											SHLAA	3 - BINGL	.EY															
		Green					A	Development	No. Site Summary Built	Development constraints	Suitability	Available?	Achievability	Year 1	Year 2 Year 3	3 Year 4	Year 5 Year	6 Year 7	Year 8 Year 9	Year 1	0 Year 11	Year 12	Year 13	Year 14	Year 15	Year 16 Year	17	
Ref		Gross Site Area	RUDP	Site Source	Site Type	Yield	Average Site yield	Development stage		constraints	Appraisal	Available ?	Achievability	2013/14	2014/15 2015/10	6 2016/17	2017/18 2018/1	9 2019/20	2020/21 2021/22	2 2022/2	3 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 2029	30 Total	18+
SITES WI BI/007	TH PLANNING PE Micklethwaite	ERMISSION 0.76	Housing site	Call for Sites	Creanfield	Astual	07	Approaching	4 Development eite verder		Suitable Now	Vee	Deliverable	20	2												2	12
Ы/007	Lane (Airedale Mills), Crossflatts	0.76	Housing site	Call for Siles	Greenneid	Actual	27	Approaching completion	4 Development site under construction		Suitable Now	Tes	Deliverable	20	3												2	.5
BI/012	Lady Lane, Bingley	0.63		Housing Land Register	Previously Developed Land	Actual	11	Under construction	Cleared site with permission for 11 units. Site work has started but progress is very slow		Suitable Now	Yes	Deliverable	2	9												1	1
BI/022	Fernbank Drive	0.78		Urban Capacity	Previously Developed Land	Actual	47	Under construction	Cleared site which had post base date permission for older persons accomodation which includes 47 flats. Completion expected in year 3. All units consolidated to this single year		Suitable Now	Yes	Deliverable		4	7											4	7
BI/023	Stanley Street	0.41	Housing site	Housing Land Register	Previously Developed Land	Actual	10	outline permission	Disused garages and sloping overgrown land to rear. The site contains a large number of mature trees and is bordered on 3 sides by existing residential. The site has outline planning permission for 10 houses and apartments		Suitable Now	Yes	Deliverable		11	0											1	0
BI/028	The Green, off College Road	0.21		Housing Land Register	Previously Developed Land	Actual	4	Approaching completion	4 Part developed site with constrcuction almost complete for the remaining 4 units		Suitable Now	Yes	Deliverable															0
BI/030	Whitley Street	0.38	Mixed use area	Housing Land Register	Previously Developed Land	Actual	34	Completed site	34 Fully developed site					0														0
BI/031	Mornington Road/Ferncliffe Road, Bingley	0.13		Housing Land Register	Greenfield	Actual	14	Detailed permission	Grassed sloping site on the junction of 2 roads. Revised permission was granted for 14 units and the site is currently for sale		Suitable Now	Yes	Deliverable		1,	4											1	4
BI/032	Micklethwaite Lane, Crossflatts	0.31		Other	Previously Developed Land	Actual	14	Completed site	14 Site of former school now redeveloped for family housing. Fully complete		Suitable Now	Yes	Deliverable															0
BI/034	Park Road	0.25		Housing Land Register	Previously Developed Land	Actual	4	Completed site	4 Conversion of offices and garage to residential use. Now complete		Suitable Now	Yes	Deliverable															0
BI/035	Lady Lane	0.32		Housing Land Register	Previously Developed Land	Actual	3	Completed site	3 Completed development site		Suitable Now	Yes	Deliverable															0
BI/038	Marley Court	0.30		Other	Previously Developed Land	Actual	16	outline permission	Level site of former flats alongside canal towpathwith permission for 16 homes		Suitable Now	Yes	Deliverable		1	6											1	6
BI/047	Canary Drive, Eldwick	1.05		Housing Land Register	Greenfield	Actual	36	Under construction	Permission granted for 36 elderly person flats. At the last survey, ground preparation was well advanced. Completion expected in year 2		Suitable Now	Yes	Deliverable	10	26												3	6
BI/048	Sleningford Road, Crossflatts	0.15		Housing Land Register	Previously Developed Land	Actual	6	Approaching completion	3 Under construction. All development expected to be complete by end of year 1		Suitable Now	Yes	Deliverable	3														3
BI/049	Lea Bank, Sleningford Road, Crossflatts	0.18		Housing Land Register	Previously Developed Land	Actual	6	Under construction	Site with outline planning permisson for demolition of exsiting house and 6 new		Suitable Now	Yes	Deliverable		6													6
			SITES SUITA					UBJECT TO PLAN			Outlable M	Line and A	Decels 11						4.5								_	
BI/001	Victoria Street,	0.77		Call for Sites	Previously Developed Land		52		Manufacturing buildings in current use adjacent to town centre and railway line submitted for consideration by landowner. Current access via road to public car park. The site has been enlarged to take in the vacant magistrates court		Suitable Now	Uncertain	Developable					30 17.5	4.5								5	2

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	·	Gross			a: -		Average		No. Site Summary	Development constraints	Suitability	Available?	Achievability		Year 2	Year 3	Year 4	Year 5	Year 6 Yea	r 7 Year 8	Year 9 Yea	r 10 Year	11 Year	12 Year	13 Year 14	4 Year 15	Year 16 Year		
R	Address	Site Area	RUDP	Site Source	Site Type	Yield	Site yield	stage			Appraisal			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19 201	/20 2020/2 [.]	2021/22 202	2/23 2023	24 2024/	25 2025/	26 2026/2	7 2027/28	2028/29 2029	9/30 Total	18+
BI/00	Whitley Street	0.71	Mixed use area	Housing Land Register	Previously Developed Land		48.5	Expired permission	Site with mill warehouse buildings alongside the canal conservation area which now have an expired permission for redevelopment and conversion. An application was submitted in 2011 to renew this permission but withdrawn and the owners current intentions are unknown. There will be a presumption in favour of retaining existing buildings as these make a positive contribution to the area, but alternative options will also be considered.		Suitable Now	Uncertain	Developable						30	6.5	2							48.9	
BI/00	Sty Lane	16.89	Housing site	Housing Land Register	Greenfield	Low	443.5	Development subject to decision	Open sloping fields and single	Tree preservation order and access	Suitable Now	Yes	Deliverable				40	40	40	40 4	0 40	40	40	40	30 2	0 20	10	3.5 443.	i
BI/02	Gilstead Water works. Warren Lane, Eldwick	4.55		Call for Sites	Previously Developed Land	Low	118.0		Site currently in use as water works. Owner indicates the site will be available in the longer term when the site is no longer required. Low yield has been applied to the trajectory given the sites open character close to an area important for wildlife, but a higher yield may also be appropriate		Suitable Now	Yes	Developable										30	30	30 20.	5 7.5		118	
BI/02	Sheriff Lane, (Laurel Bank)	0.33	Housing site	Call for Sites	Mixture	Low	11.5		Mixed residential curtilage and unused overgrown field with 2 existing houses in the centre of the site. The site now meets the SHLAA size treshold and is the remaining part of a site allocated for housing in the RUDP	Impact on world heritage site	Suitable Now	Yes	Deliverable				11.5											11.	;
BI/02	Myrtle Walk, Ferncliffe Road/Main Street	0.23	Town centre	 Housing Land Register 	Previously Developed Land	Actual	66		Site with planning permission for change of use of upper floors of building to flats. The planning permission is in 2 phases. The retail element in phase 1 is complete, phase 2 relates to residential above which is not currently being implemented and is expected to remain so until circumstances change		Suitable Now	Uncertain	Developable						30	30	6							66	;
BI/02	Keighley Road, Crossflatts	0.08		Housing Land Register	Previously Developed Land	Actual	8	Expired permission	Cleared site with lapsed permission for 12 units. The owner is understood to be bringing forward a revised scheme for the site for around 8 homes		Suitable Now	Yes	Deliverable				8											8	5
BI/03	Gilstead Lane, Gilstead	0.28		Housing Land Register	Previously Developed Land		3	Expired permission	Site with lapsed permission for 2 houses in the grounds, owner intentions are presently unknown and therefore trajectory has been adjusted to reflect this. Forecasted yield generates a yield that is unrealistic for the site at 8-11 and thus has been adjus	Tree preservation order	Suitable Now	Uncertain	Developable						3										3
BI/04	Whitley Street, Bingley		Mixed use area	Other	Developed Land		34		Vacant and underused buildings to north side of Whitley Street that could be suitable for redevelopment and conversion, similar to others in the immediate area. Owners or their current intentions not presently known.		Suitable Now	Uncertain	Developable							7.5								34	
B1/05	Former Bradford and Bingley Offices, Main Street, Bingley			Other	Previously Developed Land		58.5	Buildings being cleared	Multi storey concrete office building with undercroft and car parking about to be demolished with mature trees on its eastern boundary. The site was to be redeveloped for a supermarket but is now available for an alternative use. The owners have already indicated they have had enquiries from interested parties for retirement housing together with new retail		Suitable Now	Yes	developable				30	20	8.5									58.5	
BI/05	Marley Court, Crossflatts, Bingley	0.2		Call for Sites	Greenfield	I Medium	9		Vacant greenfield site identified by landowner in their 2015-2018 programme for social houisng		Suitable Now	Yes	Deliverable				9											5	,

	-		-		-	-	_	-	-		_	SHLAA	3 - BINGL	.EY						-								
		Gross					Average	Development	No. Built	Site Summary	Development constraints	Suitability	Available?	Achievability	Year 1	rear 2	Year 3 Year 4 Year 5	Year 6 Year	7 Year 8	3 Year 9	Year 10 Year	11 Year 12	2 Year 13	Year 14	Year 15 Ye	ear 16 Ye		
Ref	Address	Site Area	RUDP	Site Source	e Site Type	e Yield	Site yield	stage				Appraisal		,	2013/14 2	014/15	2015/16 2016/17 2017/18	2018/19 2019/2	2020/2	1 2021/22	2022/23 2023	24 2024/25	5 2025/26	2026/27	2027/28 20	028/29 20	29/30 Tota	al 18+
DEVELOP BI/004	ABLE SITES WH Ireland Street	HICH CAN 0 0.95	ONLY COME I	ORWARD TI	HROUGH TH Previously		PLAN 5			Level, partially cleared site with	Tree preservation	Potentially	Uncertain	Developable				5	_							_	_	5
B1/004	ineliand offeet	0.55		Capacity	Developed		5			some pipeworks and tanks still on	order, conservation	Suitable -	oncertain	Developable				3										5
					Land					the site and scruffy unused land adajcent. Existing access is along a	area and access	Local Policy Constraints																
										muddy track along the river bank, the site constraints could be																		
										overcome to allow the site to come forward for some residential																		
										development but owners intentions at present are unclear																		
BI/005	Coolgardie,	2.99	Employment	Call for Site	s Greenfield	Medium	168			Level to sloping unused land to	Flood risk	Potentially	Yes	Developable				35 3	35 3	5 32	20	11					1	168
	Keighley Road		site			High				northside of highway. Former farm and famland but now unused with		Suitable - Local Policy																
										buildings raised. Site had outline permission for business use but		Constraints																
										residential is prefered by the owner. The site is in a very accessible																		
										urban location and could could include a mix of house top make the	•																	
										best use of the land, thus medium high density has been applied to the																		
										trajectory																		
BI/010	Land off Sleningford	0.87	Urban Greenspace	Call for Site	s Greenfield	Low	27			Site considered to be unachievable in the last SHLAA. The landowner	conservation area	potentially Suitable -	Yes	Developable					27									27
	Road/adjacent to five rise locks,									now wishes consideration of a much smaller site and has produced a	and setting of listed building	Local Policy Constraints																
	Crossflatts Bingley									preliminary site layout for 10 units with car parking for the five rise																		
										locks. The density calculation suggests an average of 27 units																		
										which appear in the trajectory																		
BI/011	Greenhill Barn, Lady Lane	0.79	Green Belt	Call for Site	s Greenfield	Low	25			Sloping site predominantly covered in semi and mature trees, many of	listed buildings	Potentially Suitable -	Yes	Developable				25										25
										them conifers. The owner since the last SHLAA has confirmed a higher		Local Policy Constraints																
										level of development and consequently units have now been																		
										included in the trajectory																		
BI/013	Heights Lane (west side)	1.19	Green Belt	Call for Site	s Greenfield	Low	37.5			Level field backing onto woods with access from Heights Lane. The land		Potentially Suitable -	Yes	Developable				30 7	.5								3.	7.5
	Eldwick									adjoins the historic landscape of Prince of Wales Park, thus		Local Policy Constraints																
										mitigation from the impact of any development will need to be																		
BI/016	Spring Lane,	0.23	Green Belt	Call for Site	s Greenfield	Low	8			carfefully mitigated. Land flanked by existing homes.	conservation area	Potentially	Yes	Developable				8										8
	Saltaire Road Eldwick									The site was too small for full consideration in the last SHLAA but		Suitable - Local Policy																
										now meets the size threshold. The development of the site will be		Constraints																
										difficult to mitigate but this aside low yield appears in the trajectory.	,																	
BI/027	Dowley Gap	0.79	Green Belt	Call for Site	s Greenfield	Low	25			Sloping and semi wooded		Potentially	Uncertain	Developable					2	5								25
	Lane									underused land and farm buildings adajacent to household recycling		Suitable - Local Policy								1								
										depot, sewerage works, residential and business uses. The site could		Constraints																
										be developable following consultation with environmental										1								
										health given proximity of sewerage works. It is not known whether this																		
										site is fully available following receipt of late information. This will										1								
										be followed up with the possibility of the site being removed from the																		
										next study																		
BI/036	Dowley Gap Lane	3.01	Green Belt	Call for Site	s Greenfield	Low	79			Sloping field in use for grazing adjacent to the canal and 2 rise	conservation area and listed buildings		Yes	Developable					3	0 30	19							79
										locks. Trees along the site boundarie. Site lies close to the		Local Policy Constraints																
										Dowley Gap sewage works and this could act as a constraint through	5																	
										smells and flies																		

													SHLAA	3 - BINGL	EY																	
										No.	Site Summary	Development				Year 1	Year 2 Year 3	Year 4	Year 5 Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17		
R	əf	Address	Gross Site Area	RUDP	Site Source	e Site Typ	e Yield	Average Site yield	Development stage	Built		constraints	Suitability Appraisal	Available?	Achievability	2013/14	2014/15 2015/16	2016/17	2017/18 2018/19	2019/20	2020/21	2021/22	2022/23	3 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 2	2029/30	Total	18+
BI/03	Lan			Green Belt				15			? Potential impact on CCA?	conservation area and listed buildings	Local Policy Constraints	Yes	Developable						15										15	
BI/03	Auc	mer Bingley tion Mart, ghley Road	2.36	Employmen site	t Other	Previously Developec Land		132.5			Former land and buildings used for cattle market between main road and railway line. Part of the site falls in a flood risk area but the site is in a very accessikle location and has been considered could accommodate a form of development appropriate for an area in close proximity to a town centre. The site was put forward by the local community and the owners intentions are not presently known. Retail use has been refused on a number of occasions and there is no known interest in the site for employment use at present		Potentially Suitable - Local Policy Constraints	Uncertain	Developable				35	35	35	20	7.5								132.5	
BI/04		nrose Lane, stead	1.98	Green Belt	Call for Sites	Greenfield	Low	62			Woddland, Paddock and remains of former kitchen garden to Milner Fields House. Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,0.43,044,045,	wildife area, tree preservation order, historic landscape	Potentially Suitable - Local Policy Constraints	Yes	Developable				30	26.5	5.5										62	
BI/05		klethwaite le, Bingley		Green Belt	Call for sites	Greenfield	25 appro	x 25			Site is a late additional to the SHLAA. Survey work and and only desktop assessment undertaken. Potential site yield around 25 units. Site has potential access constraint The site falls within a parcel of land identified by the growth study		Potentially suitable- Loca Policy constraints	Yes	developable						25										25	
BI/05		ngarth, wick	2.8	Green Belt	Growth Study	Greenfield	Low	73.5			Level fields with good access from Pengarth to the rear of homes fronting Westway and Appleton		Potentially suitable- Loca Policy	Uncertain	Developable				30	30	13.5										73.5	
SITE	S NOT CO	ONSIDERED	TO BE AV	AILABLE OF		FOR RESI	DENTIAL D	EVELOPMEN	NT IN THIS SHLA	A	Close.	-	constraints				<u> </u>							+								
BI/00	2 Lilyo	croft Mills, bb Lane	0.56	Retail Expansion area	Urban Capacity	Previously Developed Land	n/a				Cleared site suitable for retail use with application for Aldi supermarke	t	Suitable Now	Unavailable	Not Achievable																0	
B1/00	6 Kei	ghley Road	1.46	Playing field	is Urban Capacity	Previously Developed Land		47			Land around Rhysworth Hall comprising residential curtilage and land formerly occupied by Youth club which is now demolished. Site has partial playing fields allocation in the RUDP and there is an application pending for football changing unit and other. The buildings are grade 2 listed and consequently further development in the grounds is considered to have an adverse impact on the setting of this asset, consequently it is now considered to be unachievable for development	flood risk	Potentially Suitable - Local Policy Constraints	Unavailable	Not Achievable																0	

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		Gross		014 0		o:. =		Average	Development	No. Built	Site Summary	Development constraints	Suitability	Available?	Achievability	Year 1 Year 2	Year 3	Year 4	Year 5	Year 6	Year 7 Ye	ear8 Yea	r 9 Year	10 Yea	r 11 Yea	ar 12 Y	'ear 13 Y	ear 14 ነ	Year 15	Year 16			
Ref	Address	Site Are		Site So	urce	Site Type	Yield	Site yield	stage				Appraisal			2013/14 2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 20	20/21 2021	/22 2022	/23 2023	3/24 202	24/25 2	025/26 2	026/27 2	2027/28	2028/29	2029/30	Total	18+
BI/017	Spring Lane,Eldwick	5.78	Green Belt	Call for \$	Sites G	Greenfield	Low	151.5			Steeply sloping and partly wooded site with trees protected by preservation orders adjacent to the urban area. Site was unsuitable in first SHLAA, but the flood zone constraint has now been substancially reduced. The poor access and topography of the site and possible impact on the setting of the Eldwick Beck conservation means only a limited part of the site could be suitable withr mitigation making it not achievable for development	order, conservation area, access and flood risk	Potentially Suitable - Local Policy Constraints	Yes	Not Achievable																	0	
BI/018	Sherrif Lane, Eldwick	10.59	Green Belt	Call for S	Sites G	Greenfield	Low	259			Land to east side of Sheriff Lane and south of residential area. The site is open and visible from moor beyond with open views out. Acces is unadopted and narrow and may require 3rd party cooperation to deliver the site consequently it is no considered to be achievable		Potentially Suitable - Local Policy Constraints	Yes	Not Achievable																	0	
Bi/019	Sheriff Lane, Eldwick	2.45	Green Belt	Call for S	Sites G	Sreenfield	Low	64			Level fields and areas of mature trees including existing house and garden. Current access is via an unmade road and may require the cooperation of a number of third parties to deliver development. The development of this site may also have a negative impact on the worth heritage site of Saltaire without careful mitigation. The access constraint renders the site not achievable in the circumstances		Potentially Suitable - Local Policy Constraints	Yes	Not Achievable																	0	
BI/020	Gilstead Lane	7.52	Green Belt	Call for S	Sites G	Greenfield	Low	199.0			Farm buildings surrounded by farm land. The southern 2/3 rds of the site slopes steeply toward Sparable Lane, beck and woodland to the east and is marshy to the southern extent. The site will be very difficult to develop because of slopes. The development of the site will also impact on the setting of the World Heritage site of Saltaire by eroding rural backdrops and for this reason and topography is not considered to be achievable.	area, topography e	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable																	0	
BI/026	Crossley View/Primrose Hill, Gilstead	6.24	Urban greenspace	Urban Capacity		Greenfield	Low	164			Open spaces around high rise flats adjacent to canal. The site contains wooded areas and car parking for the flats but there are areas where development opportunities exist. The site is in 2 ownerships but information is limited regarding future aspirations. A large part of the site is also a scheduled anciem monument and is close to the canal conservation area, meaning that any additional development would need to be minimal to achieve a neutral impact on this asset and for these reasons is considered to be unrealistic for development.	; t	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable																	0	

												SHLAA	3 - BINGLE	EY											
Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Yield	Average Site yield	Development stage	No. Built	Site Summary	Development constraints	Suitability Appraisal	Available?	Achievability	Ì			<u>Year 6 Year</u> 018/19 2019/						Total	18+
SITES U BI/009	Greenhill Drive,		AL DEVELO	PMENT Call for Sites	Greenfield	Low	50		1	Slightly sloping site backed by trees.		Unsuitable					-		-					0	
	Micklethwaite									Access is available from Thornfield but is narrow. Mickletthwaite is an infill village washed over by Green Belt and the site falls partly in the conservation area. A single tree is protected by a preservation order. The site is not considered to the suitable given the potential adverse impacts on the village and the green belt. The site falls within a parcel of land identified by the growth study															
BI/014	Heights Lane (west side) Eldwick	0.91	Green Belt	Call for Sites	Greenfield	Low	29.0			Level fields to west side of Heights Lane, not attached to the urban area. Access is from Hieghts Lane which becomes increasing narrow as it leaves Eldwick		Unsuitable												0	
BI/015	Otley Road, Eldwick	0.63	Green Belt	Call for Sites	Greenfield	Low	20			Sloping field in front of attractive rural buildings with listed status. The site is isolated from the edge of the urban area and not considered to be suitable for development given the impact on the setting of the listed building.		Unsuitable												0	
BI/041	Milner Fields Woods, Coach Road south	4.35	Green Belt	Call for Sites	Greenfield	Low	115				Impact on world heritage site	Unsuitable												0	
BI/042	East Lodge, Off Lower Coach Road		Green Belt	Call for Sites			104			Sloping field adjacent to East Milner Field Lodge. Access from the end of a track leading from Coach Road that becomes a footpath throough the woodland up to Gilstead. Site put forward as part of suite of sites within the wooded area of Milner fields esta		Unsuitable												0	
BI/043	Coach Road North	2.12	Green Belt	Call for Sites	Greenfield	Low	56			Land to north side of farm track leading from Coach Road. Currently in use for food growing. Trees along the southern boundary. Site put forward as part of suite of sites within the wooded area of Milner fields estate. See also BI/041, 042,044,045,046.	Impact on world heritage site	Unsuitable												0	
BI/044	Lower Sheriff Lane/Coach Road	3.69	Green Belt	Call for Sites	Greenfield	Low	97			Site put forward as part of suite of	Impact on world heritage site	Unsuitable												0	
BI/045	Land off Primrose Lane, Gilstead	1.58	Green Belt	Call for Sites	Greenfield	Low	50				Impact on world heritage site	Unsuitable												0	
	New sites to this SHLAA																								