3	3		
Suitable Now	145.5	123.5	373	140	139.5	1125.5			437.5	285	263	1936			26.5
Potentially Suitable (Policy constraints)				330	501.5	278	978	1044.5	11	1307	1546	289	23.5	216.5	
Green Belt				46.5	138.5	278	36		11	83	138.5	289	23.5		
Other				283	363	0	941.5	1044.5	0	1224.5	1408	0		216.5	
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

STEETON

Total sites assessed in this SHLAA	50.14ha	16 sites			The amount of land assessed in this SHLAA has reduced although the overall number of sites has increased. No sites are considered to be Unsuitable, but 2 sites are not considered to be achievable and thus no units have been applied to the trajectory in this case.
Suitable Now		8			
Potentially Suitable (Local Policy Constraints)		8			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA has identified available and developable sites which could accommodate over 1200 homes in Steeton. This is higher than the last SHLAA and more than will be required to meet the target for new homes in the Local Plan and will allow flexibility to ensure on the most sensitive and sustainable sites are allocated. Assuming all units on suitable now sites come forward, a further 275 units will need to be identified from sites which will include green belt as there is only a limited potential supply from land that is previously developed and within the urban area.
Suitable Now	46.95ha	426.5		426.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	14 sites	707.5	112.5	820	
No Greenfield units		1107.5	112.5	1220	
No PDL units		26.5		26.5	
No Mixed units		0		0	
Average dwelling capacity					
Short term units (1-5yrs)		286.5			
Medium term units (6-10yrs)		409.5			
Long term units (11-17yrs)		438			

SHLAA 3 Timing Of Supply – Steeton

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	95.5	155.5	286.5	396	461	409.5	314	268	438	805.5	884.5	1134	16		112.5
Green Field	86.5	146.5	275.5	396	464.5	394	229.5	265	438	712	776	1107.5	16		112.5
Mixed			0		81	0	84	3		84	84	0			
PDL	9	9	11		15.5	15.5			0	9	24.5	26.5			
PDL Consolidated*	9	9	11		56	15.5		1.5	0	9	66.5	26.5			
PDL %	9	6	4		12	4		1	0	1	8	2			
Suitable Now	91.5	155.5	286.5	175.5	138	140			0	267	293.5	426.5			
Potentially Suitable (Policy constraints)	4		0	220.5	323	269.5	314	268	438	538	591	707.5	16		112.5
Green Belt				57	145.5	207.5	187	83	438	244	228.5	645.5	16		112.5
Other	4		0	163.5	177.5	62	127	185	0	294	362.5	62			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

THORNTON

Total sites assessed in this SHLAA	37.99ha	25 sites	An additional 4 sites have been assessed in this SHLAA totalling over 7 additional hectares.		
Suitable Now		13			
Potentially Suitable (Local Policy Constraints)		11			
Potentially Suitable (Physical Constraints)					
Unsuitable		1			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA has identified land to accommodate around 1000 new homes which is higher than the Core Strategy target of 700 units. This is 200 more potential units than SHLAA 2. Over half of the potential supply is in the green belt and a number of these sites have access and topographical constraints. However assuming all the sites which are considered to be suitable now come forward for development, the reliance on green belt sites will be limited and will ensure only the most sustainable and less sensitive sites are identified.
Suitable Now	36.10ha	547		547	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	23 sites	523.5		523.5	
No Greenfield units		903		903	
No PDL units		112.5		112.5	
No Mixed units		55		55	
Average dwelling capacity					
Short term units (1-5yrs)		197.5			
Medium term units (6-10yrs)		697			
Long term units (11-17yrs)		176			

SHLAA 3 Timing Of Supply – Thornton

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	159.5	195.5	197.5	452.5	553	697	156	115	176	768	863.5	1070.5			
Green Field	141.5	164.5	166.5	322	407.5	560.5	156	115	176	619.5	687	903			
Mixed				55	55	55				55	55	55			
PDL	18	31	31	75.5	90.5	81.5				93.5	121.5	112.5			
PDL Consolidated*	18	31	31	103	118	109				121	149	140			
PDL %	1	16	7	23	21	16				16	17	13			
Suitable Now	159.5	195.5	197.5	281	230	349.5				490.5	425.5	547			
Potentially Suitable (Policy constraints)				171.5	323	347.5	151.5	156	176	328	438	523.5			
Green Belt				116.5	227.5	347.5	111	116	176	232	342.5	523.5			
Other				55	95.5		40.5	40		96	95.5	0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BURLEY IN WHARFEDALE

Total sites assessed in this SHLAA	53.01ha	12 sites			¼ of sites in Burley is considered to be suitable now, the rest of the sites assessed have local policy constraints predominantly land in the RUDP Adopted green belt.
Suitable Now		3			
Potentially Suitable (Local Policy Constraints)		9			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA has identified an overall capacity of over 1300 units on sites considered to be available and developable. Suitable now units aside this means that around 600 new homes will need to be identified on sites in the green belt unless alternative and more sustainable opportunities on sites within the urban area can be identified. Over 1000 units fall on existing green belt sites to allow flexibility in the selection of sites to accommodate the remaining need.
Suitable Now	50.33ha	66		66	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	11 sites	1110.5	135	1245.5	
No Greenfield units		1054	135	1189	
No PDL units		122		122	
No Mixed units		0		0	
Average dwelling capacity					
Short term units (1-5yrs)		66			
Medium term units (6-10yrs)		675			
Long term units (11-17yrs)		436			

SHLAA 3 Timing Of Supply – Burley in Wharfedale

	‘Deliverable Sites’			‘Developable Sites’						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	64		66	239.5	746.5	675	252.5	347.5	435.5	556	1094	1176.5	77		135
Green Field			20	239.5	623.5	599	252.5	347.5	435.5	492	971	1054.5	77		135
Mixed	29									29		0			
PDL	35		46		123	76			0	35	123	122			
PDL Consolidated*	50		46		123	76			0	50	123	122			
PDL %	78		41		16	11			0	9	11	10			
Suitable Now	29		66			0			0	29		66			
Potentially Suitable (Policy constraints)	35			239.5	746.5	675	252.5	347.5	436	527	1094	1110.5	77		135
Green Belt	35			239.5	670.5	625	252.5	347.5	436	527	1018	1060.5	77		135
Other					76	50					76	50			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

MENSTON

Total sites assessed in this SHLAA	94.61ha	15 sites			Of the 94ha of land assessed in this SHLAA less than half of this has been assessed as being suitable, available and developable. Excluded from further assessment is the 43.08ha site at Bleach Mill Lane which was considered to be out of scale with the settlement and with limited opportunity for access to make it a viable option.
Suitable Now		8			
Potentially Suitable (Local Policy Constraints)		5			
Potentially Suitable (Physical Constraints)					
Unsuitable		2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA illustrates an overall capacity of 1097 units on sites which are suitable now or considered to be available and developable for new homes. This includes at least 365 units on sites outside of the green belt in the RUDP and subject to pending planning decisions. Taking the revised target of 600 units from the Core Strategy, this means that sites with a further capacity for over 200 new homes will be required, which presently could be accommodated on land currently protected as green belt, but with sufficient flexibility in the potential from such sites to ensure only the best most sustainable sites are allocated.
Suitable Now	41.55ha	365		365	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	13 sites	704	28	732	
No Greenfield units		1042	28	1070	
No PDL units		24		24	
No Mixed units		3		3	
Average dwelling capacity					
Short term units (1-5yrs)		247			
Medium term units (6-10yrs)		553.5			
Long term units (11-17yrs)		268.5			

SHLAA 3 Timing Of Supply – Menston

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	90	150	247	449.5	695.5	553.5	200	313	268.5	739.5	1158.5	1069	195	8	28
Green Field	90	110	220.0	449.5	654	553.5	200	313	268.5	739.5	1077	1042			28
Mixed		33	3		30	0					63	3			
PDL		7	24		11.5	0			0		18.5	24			
PDL Consolidated*		23.5	25.5		26.5				0		50	25.5			
PDL %		16	10		4	0			0		4	2			
Suitable Now	90	150	247	216	250.5	118			0	306	400.5	365			
Potentially Suitable (Policy constraints)				233.5	445	435.5	200	313	268.5	434	758	704	195	8	28
Green Belt				233.5	445	435.5	200	313	268.5	34	758	704	195	8	28
Other						0						0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

2D Local Service Centres

- ADDINGHAM
- BAILDON
- COTTINGLEY
- CULLINGWORTH
- DENHOLME
- EAST MORTON
- HARDEN
- HAWORTH
- OAKWORTH
- OXENHOPE
- WILSDEN

ADDINGHAM

Total sites assessed in this SHLAA	99.96ha	18 sites			Of the 18 sites assessed in this SHLAA 13 of them are subject to current policy constraints and can therefore only come forward through the Local Plan.
Suitable Now		3			
Potentially Suitable (Local Policy Constraints)		13			
Potentially Suitable (Physical Constraints)					
Unsuitable		2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	3 sites are suitable now and have the capacity of being able to yield around 78 units. Another site the former Primary school site of Chapel street also includes land currently protected as playing fields in the RUDP, but has further potential for around 44 homes. Should all this capacity come forward, this means that less than 100 units will be required to be found from other sites currently allocated for other uses. This aside, there remains a significant number of site options in Addingham which will need to be explored with an overall additional capacity in excess of 1000 units.
Suitable Now	43.14ha	77.5		77.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	14 sites	1043	21.5	1064.5	
No Greenfield units		1051	21.5	1072.5	
No PDL units		5			
No Mixed units		27			
Average dwelling capacity					
Short term units (1-5yrs)		75			
Medium term units (6-10yrs)		809.5			
Long term units (11-17yrs)		236			

SHLAA 3 Timing Of Supply – Addingham

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	84		75	841	921.5	809.5	165	231.5	236	1009	1153	1120.5			21.5
Green Field	40		70	841	877.5	765.5	165	231.5	236.5	965	1109	1072			21.5
Mixed	44		0		44	44				44	44	44			
PDL			5			0			0			5			
PDL Consolidated*	22		5		22	22			0	22	22	27			
PDL %	26		9		2	3			0	2	2	2			
Suitable Now			75			2.5			0			77.5			
Potentially Suitable (Policy constraints)						807			236			1043			21.5
Green Belt						676			236			912			21.5
Other						131.5						131.5			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

BAILDON

Total sites assessed in this SHLAA	36.80ha	21 sites	No sites in Baildon are considered to be unsuitable nor unachievable for residential development. The settlement does however have topographical and access issues and part falls within the buffer zone of the UNESCO World Heritage site of Saltaire meaning that careful site selection will be essential in Local Plan site selection		
Suitable Now		13			
Potentially Suitable (Local Policy Constraints)		8			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The dwelling target for Baildon can be met with a large proportion of units from sites which do not have any Local Policy constraints. The additional available supply of further land in the settlement will mean that only limited and sustainable changes in the least sensitive locations will be needed to accommodate the remaining target
Suitable Now	33.96ha	295		295	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	19 sites	535		535	
No Greenfield units		649.5		649.5	
No PDL units		84		84	
No Mixed units		96.5		96.5	
Average dwelling capacity					
Short term units (1-5yrs)		221		221	
Medium term units (6-10yrs)		257.5		257.5	
Long term units (11-17yrs)		351.5		351.5	

SHLAA 3 Timing Of Supply – Baildon

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	192	210.5	221.0	283	352	257.5	193.5	321	351.5	668.5	883.5	830	23.5		
Green Field	50	99.5	75	189	286.5	223	193.5	321	351.5	432	707	649.5	23.5		
Mixed		23	62	95	54.5	34.5				95	77.5	96.5			
PDL	142	88	84		11	0			0	142	99	84			
PDL Consolidated*	142	99.5	115	48	39.75	17.25			0	215	137.75	132.25			
PDL %	74	47	52	17	11	7			0	32	16	16			
Suitable Now	192	210.5	221	169	125	74			0	361	335.5	295			
Potentially Suitable (Policy constraints)				115	227	183.5	193.5	321	351.5	308	548	535	23.5		
Green Belt				56	168.5	126	193.5	321	351.5	249.5	489.5	477.5	23.5		
Other					58.5	57.5					58.5	57.5			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

COTTINGLEY

Total sites assessed in this SHLAA	66.72ha	11 sites	Almost 46ha of land has been assessed as unsuitable in this SHLAA. These sites do not directly adjoin the current urban edge of the settlement and in accordance with the methodology have not been assessed further.		
Suitable Now		2			
Potentially Suitable (Local Policy Constraints)		4			
Potentially Suitable (Physical Constraints)					
Unsuitable		5			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Cottingley is only expected to accommodate 200 new homes in line with the Core strategy. This SHLAA indicates that sites assessed available and developable could accommodate in excess of this amount. Further analysis will however need to be undertaken of other opportunities in the village should the developable sites be further ruled out.
Suitable Now	23.02ha	42		42	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	6 sites	233		233	
No Greenfield units		260		260	
No PDL units		15		15	
No Mixed units		0		0	
Average dwelling capacity					
Short term units (1-5yrs)		42		42	
Medium term units (6-10yrs)		206		206	
Long term units (11-17yrs)		27		27	

SHLAA 3 Timing Of Supply - Cottingley

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	43	15	42	452	439	206	170	227	27	667	681	275			
Green Field	33		27	452	439	206	170	227	27	655	666	260			
Mixed			0			0						0			
PDL	12	15	15			0			0	12	15	15			
PDL Consolidated*	12	15	15			0			0	12	15	15			
PDL %	27	100	0			0			0	2	0.2	5			
Suitable Now	45	15	42			0			0			42			
Potentially Suitable (Policy constraints)				452	439	206	170	227	27	622	666	233			
Green Belt				452	406	206	170	227	27	622	633	233			
Other					33	0					33	0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

CULLINGWORTH

Total sites assessed in this SHLAA	22.90ha	10 sites			Half of the sites assessed in this update can be developed now. This amounts to a capacity close to the Core Strategy target.
Suitable Now		5			
Potentially Suitable (Local Policy Constraints)		3			
Potentially Suitable (Physical Constraints)					
Unsuitable		2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	This SHLAA identifies a potential overall supply of 441 homes which is more than sufficient to meet the Core Strategy homes target. The majority of units are on sites which are considered to be suitable now.
Suitable Now	17.05ha	346		346	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	8 sites	95		95	
No Greenfield units		95		95	
No PDL units		113		113	
No Mixed units		233		233	
Average dwelling capacity					
Short term units (1-5yrs)		185			
Medium term units (6-10yrs)		249			
Long term units (11-17yrs)		8			

SHLAA 3 Timing Of Supply – Cullingworth

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total	79	68	184.55	152	173	248.5			8	231	241	441			
Green Field				50	86.5	95				49.5	86.5	95			
Mixed	40	60	75	20	10	150			8	60	70	233			
PDL	39	8	109.5	82.5	76.5	3.5			0	121.5	84.5	113			
PDL Consolidated*	59	38	147	92.5	81.5	79			4	151.5	119.5	229.5			
PDL %	75	56	79	61	47	32			50	66	50	52			
Suitable Now	39	8	184.5	82.5	76.5	153.5			8	113	84.5	346			
Potentially Suitable (Policy constraints)	40	60		69.5	96.5	95			0	109.5	156.5	95			
Green Belt				49.5	86.5	95			0	50	86.5	95			
Other	40	60		20	10					60	70	0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

DENHOLME

Total sites assessed in this SHLAA	40.39ha	15 sites			Of the 15 sites assessed, 10 are considered to be deliverable or developable and thus able to contribute potential housing units to the trajectory.
Suitable Now		9			
Potentially Suitable (Local Policy Constraints)		4			
Potentially Suitable (Physical Constraints)					
Unsuitable		2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Over 400 new homes are currently identified from sites which are considered to be suitable now, deliverable and developable. This amount is sufficient to wholly meet the dwelling target identified in the Core Strategy
Suitable Now	27.17ha	406.5		406.5	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	10 sites	256.5		256.5	
No Greenfield units		526		526	
No PDL units		137		137	
No Mixed units		0		0	
Average dwelling capacity					
Short term units (1-5yrs)		319			
Medium term units (6-10yrs)		344			
Long term units (11-17yrs)		0			

SHLAA 3 Timing Of Supply – Denholme

	‘Deliverable Sites’			‘Developable Sites’						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total	177	75	319	516.5	773	344	16		0	709.5	848	663			
Green Field	17		182	451.5	468	344	16		0	484.5	468	526			
Mixed			0			0						0			
PDL	160	75	137	65	305	0			0	225	380	137			
PDL Consolidated*	160	75	137	65	305	0			0	225	380	137			
PDL %	90	100	49	13	40	0			0	32	45	21			
Suitable Now	87	75	319	64	64	87.5			0	87	139	406.5			
Potentially Suitable (Policy constraints)	90			504	709	256.5	16		0	610	709	256.5			
Green Belt	90			309	514	256.5			0	399	514	256.5			
Other				195	195	0	16			211	195	0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

EAST MORTON

Total sites assessed in this SHLAA	24.18ha	12	Of the 3 sites assessed as Suitable now, only 2 are considered to be developable. 8 sites have local policy constraints, 6 of these have the potential to contribute toward potential capacity in the village		
Suitable Now		3			
Potentially Suitable (Local Policy Constraints)		8			
Potentially Suitable (Physical Constraints)					
Unsuitable		1			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	East Morton assessed capacity in this SHLAA is over 4 times greater than the housing target identified in the Core Strategy. Consequently, there will be significant opportunity available in the selection of only the least sensitive and most sustainable sites in the Allocations DPD to meet the remaining part of the target.
Suitable Now	18.75ha 8 sites	15	0	15	
Potentially suitable sites with constraints and which can only come forward through the Local Plan		481.5	0	481.5	
No Greenfield units		481.5		481.5	
No PDL units					
No Mixed units		15		15	
Average dwelling capacity					
Short term units (1-5yrs)		15			
Medium term units (6-10yrs)		312.5			
Long term units (11-17yrs)		169			

SHLAA 3 Timing Of Supply – East Morton

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	15.5	18.5	15	119.5	276	312.5	50.5	6	169	185.5	300.5	496.5	1		
Green Field		3	0	119.5	276	312.5	50.5	6	169	170	285	481.5	1		
Mixed	15.5	15.5	15			0				15.5	15.5	15			
PDL			0			0			0			0			
PDL Consolidated*	7.75	7.75	7.5			0			0	7.75	7.75	7.5			
PDL %	50	42	50			0			0	4	3	2			
Suitable Now	15.5	18.5	15			0			0	15.5	18.5	15			
Potentially Suitable (Policy constraints)				119.5	276	312.5	50.5	6	169	170	282	481.5			
Green Belt				119.5	276	312.5	50.5	6	169	170	282	481.5			
Other						0						0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

HARDEN

Total sites assessed in this SHLAA	25.47ha	13	Harden has only a limited number of sites which can be considered as having development potential.		
Suitable Now		4			
Potentially Suitable (Local Policy Constraints)		5			
Potentially Suitable (Physical Constraints)					
Unsuitable		4			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	2/3 of Hardens target of 100 homes in the Core Strategy can in principal be met by land identified as Safeguarded land in the RUDP. Other land does exist in the village that has fewer practical constraints other than RUDP protection and thus in order to meet the target there will need to be some flexibility.
Suitable Now	10.17ha	62	0	62	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	8 sites	191.5	0	191.5	
No Greenfield units		253.5		253.5	
No PDL units		0			
No Mixed units		0			
Average dwelling capacity					
Short term units (1-5yrs)		33			
Medium term units (6-10yrs)		41			
Long term units (11-17yrs)		179.5			

SHLAA 3 Timing Of Supply – Harden

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM			SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3						
Trajectory Total		8	33	49	78	41	29		179.5	78	86	253.5			
Green Field			33	49	78	41	29		179.5	78	78	253.5			
Mixed			0			0						0			
PDL		8	0			0			0		8	0			
PDL Consolidated*			0			0			0		8	0			
PDL %			0			0			0		9	0			
Suitable Now		8	33			0			29		8	62			
Potentially Suitable (Policy constraints)				49	78	41	29		150.5	78	78	191.5			
Green Belt						21			150.5			171.5			
Other				49	78	20	29					20			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

HAWORTH

Total sites assessed in this SHLAA	63.78ha	27 sites			No sites in this SHLAA have been assessed as Unsuitable, although of the 17 sites assessed as potentially suitable, 5 have gone on to be assessed as not achievable in this update.
Suitable Now		10			
Potentially Suitable (Local Policy Constraints)		17			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	258 units of the total supply in Haworth is on unconstrained land. The lowered Core Strategy target of 400 homes will mean less land will be required to meet this target from land currently allocated for other uses in the RUDP.
Suitable Now	31.89ha 21 sites	258	0	258	
Potentially suitable sites with constraints and which can only come forward through the Local Plan		589	0	589	
No Greenfield units		719.5	0	719.5	
No PDL units		54	0	54	
No Mixed units		150	0	150	
Average dwelling capacity					
Short term units (1-5yrs)		93			
Medium term units (6-10yrs)		634.5			
Long term units (11-17yrs)		196			

SHLAA 3 Timing Of Supply – Haworth

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	254.5	116	93	527.5	506	634.5	71	73.5	196	853	685.5	923.5			
Green Field	92	34	17	504.5	380	506.5	71	73.5	196	612	487.5	719.5			
Mixed	47.5	66	54	78.5						126	66	54			
PDL	115	16	22		126	128			0	115	142	150			
PDL Consolidated*	138.75	49	49	39.25	126	128			0	178	175	177			
PDL %	54.5	42	52	7	25	20			0	21	25	19			
Suitable Now	254.5	116	93	101	75	82			83	355.5	191	258			
Potentially Suitable (Policy constraints)				426.5	431	476	71	73.5	113	497.5	504.5	589			
Green Belt				274.5	43.5	294.5	71	71.5	113	345.5	115	407.5			
Other				152	387.5	181.5		2	0	152	390	181.5			
Potentially Suitable (Physical constraints)						76.5						76.5			

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

OAKWORTH

Total sites assessed in this SHLAA	21.22ha	18 sites			18 have been assessed in this SHLAA. Of these 7 are considered to be suitable now. 55 units could be delivered from these sites
Suitable Now		7			
Potentially Suitable (Local Policy Constraints)		10			
Potentially Suitable (Physical Constraints)					
Unsuitable		1			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	The core strategy target for Oakworth is 200 homes. ¼ of this target could be met via sites which are considered to be available and suitable now, the remaining ¾ will need to be identified from sites currently protected as green belt in the adopted RUDP unless other sites come forward
Suitable Now	16.6ha	55	0	55	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	14 sites	521.5	0	521.5	
No Greenfield units		530.5	0	530.5	
No PDL units		23	0	23	
No Mixed units		23	0	23	
Average dwelling capacity					
Short term units (1-5yrs)		55			
Medium term units (6-10yrs)		351.5			
Long term units (11-17yrs)		170			

SHLAA 3 Timing Of Supply – Oakworth

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	19	42	55	100.5	178.5	351.5	191.5	275	170	311	495.5	576.5			
Green Field			20	100.5	178.5	340.5	191.5	275	170	311	454	530.5			
Mixed	14	23	23			0				14	23	23			
PDL	5	19	12			11			0	5	19	23			
PDL Consolidated*	12	30.5	23.5			11			0	12	30.5	34.5			
PDL %	63	73	0			0			0	4	6	6			
Suitable Now	19	42	55			0			0			55			
Potentially Suitable (Policy constraints)				100.5	178.5	351.5	191.5	275	170	292	454	521.5			
Green Belt				100.5	178.5	351.5	147	275	170	247.5	454	521.5			
Other						0	44.5			45		0			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

OXENHOPE

Total sites assessed in this SHLAA	7.31ha	8 sites			The overall number of sites considered in this study has increased, with more sites submitted for consideration.
Suitable Now		5			
Potentially Suitable (Local Policy Constraints)		3			
Potentially Suitable (Physical Constraints)					
Unsuitable					
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Overall capacity in Oxenhope has improved by over 100% since the last SHLAA and is sufficient to meet the Core Strategy target of 100 homes but is tight. Consequently unless additional sites are identified, very little flexibility exists unless development densities are increased
Suitable Now	5.59ha	10	0	10	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	7 sites	112	0	112	
No Greenfield units		112	0	112	
No PDL units		10	0	10	
No Mixed units		0			
Average dwelling capacity					
Short term units (1-5yrs)		10			
Medium term units (6-10yrs)		112			
Long term units (11-17yrs)		0			

SHLAA 3 Timing Of Supply – Oxenhope

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	17	19.5	10		31	112	56.5		0	73.5	50.5	122			
Green Field			0		31	112	56.5		0	56.5	31	112			
Mixed			0			0						0			
PDL	17	19.5	10			0			0	17	19.5	10			
PDL Consolidated*	17	19.5	10			0			0	17	19.5	10			
PDL %	100	100	100			0			0	23	39	8			
Suitable Now		19.5	10			0			0			10			
Potentially Suitable (Policy constraints)	17				31	112	56.5		0	73.5	31	112			
Green Belt						81	26		0	26		81			
Other	17				31	31	31			48	31	31			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

WILSDEN

Total sites assessed in this SHLAA	97.21ha	12 sites	12 sites were assessed in this SHLAA. 2 sites are not suitable for residential development and thus were not considered further		
Suitable Now		4			
Potentially Suitable (Local Policy Constraints)		6			
Potentially Suitable (Physical Constraints)					
Unsuitable		2			
Deliverable and Developable sites in the trajectory	Total gross Area	Dwelling estimate-units	Residual unit total	Average Total capacity	Total capacity in Wilsden is more than 4 times greater than the identified target of 200 homes in the Core strategy. Sites which could meet almost ½ of this target are available on land which has current planning approval or can come forward subject to planning permission. The SHLAA includes a further significant amount of available land, the majority of which is in the green belt which will allow a significant amount of flexibility in the choices for green belt change which will be needed to bring forward the remaining homes.
Suitable Now	35.64ha	93	0	93	
Potentially suitable sites with constraints and which can only come forward through the Local Plan	10 sites	795.5	29.5	825	
No Greenfield units		888.5	29.5	918	
No PDL units		0			
No Mixed units		0			
Average dwelling capacity					
Short term units (1-5yrs)		93			
Medium term units (6-10yrs)		448			
Long term units (11-17yrs)		347.5			

SHLAA 3 Timing Of Supply – Wilsden

	'Deliverable Sites'			'Developable Sites'						TOTAL			Residual Supply Total		
	SHORT TERM			MEDIUM TERM			LONG TERM								
	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3	SHLAA 1	SHLAA 2	SHLAA 3
Trajectory Total	52	59	93	363	449.5	448	233.5	427.5	347.5	648.5	936	888.5	97		29.5
Green Field	11	11	93	363	449.5	448	233.5	427.5	347.5	622.5	888	888.5	97		29.5
Mixed	41	41	0			0				41	41	0			
PDL		7	0			0			0		7	0			
PDL Consolidated*	20.5	27.5	0			0			0	20.5	27.5	0			
PDL %	39	47	0			0			0	3	3	0			
Suitable Now			93			0			0			93			
Potentially Suitable (Policy constraints)						448			347.5			795.5			
Green Belt						396.5			347.5			744	97		29.5
Other						51.5						51.5			
Potentially Suitable (Physical constraints)															

* PDL Consolidated is the total amount of PDL combined with 50% of the supply of mixed use units. PDL% is calculated against this total

APPENDIX 3

SHLAA WORKING GROUP MEMBERSHIP

SHLAA WORKING GROUP MEMBERSHIP

Membership of the Working Group for the update was as follows:

Bradford Council Planning Service	2
Bradford Council Housing Service	1
Bradford Council Asset Management Service	1
Social Housing Providers	
InCommunities	1
Market House Builders	
Persimmon Homes	1
Barratt / David Wilson Homes consultant	1
Redrow	1
Hallam Land Management	1
CEG Group	1
Calderdale Council*	1

Notes

Not all members were involved in the site appraisal process.

* Calderdale's involvement was in observatory capacity only.

Bradford Council wish to express their thanks to those members of the group who gave up their time in undertaking individual site assessments during late 2014 and early 2015.