											SHLA	A 3 - ILKLE	ΞY														
		Gross	Present				Average		Built No. Site Summary	Development constraints	6			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7 Year 8 Year 9	Year 10 Year 11	I Year 12 Year 1	3 Year 14	Year 15 Year 16	Year 17		
Ref	Address	Site Area	allocation	Site Source	e Site Type	Yield	Site yield	Development stage			Suitability	Available?	Achievability	2013/14	2014/15	2015/16	2016/17	2017/18 2	018/19	2019/20 2020/21 2021/22	2022/23 2023/24	4 2024/25 2025/2	6 2026/27	2027/28 2028/29	2029/30	Total	18+
SITES W	TH PLANNING		ION AND DEL		OR DEVELO	OPABLE					Appraisal																
	/alley Drive	1.47		Housing	Previously	Actual	89	Under construction	56 Site of former Ilkley Middle	9	Suitable Now	Yes	Deliverable			20	13									33	
				Land Register	Developed Land	1			School now cleared with trees on boundary. Part of site has recently been developed for apartments for the elderly. The site all has permission for 33 fami homes	50																	
IL/004	3olling Road	0.77		Housing Land Register	Previously Developed Land		9	Planning permission pending -	Cleared site with expired permission for 19 apartments. An fresh application for 9 units was pending at the base date. This number now appears the trajectory from year 4		Suitable Now	Yes	Deliverable				9									9	
IL/010	Cheltenham Ave	e 0.37		Housing Land Register	Greenfield	Actual	6	detailed permission	Overgrown garden with planning permission for 6 homes. Site now included the SHLAA as it meets the revised site threshold	in	Suitable Now	Yes	Deliverable			6										6	
IL/022	īeldway	1.10		Call for Sites	s Previously Developed Land		45	Under construction	7 Former Moor Court Resource Centre and adjacent properties. Now cleared land and a larger site than previously considered. Site has permission for 25 with a further capacity on remaining land of around 2 and is under construction	0	Suitable Now	Yes	Deliverable	18			20									38	
IL/024	Curly Hill	0.27		Housing Land Register	Previously Developed Land		2	Completed		Under construction at base date	Suitable Now	Yes	Deliverable	2												2	
IL/025	Queens Road	0.20		Housing Land Register	Previously Developed Land		1	Completed	1	Complete	Suitable Now	Yes	Deliverable													0	
IL/026	Clifton Road	0.33		Housing Land Register	Previously Developed Land		6	Under construction	Site under construction wit planning permission for 6 detached homes		Suitable Now	Yes	Deliverable	3	3											6	
IL/028	Clifton Road	0.27		Housing Land Register	Previously Developed Land		5	Completed	5	complete	Suitable Now	Yes	Deliverable													0	
IL/029	Dwler Park Road	0.21		Housing Land Register	Previously Developed Land		1	Completed	1	complete	Suitable Now	Yes	Deliverable													0	
	Ben Rhydding Road	0.27		Housing Land Register	Greenfield	Actual	1	Outline permisssion	Mature woodland and private garden with permission for single hous An alternative application was being considered at th last survey		Suitable Now	Yes	Deliverable			1										1	
	The Franklin, Easby Drive/Victoria	0.15		Housing Land Register	Previously Developed Land		9	detailed permission	Former nursing home with planning permission for conversion to apartments		Suitable Now	Yes	Deliverable			9										9	
IL/036	Road Dwler House - Park Road	0.24		Housing Land Register	Previously Developed Land		4	Outline permisssion	Site with permission to demolish existing house an replace with 4 detached	nd	Suitable Now	Yes	Deliverable			4										4	
	9-9A Leeds Road	0.02		Housing Land Register	Previously Developed Land		5	detailed permission	Site with permission conversion and redevelopment to 5 units		Suitable Now	yes	Deliverable			5										5	
	Cowpasture Road	1.83		Other	Previously Developed Land		9	Outline permisssion	Underused grounds of hot identified from survey, now with post base planning permission for 9 units		Suitable Now	yes	Deliverable				9									9	

												SHLA	A 3 - ILKLE	Y																	
		Gross	Present				Average		Built No.	Site Summary	Development constraints				Year 1	Year 2 Ye	ar 3 Year 4	4 Year 5	Year 6 Year	7 Year	3 Year	Year 1	0 Year 1	1 Year 1	2 Year 1	3 Year 14	Year 15	Year 16	Year 17		
Ref	Address	Site Area	allocation	Site Sourc	e Site Type	Yield	Average Site yield	Development stage				Suitability	Available?	Achievability		<u> </u>		-	3 2018/19 2019		_	_	_						<u> </u>	Total	18+
								UT SUBJECT TO PLAN				Appraisal			2013/14	2014/15 201	5/16 2016/1	7 2017/18	5 2018/19 2019	20 2020/2	1 2021/2	2022/2	3 2023/2	4 2024/2	2023/2	2020/27	2027/28	2028/29	2029/30		
	Mayfield	1.59	SLE SILES SU	Urban	Previously		65	SUI SUBJECI IU PLANI	NING	This site was identified for		Suitable Now	Uncertain	Developable	-			-				-		-	-		-				
	Road/Railway			Capacity	Developed					deletion on the last SHLAA		Culture in the in	oncontain	Developable																	
	Road				Land					as the owner Tesco had																					
										begun to clear the site ready for development of a																					
										new supermarket to start																					
										following renewal of the																					
										planning permission. The company have very recently																					
										announed that they will no																					
										longer be developing the site and that it will be																					
										offered for sale. It is not yet																					
										clear whether another																					
										operator will take on the permission or whether the																					
										site will be offered for																					
										residential or employment																					
										expansion to neighbouring employer . Consequently no																					
										units currently appear in the																					
										trajectory but the site has capacity for around 65																					
										homes at medium yield																					
IL/033	Stockheld Road	0.23		Urban	Greenfield	I Medium	11			Sloping grassed adjacent to		Suitable Now	Uncertain	Developable					11											11	
				Capacity						church bounded by dry stone wall. The grass is																					
										mown but appears unused																					
11 /03/	Beanlands	0.27		Urban	Greenfield	Medium	12.5			otherwise Level grassed area adjacent		Suitable Now	Uncertain	Developable					12.5					-	-				+	12.5	
	Parade			Capacity						to cemetery		Cultuble How	oncertain	Developable					12.0											12.0	
	PABLE SITES		AN ONLY CO Housing site			H THE LOC Medium	CAL PLAN 72.5		1	Level land adjacent to		Potentially	Uncertain	Developable				_	30 30	12.5		_								72.5	
12/001		2.12	r lousing site	Land	Creciment	meanann	12.0			Ashlands Primary school		Suitable -	onoontain	Developable					00 00	12.0										72.0	
				Register						with access from Leeds		Local Policy																			
										Road or Little Lane. Trees and stream to the eastern		Constraints																			
										boundary and potential flood																					
										risk. Most of site was formerly allocated for																					
										housing in RUDP but the																					
										eastern half of the site is																					
										designated playing fields. Units have been applied to																					
										the trajectory for information																					
										although the site may not be fully available or																					
										developable																					
	Ashlands Road	l, 1.04	Employment		Greenfield	Low	33			Large greenfield site		Potentially	Yes	Developable					29 4											33	
	Leeds Road		อเเษ	Capacity	1					allocated for employment uses in the RUDP with a		Suitable - Local Policy																			
		1		1						number of mature trees		Constraints																			
					1					along the edges. The landowner now wishes the																					
					1					site to be considered for																					
					1					mixed use to include some																					
		1		1						residential use to be determined. Low yield																					
					1					applied to trajectory from																					
		1		1						year 6 which will be revised should a planning																					
										application be made																					
	Clifton Road / Ben Rhydding	0.70			Previously Developed		22			Cleared site formerly occupied by shell of	Tree preservation orders across most of the site	Potentially Suitable -	Yes	Developable					22											22	
	Road				Land	1				Mansion house. Site area is	across most of the site	Local Policy																			
					1					slightly smaller and now		Constraints																			
					1					excludes adjacent house and garden.																					
L				1	1				1	and gardon			1	1		1 I	1		1 1		-								<u>ــــــــــــــــــــــــــــــــــــ</u>		

									SHL	A 3 - ILKLI	EY															
		Gross	Present				Average Development store	Built No. Site Summary	Development constraints			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 Yea	r 14 Yea	r 15 Year 1	6 Year 17		
Ref	Address	Site Area	allocation	Site Sourc	e Site T	ype Yield	Site yield Development stage		Suitability	Available?	Achievability	2013/14 2014/15 2015/16	2016/17	2017/18	2018/19 2019/2	0 2020/2	1 2021/22	2 2022/23	2023/24	2024/25	2025/26 202	6/27 202	7/28 2028/2	9 2029/30	Total	18+
	Ben Rhydding Drive, Wheatley Grove	7.18	Green Belt	Call for Site	s Greenf	ield Low	188	Sloping field with central copse and trees on boundaries. The site has residential development or 3 sides and there is a golf course to south. Ben Rhydding is a residential enclave washed over by green belt The calculated capacity of the site at low density may not be achievable, given trees and some areas of the site which are steep		Yes	Developable		201011		40 40	40	40	20.5							188	
IL/011B	Skipton Road east	1.18	Green Belt	Call for Site	s Previou Develo Land		37	Scrubby overgrown and partially despolied land to the east of "Hollin Hall". Th land was formerly part of a larger site, but has now been subdivided. Site comprises former railway sidings and is contained by mature trees along its northern boundary. Ther	Constraints	Yes	Developable				30 7										37	
IL/012	Skipton Road	7.82	Green Belt	Call for Site	s Greenf	ield Low	205	Slightly sloping fields bounded by mature trees to east and south western boundaries. The site adjoir a larger area designated as wildlife in the RUDP	Local Policy Constraints	Yes	Developable				40 40	40	40	28	17						205	
	Wheatley Lane, Ben Rhydding	1.28	Green Belt	Call for Site	s Greenf	ield Low	40.5	Field between existing homes and farm buildings currently used for stables. Within the green belt. Very small part of the floodzone 3a clips the northern edge of the site. Development would probably not be damaging to the openess of the green belt in this		Yes	Developable				30 10.5										40.5	
IL/014	Coutances Way	/ 25.65	Green Belt	Call for Site	s Greenf	ield Low	673	Fields bounding Coutances Way sloping upwards from the road, containing woodd areas and hedgrows in single ownership. Flood ris to the northern edge of the site which will reduce the overall developable area. The site is large and a smaller area maybe more appropriate	bd Suitable - Local Policy Constraints	Yes	Developable				40 40	40	40	40	40	40	40 -	0 4	0 40	40	480	193
IL/019	Hardings Lane	4.45	Green Belt	Call for Site	s Greenf	ield Low	116.5	Sloping field in the green belt enclosed by Coppy Wood to east and Crabtree Gill to west. Potential access available as an extension to Gill Bank Roa which would mirror the forr of development at Curly Hi Site is accessed by field gate controlled by owner, but further clarification on whether this is sufficient wi be required before the site can come forward	d, n II.	Yes	Developable								30	30	30 2	.0 6.	5		116.5	

												SHLAA	A 3 - ILKLE	Y																	
		Gross	Present		_		Average		Built No.	Site Summary	Development constraints				Year 1	Year 2 Year 3 Year 4	Year 5	Year 6	6 Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	ear 16	Year 17		
Ref	Address	Site Area	allocation	Site Source Site	Type Y		Site yield	Development stage				Suitability	Available?	Achievability	2013/14	2014/15 2015/16 2016/17	2017/18	3 2018/19	9 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 2	028/29	2029/30	Total	18+
IL/031	llkley Water Treatment works, Ashlands Road	6.50	Green Belt	Call for Sites	Lov	w	170.5			Exsiting severage works with good access adjacent business park, river and cemetery. The central section of the site lies within flood zone 3a and the north west section of the site lies within a Bradford Wildlife Area. Neither of these protections will prevent some development of the site, but as the site is currently in full use it is placed in the latter part of the trajectory until more information can be provided by the landowner who intends disposing of the site in the future		Appraisal Potentially Suitable - Local Policy Constraints	Yes	Developable									35	35	35	35	30.5			170.5	
IL/032	Skipton Road	3.54	green Belt	Call for Sites Gree	nfield Lov	N	93			Caravan club certified site consisting of 5 hardstandings and level land between IL.016 and IL/011. Site lies within the green belt but it adjoins sites IL/011a and could form an urban extension to the settlement. A tree preservation order affects trees. The site does not have its own independent site access and consequently cannot be developed without adjoining land coming forward.		Potentially Suitable - Local Policy Constraints		Developable									30	30	25	8				93	
IL/039	Moorfield Road, Ben Rhydding	1.45	Green Belt	Growth Gree Study	enfield Lov	N	45.5			Land to rear of existing properties, identified in the growth study, Owners intentions not presently known		Potentially Suitable - Local Policy Constraints	Uncertain	Developable									30	15.5						45.5	
			AVAILABLE				USE SIN	THIS SHLAA	r																						
12/007	Springs Lane	1.20			iously n/a eloped					Existing Tesco supermarket and car park. The site has outline permission for business use and 60 bed care home on the basis that the store was to be relocated. It seems that Tesco are likely to remain on this site for the future. No units appear in the trajectory		Suitable Now	Uncertain	Not Achievable																0	
IL/023	Grammar School, Cowpasture Road, Ilkley	3.37	Playing fields		iously Lov eloped	W	88.5			Existing Grammar school site - may become surplus if / when new school built on Coutances Way. Site would also be suitable for community uses alongside a conversion of the most attractive buildings to residential. Around half site covered by playing field		Potentially Suitable - Local Policy Constraints	No	Not Achievable																0	

												SHLA	A 3 - ILKLE	Y																
Ref	Address	Gross	Present	Site Source Si	to Turns	Vield	Average	Development store	Built No.	Site Summary	Development constraints				Year 1	Year 2 Year 3 Year	4 Year 5	i Year	6 Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13 Y	ear 14	Year 15 Yea	r 16 Year	17 Total	18+
Rei	Address	Site Area	allocation	Sile Source Si	te Type	Yield	Site yield	Development stage				Suitability Appraisal	Available?	Achievability	2013/14	2014/15 2015/16 2016/1	7 2017/18	8 2018/1	9 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26 2	026/27 2	2027/28 202	8/29 2029		10+
	SUITABLE FO		Green Belt	Call for Sites Gr		OW	26			Level vacant land to the		Unsuitable																	0	
M	est									west side of existing residential development "Hollin Hall" with some mature and semi mature trees. The site was formerly part of a larger site but subdivided to exclude land outside of the control of the supporter. The site does not adjoin the current urban edge but could be considered as part of a wider release																				
IL/015 S	lates Lane	3.10	Green Belt	Call for Sites Gr	eenfield L	Low	81.5			Lane to the south of Slates Lane on the edge of Curly Hill which is a residential enclave washed over by green belt and consequently is isolated from the edge of the main urban area. Access is along a narrow country lane.		Unsuitable																	0	
S	ladfield Farm, kipton Road, kley	23.85	Green Belt	Call for Sites Gr	eenfield l	Low	626			Prominent open fields which are an integral part of the open countryside. The site adjoins the urban area but only in a limited sense. The scale of this site and the constraints involved mean a detailed appraisal on options for access and containment will be required to determine whether any of the site could be identified for development and consequently no units are currently identified in the trajectory. A large portion of the site is also affected by flood zone 3b		Unsuitable																		
	outances Way kley	y, 1.72	Green Belt		eviously L eveloped ind	Low	54			Level site used for storage, sales and repair of touring caravans and motor homes. The site is separate from the main urban area		Unsuitable																	0	
IL/018 H II	lardings Lane, kley	0.87	Green Belt	Call for Sites Gr	eenfield [Low	27			Part of sloping field adjacent to urban area but within the green belt. Some trees on boundary. No northern boundary to the site except notional line across from adjacent land to east. Historical house to the north of the site. Scheduled ancient monument		Unsuitable																	0	
	en Rhydding rive	8.50	Green Belt	Call for Sites Gr	eenfield l	Low	23			Site accessed from Ben Ryhdding Drive which is a residential enclave washed over by green belt. As a consequence the site does not adjoin the edge of the main urban area and is thus considered to be unsuitable without a major green belt change which would remove this enclave. A large tree preservation order also protects trees within the site. The land falls within a parcel of land identified by the Growth Study		Unsuitable																	0	

													A 3 - ILKLE	Y																		
		Gross	Present				Average		Built No.	Site Summary	Development constraints				Year 1 Year 2	Year 3	Year 4	4 Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	rear 12	Year 13 Ye	ear 14 Y	ear 15	Year 16	Year 17		
Ref	Address	Site Area	allocation	Site Source			Average Site yield	Development stage				Suitability Appraisal	Available?	Achievability	2013/14 2014/1	5 2015/16	6 2016/1	7 2017/18	8 2018/19	2019/20	2020/21	2021/22	2022/23	2023/24 2	2024/25	2025/26 20	26/27 2	2027/28	2028/29	2029/30	Total	18+
IL/021	Hangingstone Road.	e 1.67	Green Belt	Call for Sites	Greenfield	Low	52.5			Level to sloping land used for grazing/horse exercise adjoining the Ilkley Moor Special protection/conservation area. The site lies in an isolated area away from the edge of the main urban area.		Unsuitable																			0	
IL/037	Ben Rhydding Drive/Railway Lane		Green Belt	Call for Sites	Greenfield	Low	236.5			The site is in the existing green belt, is close to the main urban area and other residential properties but these are in the green belt. The site is not currently considered to be suitable. Ben Ryhding Drive serves a large number of large residential properties and new retirement village, the road is narrow and in private ownership and there is a large group of protected trees to the east side of the site together with further belts toward the western boundary. The site falls within a parcel of land identified by the Growth Study and would only be considered if a wider area is removed from the green belt.	3	Unsuitable																				
	NEW SITES THIS SHLAA																															