

SHLAA 3 -BRADFORD NORTH EAST

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability Appraisal	Available?	Achievability	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	Total	18+		
															2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30				
SITES WITH PLANNING PERMISSION AND DELIVERABLE																																			
NE/002	Leeds Old Road	0.59	Housing site	Housing Land Register	Previously Developed Land	Actual	30	Outline Planning permission		Flat cleared site. An application for 30 units has been approved subject to the signing of a section 106 agreement.		Suitable Now	Yes	Deliverable			30														30				
NE/004	Roundwood Avenue, Ravenscliffe	10.67	Housing site	Housing Land Register	Previously Developed Land	Actual	436	Under construction	106	Cleared site under construction. 106 complete at last survey of 436 total with most of southern end of site inhabited. Site area adjusted		Suitable Now	Yes	Deliverable	30	30	30	40	40	40	40	40	40								330				
NE/005	Summerfields Road/Rockwell Lane, Eccleshill	1.93	Housing site	Housing Land Register	Previously Developed Land	Actual	77	Under construction		Clearance site with permission for 49 units and further 28 pending. Part of the site is under construction and there were 33 starts in July 2013. 20 of these are expected to be completed in year 1 with full completion of the site by year 4		Suitable Now	Yes	Deliverable	20	20	30	7														77			
NE/012	628 Leeds Road, Thackley	0.94		Housing Land Register	Previously Developed Land	Actual	32	Development complete	32	Fully developed site		Suitable Now	Yes	Deliverable																	0				
NE/013	Westfield Lane	3.14	Housing site	Housing Land Register	Mixture	Actual	82	Detailed planning permission		A flat site comprising rough grazing and business with planning application on part of the site for 47 homes with potential for an approximate 35 on the rest of the site		Suitable Now	Yes	Deliverable			20	27		30	5											82			
NE/014	Fagley Croft, Fagley	0.38		Housing Land Register	Previously Developed Land	Actual	28	Outline Planning permission		Cleared site with permission for 28 apartments in 2 blocks in a site comprising of mature trees protected by preservation orders. The site has been cleared but no other work commenced since last survey		Suitable Now	Yes	Deliverable			20	8														28			
NE/015	Harrogate Road, Greengates	0.53		Housing Land Register	Mixture	Actual	24	Detailed planning permission		Partly sloping site with some minor levels differences containing some buildings. Site has permission for town houses on part of the site. Forecasted yield on remainder of 12 units also		Suitable Now	Yes	Deliverable		12		12														24			
NE/018	Beech Grove, Bradford Moor	2.91	Housing site	Housing Land Register	Greenfield	Actual	92	Under construction	70	Site with planning permission for 92 dwellings under construction		Suitable Now	Yes	Deliverable	20	2															22				
NE/024	Crimshaw Lane, Bolton Woods	0.23		Housing Land Register	Greenfield	Actual	12	Detailed planning permission		Sloping semi wooded site with planning permission for 12 units		Suitable Now	Yes	Deliverable		12															12				
NE/025	Simpsons Green	13.45	Safeguarded Land	Safeguarded Land	Greenfield	Approx	267	Detailed planning permission		Undulating pasture bounded on 2 sides by residential development and adjacent to canal. At base date the owner was working up proposals to bring the site forward for 267 units which has since been accepted at planning committee.		Suitable Now	Yes	Deliverable				40	40	40	40	40	40	27								267			
NE/026	Ellar carr Road, Thackley	0.94		Housing Land Register	Previously Developed Land	Actual	51	Under construction		Cleared site containing numerous mature protected trees. The site has planning permission for 51 extra care apartments which are under construction		Suitable Now	Yes	Deliverable		20	20	11														51			
NE/028	Heap Lane	0.23		Housing Land Register	Previously Developed Land	Actual	11	Development complete	11	Completed site		Suitable Now	Yes	Deliverable																	0				
NE/038	Moorside Road, Eccleshill	21.30	Mixed Use Area	Urban Capacity	Greenfield	Approx	600	Outline Planning permission approved after base date		Agricultural land and land/buildings in use for stone cutting and quarrying, although parts are no longer in use. There are a number of existing access points that could be improved to gain access to the site which will need to be developed comprehensively alongside NE/037. The owner has been engaging in discussions to bring the site forward which will need include the retention of open space in the site. Indications that 600 units can be accommodated on the site is currently under consideration through a planning application. This quantum of units is shown in the trajectory		Suitable Now	Yes	Deliverable				40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	560	40

