												SHLAA 3	- KEIGH	LEY											
Ref	Address	Gross Site Area	Present allocation		e Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability Appraisal	Available?	Achievability	1			1					Year 16 Year 17 2028/29 2029/30	Total	18+
	ITH PLANNING		ION AND DEL		-																				
	Spring Gardens Lane Keighley	0.67		Call for Sites	Greenfield	actual	5			Steeply sloping site containing a number of mature trees to the site boundaries. Site access is constrained by topography in the southern part. Part of the northwern section has planning permission for 5 units approved after the base date		Suitable Now	Yes	Deliverable			5								5
KY/007	Shann Lane	4.75	Housing site	Housing Land Register	Greenfield	Actual	135	Detailed permission		Fields bounded by dry stone walls and used for grazing. The site has permission for 135 homes.		Suitable Now	Yes	Deliverable		30	30	30	30	15				1:	135
KY/008	Shann Lane	0.83	Housing site	Housing Land Register	Previously Developed Land		30	Outline permission		Site formerly used as a reservoir, now drained but very uneven and overgrown. The site has permission for 30 homes and some work has started to clear the site		Suitable Now	Yes	Deliverable		20 10								:	30
KY/014	North Dean Avenue	6.44		Housing Land Register	Greenfield	Actual	195	Under construction	25	Site with planning permission for 190 homes plus an additional 5 from a later permissions. 25 were recorded as complete at 2013 survey. Thus there is the expectation that 25 will be completed each year, but this will be monitored		Suitable Now	Yes	Deliverable	25	25 25	25	25	25	20				1	170
KY/027	West Lane	0.93		Housing Land Register	Previously Developed Land		48	Detailed permission		Cleared site with new planning permission for 48 homes		Suitable Now	Yes	Deliverable	:	20 20	8								48
KY/061	Broom Street	0.46		Housing Land Register	Previously Developed Land		12	Detailed permission		Sloping grassland. Part of the site has planning permission for 12 houses renewed in 2013		Suitable Now	Yes	Deliverable		12									12
	Hainworth Lane/ Haincliffe Road, Ingrow	/ 0.47		Housing Land Register	Previously Developed Land		16	OUtline permission		Uneven and overgrown land with 2 permissions totalling 16 homes		Suitable Now	Yes	Deliverable		16									16
	Grove Mills Ingrow	4.04		Housing Land Register		Actual	155	Under construction	133	Housing site under construction by Skipton properties		Suitable Now		Deliverable	22										22
KY/086	Oakbank Broadway	0.42		Housing Land Register	Previously Developed Land			Under construction	4	Former RUDP phase 1 housing site - K/H1.25 Partially constructed site. Site has permission for 10 units. 4 are complete but work appears to have stopped.		Suitable Now	Yes	Deliverable		7									7
	Canal Road, Stockbridge Wharf	0.40		Housing Land Register	Previously Developed Land		42	Detailed permission		Level cleared land and vacant building with permission for redevelopment.		Suitable Now	Yes	Deliverable		20	22								42
	Woodhouse Road	0.14		Housing Land Register	Previously Developed Land		10	Completed site	10	Completed site		Suitable Now	Yes	Deliverable											0
KY/092	Cark Road	0.32		Housing Land Register	Greenfield	Actual	10	Detailed permission		Garden to private house with permission for 10 houses. Some preparation work has been undertaken to the land		Suitable Now	Yes	Deliverable		10									10
	70 Bradford Road, Riddlesden	0.21		Housing Land Register	Previously Developed Land		4	Under construction		Overgrown garden adjacent to property which had permission for 4 houses with some foundations put in.Work has restarted		Suitable Now	Yes	Deliverable		4									4

				-					•			SHLAA 3	- KEIGHI	EY					 				
Ref	Address	Gross Site	Present allocation	Site Source	e Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?	Achievability			Year 4 Year 5 Year 2016/17 2017/18 2018/1					otal	18+
	Woodville Road, Spring Gardens Lane	Area , 0.77		Housing Land Register	Previously Developed Land	Actual	27	Detailed permission		Residential nursing home with permission for change of use and extensions to provide 27 self contained retirement flats with shared facilities		Appraisal Suitable Now	Yes	Deliverable	20	7	201011 201110 2010			2024 222420 2220		27	
	Elmwood Terrace, Bracken Bank	0.11		Housing Land Register	Previously Developed Land		6	cleared site		Cleared site with outline permission for 6 homes, renewed after the base date		Suitable Now	Yes	Deliverable		6						6	
KY/098	West Lane	0.09		Housing Land Register	Greenfield	Actual	12	cleared site		Unused land with permission for 12 flats. Development had started with the footings and is expected to be complete soon		Suitable Now	Yes	Deliverable	12							12	
KY/102	St Pauls Rise	0.25		Housing Land Register	Previously Developed Land		3	Detailed permission		Vacant land with permission for 3 units renewed in 2012		Suitable Now	Yes	Deliverable		3						3	
	Wyngarth, Parkwood Rise	0.23		Housing Land Register	Previously Developed Land		12	Detailed permission		Deatched private house with permission at the base date for demolition and 12 new homes. The site was recently for sale		Suitable Now	Yes	Deliverable	12							12	
KY/104	Oxford Sreet, Keighley	0.37		Housing Land Register	Previously Developed Land		30	Outline permission		Site with outline permission for 30 apartments		Suitable Now	Yes	Deliverable		30						30	
	Former 80 Cavendish Street Keighley	0.02		Housing Land Register	Previously Developed Land		8	Development stage	8	Buildings with permission to convert upper floors to 8 apartments- COMPLETE		Suitable Now	Yes	Deliverable								0	
	Hainworth Wood Road			Housing Land Register	Greenfield		8	Outline permission		Unused land with permission for 8 homes		Suitable Now	Yes	Deliverable		8						8	
	Scott Lane, Riddlesden Canalside,	0.24		Housing Land Register	Greenfield Previously		4	Detailed permission Detailed permission		Farm buildings with permission for conversion to 4 homes			Yes Yes	Deliverable Deliverable		4						4	
	Riddlesden	0.20		Housing Land Register	Developed		14	Detailed permission		Site has permission for 14 homes		Suitable Now	res	Deliverable		14						14	
KY/130	23 Russel Street	t 0.04		Housing Land Register	Previously Developed Land		9	Detailed permission		Site with permission for conversion to 9 flats		Suitable Now	Yes	Deliverable	9							9	
	Higher Moss Farm, Moss Carr Road, Long Lee			Housing Land Register	Greenfield		5	Detailed permission		Site with permission for 5 units in existing barns		Suitable Now	Yes	Deliverable	5							5	
	RABLE AND DEN Hollins Lane	3.66	E SITES SUIT Safeguarded Land				96 96	F SUBJECT TO PLANNIN		This site consists of various fields used for grazing. There are different steep slopes within the site as well as mature trees. Access is via narrow tract from Shann Lane. The site is available and the landowner is looking to bring the site forward, however because of slope the forecated density might not be realised	Slopes	Suitable Now	Yes	Deliverable			30 30 26	10				96	
KY/004	Greenhead Lane	e 0.42	Housing site	Housing Land Register	Previously Developed Land		13			Former school site allocated as a housing site in the RUDP. The site is presently in use as a nursery and consequently owners longer intentions are not known. A tree preservation order covers trees across around 25% of the site.	Tree preservation orders	Suitable Now	Uncertain	Developable			13					13	

												SHLAA 3	- KEIGHL											
Ref	Address	Gross Site Area	Present allocation		e Site Type		Average Site yield	Development stage	No Built	Site Summary	Development constraints	Appraisal		Achievability								Year 15 Year 16 Year 17 2027/28 2028/29 2029/30	Tatal	18+
KY/006	Hawkstone Drive	9 0.87		Housing Land Register	Greenfield	Actual	1			Curtilage of mature private house with access from private driveway. The house already has permission for one house and further units could be accomodated subject to permissions. Only one unit appears in the trajectory at the moment.		Suitable Now	Yes	Developable	1								1	
	Braithwaite Road		Playing Fields part only	Call for Site	Previously Developed Land		43.5			Former primary school now cleared. Site contains some TPOS with part protected as playing field in the RUDP. The playing fields were connected to the former school which has been replaced on a new site and consequently is considered to be suitable in the short term.		Suitable Now	Yes	Deliverable		30 1	13.5						43.5	
KY/012	Whinfield Drive	1.24	Housing site	Housing Land Register	Previously Developed Land		51			Uneven land remaining from cleared housing site. Owner intentions currently uncertain but the site could be developed at any time		Suitable Now	Uncertain	Developable			30	21					51	
	Braithwaite Avenue	0.52		Urban Capacity	Mixture	Medium	21			Vacant public house located in this site which also consists of sloping open backland which used to contain a childrens play area. The site was identified by survey and owners intentions are currently unknown		Suitable Now	Uncertain	Developable			21						21	
	Holme Mill Lane		lousing site			Low	196			Large area of land in multi use:factory, carparking, public house, scout hut and grazing land. North Beck cuts the site in two with only link via a footbridge. The site is heavily wooded in parts and covered in part by tree preservation orders. Part was allocated as a housing site in the RUDP and part as an employment site. A Bradford Wildlife Area also runs through the site and a small area is affected by Flood Zone 3a. Part of the site could start to come forward at any time through a masterplanning exercise, the owner is currently in discussion re their preferred approach.	flood risk	Suitable Now		Deliverable		30	30 40	40	30	24 2			196	
KY/020	Fell Lane	0.57	Housing site	Housing Land Register	Greenfield	Actual	53		37	Field bounded by dry stone wall, formally part of housing site and permission still live but developer has left the site. The planning permission remains technically live and could restart at any time		Suitable Now	Uncertain	Developable	16								16	
	Higher Wheathead Farm		Safeguarded Land	SafeGuarde d Land	e Mixture	Low	19.5			Agricultural buildings used by Whittakers Feeds Ltd. Current access from track off Occupation Lane, although the site is adjacent to KY/021 and could form a larger overall site. Site ownership is the same.		Suitable Now	Yes	Deliverable		19.5							19.5	

	Gross	Dresset				A		No Built	Site Summary	Development	SHLAA 3 - KEIGI		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 10	6 Year 17	
Ref Address	Site Area	Present allocation	Site Source	e Site Type	Yield	Average Site yield	Development stage		cultury (constraints	Suitability Available?	Achievability										2026/27 2027/28 2028/2		Total
023 Keighley Road Exley Head	5.68	Safeguarded Land	SafeGuarde d Land	Greenfield	Low	119			Safeguarded land and additional land allocated as greenbelt which consists of fields used for grazing. Direct access is via Occupation Lane which is narrow and unmade but this is not unsurmountable. Additional physical constraints may make the site difficult to bring forward in the short term but a developer considers these constraints can be overcome. Forecated yield appears in the trajectpry. This will be revised once the site has planning permission		Appraisal Suitable Now Yes	Deliverable		35	35	35	14							119
/024 Oakworth Road	3.96	Playing fields (part)	Urban Capacity	Mixture	medium	135.5			site with overgrown	tree preservation order and playing fields	potentially Suitable - Local Policy Constraints/Sui table Now	Deliverable		30	30	30	30	15.5						135.5
025 Exley Road/Oakworth Road	4.68	Safeguarded Land	SafeGuarde d Land	Greenfield	Low	122.5				tree preservation order	Suitable now Yes	Developable				30	30	30 22.5	10					122.5
/026 The Oaks, Oakworth Road, Keighley	0.70		Call for Site:	s Previously Developed Land		47			Land and buildings and car parking currently in full use as day care centre. The site has been put forward by the landowner and was recently of interest as a possible extension to the adjoining health centre. No further progress appears to have been made		Suitable Now Uncertain	Developable				30	16	1						47
/028 Devonshire Street/West Lane	0.44		Urban Capacity	Greenfield	Low	14			Green amenity area opposite existing homes. Level to road with mature trees to the rear. Site was identified from survey and owners long term intentions are unknown		Suitable Now Uncertain	Developable				14								14
//029 Keighley Road, Exley Head	5.76	Safeguarded Land	SafeGuarde d Land	Mixture	Low	151.5			Open land on the edge of the urban area containing remains of quarry nd other additional physical constraints including access but has developer interest and could be linked to neighbouring site KY/023		Suitable Now Yes	Deliverable		35	35	35	35	11.5						151.5

												SHLAA	3 - KEIGH	LEY																
Ref	Address	Gross Site	Present	Site Source	e Site Type	Yield	Average	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?	Achievability										1 Year 12 Year					Total	18+
		Area	allocation				Site yield	De reiepinent etage			oonstrumts	Appraisal			2013/14 2014/1	5 2015/16 2	2016/17 2	2017/18 2		2019/20 20	020/21 2021	/22 2022/	23 2023/2	4 2024/25 2025	/26 2026	6/27 202	27/28 2028	8/29 2029/30		
	Bradford Road, Riddlesden	0.70	Housing site	Housing Land	Previously Developed		22			Open land used for grazing which slopes		Suitable Now	Uncertain	Developable					22										22	
				Register	Land					away from Bradford																				
										Road. Overhead cables cross the site. The																				
										owners intentions are currently unknown, but																				
										the site could come																				
KY/047	Carr Bank	0.52		Call for Site	es Previously	/ Low	16.5			forward sooner Uneven grassland which		Suitable Now	Yes	Deliverable			16.5												16.5	
	Riddlesden	0.02			Developed		10.0			was previously		Culturio I I Cult	100	Denverable			10.0												10.0	
					Land					developed for Council built houses.																				
	Thwaites Brow	0.75	Safeguarded		e Greenfield	Medium	31			Uneven and steep fields		Suitable Now	Uncertain	Developable					29	2									31	
	Road		Land	d Land						in grazing use. Owner intentions are not																				
KY/054	Moss Carr Road	4.94	Safeguarded	SafeGuard	e Greenfield	t Low	129.5			presently known Sloping fields used for		Suitable Now	Yes	Deliverable			30	30	30	25.5	14	_	_						129.5	
1(1/054	Moss Carl Road	4.54	Land	d Land	e Oreenneid	LOW	123.5			grazing. Allocated as		Outtable NOW	163	Deliverable			50	50	50	20.0	.4								123.5	
										Safeguarded Land K/UR5.19 in RUDP.																				
KY/055	Moss Carr Road	1.43	Safeguarded				45.5			Land formerly used as a		Suitable Now	Uncertain	Developable							30 15	.5							45.5	
			Land	d Land	Developed Land	d				quarry. Now become an overgrown area on edge																				
										of moor. Some quarry																				
										remains left but the site has no unsurmountable																				
										constraints, however the owners intentions are																				
										unknown at present																				
KY/056	Long Lee Lane	1.27	Safeguarded	SafeGuard	e Greenfield	I Medium	52			Fields used for grazing.		Suitable Now	Yes	Deliverable			30	22											52	
			Land	d Land						The owner is taking steps to bring the site forward	5																			
										to bring the site forward																				
KY/057	Redwood Close	1.00	Safeguarded		e Greenfield	I Medium	41			Fields used for grazing,		Suitable Now	Yes	Deliverable			30	11											41	
			Land	d Land						the owners intends bringing the site forward																				
										soon																				
	Park Lane,	2.78	Housing site	Housing	Greenfield	Low	73			Fields used for grazing		Suitable Now	Yes	Deliverable			30	30	13										73	
	Keighley			Land Register						cows, uneven and sloping in various																				
				regiotor						directions. The site has																				
KY/059	Parkwood Rise	0.74	Housing site	Housina	Greenfield	I Medium	30			developer interest Former allotments now		Suitable Now	Yes	deliverable					28.5	1.5		_	_						30	
				Land						overgrown and uneven																				
				Register						allocated as a housing site in the RUDP. The																				
										owner at the last update was understood to be in																				
										discussion re how to																				
										proceed with developing the site, but no																				
										application has yet been																				
										submitted																				
KY/060	Parkwood Rise	1.04	Housing site	Housing	Greenfield	Low	29			Vacant scrubland with		Suitable Now	Yes	Deliverable		+	29	3.5				_							32.5	
				Land	2.2011010					former football pitch in																			52.0	
				Register						western corner. The owner is understood to																				
										be progressing the sale of the site																				
KY/070	Hainworth Road	1.61	Housing site	Housing	Greenfield	Low	51			Grazing land which	tree preservation	Suitable Now	Uncertain	Developable							30 2	1							51	
				Land Register						slopes downwards from Hainworth Road to	order																			
										direction of Spring Bank																				
										identified for residential use in the RUDP. Tree																				
										Preservation Order																				
										affects trees on the southern edge of the site.																				
										Owners current intentions for the site																				
										remain unknown.																				
		1		1		1	1						I																	

											SHLAA	3 - KEIGHI													
Ref	Address	Gross Site	Present	Site Source	Site Type Yield	Average Site yield	evelopment stage	No Built	Site Summary	Development constraints	Suitability	Available?							1 1				14 Year 15 Year 16 Year 27 2027/28 2028/29 2029		18+
	Hainworth Wood Road	Area d 1.54	allocation Safeguarded Land	SafeGuarde d Land	Greenfield Low	49			Sloping field used for grazing horses with mature trees to boundaries. Area	Bradford wildlife area	Appraisal Suitable Now	uncertain	Developable	2013/14 2014	2013/16 20	2017/18	30	19	2021/22 2022/2	3 2023/24	2024/23	2023/20 2020	21 2021120 2020/29 2029	2	19
									allocated as Bradford wildlife area and also Safeguarded Land in adopted UDP. Owner intentions presently unknown. The site constraints suggest that the site cannot be																
1/1/1075	Chauselau War	0.70		Lishaa	Ndistana Maralisan	20			considered to be deliverable.		Cuitable Nau	l la costeia	Developehia				20								20
KIUIS	Staveley Way	0.70		Urban Capacity	Mixture Medium	29			Underused land buildings. This is a smaller site to the last SHLAA which has some access constraints and could be suitable for residential use with an acceptable scheme. The landowner has been seekining permission for a number of years but to date a satisfactory scheme has not been approved		Suitable Now	Uncertain	Developable				28	1							9
	Woodhouse Road	1.06		Urban Capacity	Greenfield Medium	43.5			Site in use for informal recreation consisting of a wooded area with footpath running through Site slopes down toward: the worth valley railway which could be taken from the adjacent site. Owner intentions are currently unknown.		Suitable Now	Uncertain	Developable				30	13.5						43	5
	James Street East	0.22		Housing Land Register	Previously Medium Developed Land	10			Overgrown site with sma trees and adjacent cleared land. Part of the site had permission in 2007 but this has since lapsed. Owners intentions are presently unknown and therefore has been placed in the middle part of the trajectory		Suitable Now	Uncertain	Developable				10							1	0
KY/101	Parkwood Rise	0.21		Housing Land Register	Greenfield Medium	9.5			Overgrown sloping land. Permission has expired with owners intentions not currently known		Suitable Now	Uncertain	Developable				9.5							9	.5
	Woodhouse, Keighley	2.23		Housing Land Register	Previously Actual Developed Land	96			Site under construction by Skipton Properties - well advanced		Suitable Now	Yes	Deliverable	30 13	3									4	13
KY/113	Keighley Shann reservoir, Shann Lane, Keighley	0.63		Call for Sites	Mixture Low	20			Covered reservoir surrounded by dry stone walls. 3 small tree preservation orders protect trees on the edges of the site. The steepness of the site ma mean fewer homes could be built than forecast in the trajectory	y 1	Suitable Now	Yes	Developable					20						2	20

											SHLAA :	3 - KEIGHL												
Ref Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?											Year 15 Year 16 Ye 2027/28 2028/29 20	 al 18+
KY/115 Off Central Avenue, Bracken Bank. Keighley	0.25		Urban Capacity	Mixture	Low	9		for cle rec mc Ov pre the co	ackland and site of ormer garages now leared. Access may equire third party land if nore than 5 houses. When intentions resently unknown but nere are no signifcant onstraints that will revent development		Appraisal Suitable Now	Uncertain	Developable			9								9
KY/119 West Lane, Keighley	0.23		Urban Capacity	Previously Developed Land		17		to Co wa gro ap	acant building adjacent o cleared land. ionversion to residential ras refused on design rounds. No further pplications have been nade		Suitable Now	Uncertain	Developable			17								17
KY/124 Bramwell House ParkLane Keighley	0.21		Other	Mixture	Medium	10		alc Pa pla the ho	and and vacnt building longside Park Lane. lart of the site has lanning permission after ne base date for 3 omes, but the site has apacity for more		Suitable Now	Yes	developable		10									10
KY/125 Former Branshaw Special School - Nashville Street			Other	Previously Developed Land	1	21		de re lar ste	ormer school with evelopment potential for a use as residential. The andowners are taking teps to bring this site prward		Suitable Now	Yes	Deliverable		21									21
DEVELOPABLE SITES V KY/002 Hollins Lane, Utley		N ONLY COM Green Belt	Call for Sites			106.5		lar fol a r coo gra fro is l pre aff	and submitted by indowner and extended ollowing survey to create more logical site Site omprises fields in razing use with access om Hollins Lane which in arrow. Tree reservation order ffects the eastern oundary	tree preservation order	Potentially Suitable - Loca Policy Constraints		Developable					30 30	30	15.5	1			106.5
KY/009 Black Hill Lane	8.04	green Belt	Call for Sites	Mixture	Low	211		far ed als ph su qu ac	evel grazing land and arm buildings on the dge of the urban area lso containing mobile hone mast and ubstation. The site is uite level but has an ccess constraint that an be resolved.		Potentially Suitable - Loca Policy Constraints	Yes	Developable					40 40	40	40	30.5 20	0.5		211
KY/015 Braithwaite Avenue, North Dean Avenue		Housing site and playing fields	Call for Sites	Mixture	Medium	150		an co tre so be rep co pa for Pla ac scl scl scl thc RL rea uti co stit co		Conflicting designations	Potentially Suitable - Loca Policy Constraints	Yes	Developable			35	35	35 35	10					150

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Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	No Built Development stage	Site Summary	Development constraints	Suitability	Available?	Achievability												2 Year 13 Year 14 5 2025/26 2026/27			Tata	I 18+
KY/016 North Dean Road	Area 1.09	playing fields	Urban Capacity	Greenfield	Low	34		Land left over from building of Council estate. Unusual in shape uneven and sloping. The contains a water course which could be culvertee but is also protected as playing fields in the RUDP but this part lies outside of the fenced area belonging to the Catholic primary school and does not have a playing field function	•	Appraisal Potentially Suitable - Loca Policy Constraints	Uncertain al	Developable	2013/14	2014/13	2013/10	2010/17	2017/10 1	29.5	4.5	2020/21	2021/22		24 202423		2027/20	2020/23 2023		34
KY/017 North Dean Road	0.74	Allotments	Urban Capacity	Greenfield	Low	23.5		Area of unused grassland and small part designated allotments which are largely unused. The owner wishes to promote this site for development.		Potentially Suitable - Loca Policy Constraints	Uncertain al	Developable						23.5									2	23.5
KY/021 Wheathead Lane	5.14	green Belt	Call for Sites	Greenfield	Low	135		Uneven field with access from nieghbouring residential estate. The site has developer interest.	\$	Potentially Suitable - Loca Policy Constraints	Yes	Developable						35	35	35	28	2						135
KY/031 Mitchell Street/Chatswort h Street/Beeches Road	2.26	Employment site	Call for Sites	Previously Developec Land		127		Landowner is currently progressing proposals fo a mixed use development on this and neighbouring land, which will include the re locatio of the gas storage depot which normally would prohibit the site being used for residential development. Development could com forward sooner with the approval of a satisfactor scheme	r designations and proximity of hazard h n	Potentially Suitable - Locs Policy Constraints	Yes	Developable						35	35	33	20	4						127
KY/038 Western Avenue, Riddlesden		green Belt	Call for Sites			53.5		Land to west side of Riddlesden on edge of settlement. Fields with mature trees and dry stone walls to boundry. Overhead electricity cable runs across site. Site slopes downwards from north to south. Watercourse runs down Land to west side of the settlement comprising fields with mature trees and dry stone walls to boundry. An overhead electricity cable runs across site and the site slopes downwards from north to south. A small stream runs down western boundary with site access likely to require third party land.		Potentially Suitable - Loca Policy Constraints		Developable								30	23	0.5						53.5
KY/039 Banks Lane Riddlesden	2.08	green Belt	Site Ommission	Greenfield	Low	54.5		Fields used for grazing. The site is smaller than the last SHLAA with details submitted by owner confirming its availability. Site has an access constraint which is not overly onerous	order	Potentially Suitable - Loca Policy Constraints	Yes	Developable								30	23.5	1					5	54.5

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Ref		drago	Gross	Present	Site Source Site	Evro ,	Yield	Average	Dovelonment et are	No Built	Site Summary	Development	Cuitability	AusilahlaC			1									4 Year 15 Year 16	-	otol	10.
Ref	Ad	Idress	Site Area	allocation	Site Source Site	Гуре	rieid	Site yield	Development stage			constraints	Suitability Appraisal	Available?	Achievability	2013/14 2014/15	2015/16	2016/17 2017/	/18 2018/19	2019/20 2	20/21 2021	22 2022/23	3 2023/24	2024/25 202	5/26 2026/2	2027/28 2028/29	2029/30	otal	18+
KY/042	2 Barley Road, Riddles		0.65 g	reen Belt	Call for Sites Greer	nfield Lov	w	20.5			Private garden area and unkept scrub land on the edge of neighbouring estate. The site has been		Potentially Suitable - Loca Policy Constraints	Yes	Developable				20.5									20.5	
											extended to the south outside of current call for sites request. Access currently via narrow track but access opportunity is available from Barley Cote Avenue.																		
	3 Carr Ba Riddles	sden	-	reen Belt	Call for Sites Green			139			Fields used for grazing which are uneven and sloping in places. Powerlines run across site. A Scheduled Ancient Monument is located on edge of the sites western boundary next to water course and a Tree Preservation Order also affects site along the western boundary. Access is available from the adjoining estate	Ancient monument and tree preservation order			Developable				35		35 34							139	
KY/050) Bradfor Riddles	rd Road, sden	1.49 E s	mployment ite	Call for Sites Green	nfield Me	ədium	61			Uneven grazing land adjacen to Keighley trunk road affected by flood risk and containing a raised sewerage pipeline. The site was submitted for consideration for residential use by landowner,	conflicting designation and flooc risk	Potentially Suitable - Loca Policy Constraints		Developable				30	27.5	3.5							61	
KY/064	1 The Wa	aik	1.69		Urban Mixtu Capacity	re Me	edium	69			including haulage and	Western part of the site in flood zone 3a and identified in the open space assessment as a green corridor	Suitable - Loca	Yes	Developable						35 33	1						69	

												SHLAA	3 - KEIGHI														
Ref	Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site vield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?		Year 1 Year 2												
	Address Marriner Road	Area	allocation	Site Source Urban Capacity	Greenfield		Site yield 181	Development stage		Unmaintained and unused grassed areas previously used for formal recreation adajcent to the river worth and containing trees protected by a tree preservation order and also previously developed land and former garden areas. The site is a combination of former KY/065, KY/078, KY/066 and KY/078, KY/066 and KY/079, KY/066 and KY/079, KY/066 and kY/079, KY/066 and kY/071, KY/065, survey where the owner intentions are not presently known. As a larger evelopment opportunity to bring abou local access improvements to facilitate a mixed scheme which would still be able to bring forward a reasonable number of residential uses and may connect to neighbouring	Tree preservation orders and potential filod risk on part.	Suitability Appraisal Potentially Suitable - Loca Policy Constraints		Achievability Developable	2013/14 2014/15 3	2015/16 2016/17 2	2017/18 2011 3		0 2020/21 35		22/23 2023 21.5 19.		5 2025/26	2026/27	2027/28	2028/29 2029/30	Total 18+ 181
KY/088	Florist Street	0.11		Land	Previously / Developed Land	Арргох	5			Former grounds of house, the site has previouslyhad permission for 5 homes so will remain in the SHLAA as it is still suitable but owners current intentions are not known		Potentially Suitable - Loca Policy Constraints		Developable			5	5									5
KY/105	Harewood Hills Farm, Goose Cote Lane	7.68	green Belt	Call for Sites	Greenfield I	Low	201.5			Green fields used for grazing. The site has an access constraint that could severley constrain the site		Potentially Suitable - Loca Policy Constraints		Developable							40	40	40	40	26.5	15	201.5
KY/106	Black Hill Lane, Braithwaite	, 3.20	green Belt	Call for Sites	Greenfield I	Low	84			Uneven fields which slope in different directions used for grazing. The site is very exposed and adjoins former quarry reservoir and old cottages.		Potentially Suitable - Loca Policy Constraints		Developable			3	0 30	21	3							84
KY/108	Harewood Rise Bracken Bank		Urban Greenspace	Call for Sites	Greenfield I	Medium	77.5			Sloping grassed area with no current access other than narrow accessway from Harewood Rise which will require improvement before it can come forward		Potentially Suitable - Loca Policy Constraints		Developable					30	30 1	17.5						77.5
KY/109	Harewood Hill Farm, Goose Cote Lane	8.35	green Belt	Call for Sites	Greenfield I	Low	219			Green fields surrounded by walling, currently in use for grazing and sloping downwards toward the railway line. The site does not adjoion the highway and consequently provision will be required to enable this site to come forward.		Potentially Suitable - Loca Policy Constraints		Developable							40	40	40	40	34	20 5	219
KY/110	Ingram Street, Wesley Place	0.54	green Belt	Call for Sites	Mixture I	Low	17.5			Grazing land around existing homes, which slopes slightly		Potentially Suitable - Loca Policy Constraints		Developable			17	7.5									17.5
KY/112	Blackhill Servica Reservoir, Shann Lane	e 1.99	green Belt	Call for Sites	Mixture	Low	63.5			Sloping grassed area containing covered reservoir. No significant constraints. The steepness of the site may mean fewer homes could be built than forecast in the trajectory		Potentially Suitable - Loca Policy Constraints		Developable			3	0 27.5	6								63.5

												SHLAA	3 - KEIGHI	LEY													
Ref	Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints		Available?	Achievability										4 Year 15 Year 16	-	Total	18+
KY/116	Brewery Street, Keighley	Area 0.51	Wildlife Area	Urban Capacity	Mixture	Low	16			Vacant workshops and unused land with access via unmade road. The site was identified by the local community and owners intentions are not presently known. Given the lack of site information, no units currently appear in the trajectory but this may change if the owners come forward with a satisfactory scheme for the site	part of the western side of the site lies in a wildlife area	Appraisal Potentially Suitable - Loca Policy Constraints	Uncertain	Developable			16									16	
KY/129	Land off Occupation Lane	5.14	green Belt	Call for Sites	Greenfield	i Low	135			Sloping and in parts steeply sloping land to the north of KY/029 and west of KY/023 which could be considered as an extension to these sites. The site falls within a parcel of land identified by the growth study		Potentially Suitable - Loca Policy Constraints	Yes	Developable							40	40 3	3 17			135	
	Land off Scott Lane west/Elam Wood Road, Riddlesden	1.12	green Belt	Growth Study	Greenfield	I Low	35			Single field south of KY/038 which can be accessed from either Western Avenue or Scott Lane West. The site is bounded by woodland on the east and a strong belt of trees to the south and west. Further residential development extends along Elam Wood Road in the washed over green belt. The sloping nature of the site may mean the forecasted yield will be lower		Potentially Suitable - Loca Policy Constraints	Uncertain	Developable					30	5						35	
KY/133	Golden View Drive, Thwaites	0.98	green Belt	Growth Study	Greenfield	I Low	31			Sloping single field off Golden View Drive immediately north of KY/054. Land to the north and east slopes away more steeply than this field which has good open access from the cul de sac which is quite narrow with no maintained footway		Potentially Suitable - Loca Policy Constraints	Yes	Developable					28.5	2.5						31	
	Land off long Lee Lane/Harden Road, Long Lee		green Belt	Growth Study	Greenfield	I Low	8.5			Single field between houses fronting Long Lee Lans close to the junction woth harden Road. The site has only an arbritrary boundary drawn between the rear curtilage of homes which is also the bottom of a steep slope rising southwards to the moor		Potentially Suitable - Loca Policy Constraints	Uncertain	Developable			8.5									8.5	
KY/135	Land off Damens Lane	1.98	green Belt	Growth Study	Greenfield	I Low	62			Slightly sloping land to the south of Damens Lane identified following survey work for the growth study. The land has no reasl access issues and adjoins woodland and the Worth Valley railway line		Potentially Suitable - Loca Policy Constraints	Uncertain I	Developable			30	26.5	5.5							62	

											SHLAA 3	- KEIGHL													
Ref	Address	Gross Site		ite Source Site Ty	pe Yiel	d Average		No Built	Site Summary	Development constraints	Suitability	Available?	A shi ta sa hi titta s			Year 4 Year 5 Year 6							.	otal	18+
		Area	ition			Site yield	1				Appraisal			2013/14 2014/15	2015/16	2016/17 2017/18 2018/19	9 2019/20 2020/21 20	021/22 2022/2	3 2023/24	2024/25 2025/26	2026/27	2027/28 2028/29 2	2029/30		
KY/001	3arr House 3arr House .ane/Hollins ⊥ane, Utley			all for Sites Greenfie		108.5	IAL USE IN THIS SHLAA		Steep sloping fields with very narrow access from Barr House Lane and Hollins Lane. The site is in the green belt and the southern part of the site is very steep meaning it is unlikely to be easily developable and may not be capable of accomodating homes at density. The site is not considered to be achievable given the access and topographical constraints and consequently no units are included in the trajectory	order, access and steep slopes	Potentially Suitable - Local Policy Constraints		not Achievable											0	
	North Dean Road	0.97 Allotmer	nts Ca	all for Sites Greenfie	eld Low	30.5				Conflicting designations, tree preservation order and flood zone	Potentially Suitable - Local Policy Constraints		Not Achievable											0	
	Parsons Street, Keighley	0.38		ban Previou apacity Develop Land					Cleared site, site has permission for hand car wash and will be removed from the		Suitable Now	Uncertain	Not Achievable											0	
КҮ/032	Bradford Road	1.00			sly Mediun ved High	n - 67.5			SHLAA Vacant Office block (formally British Gas) and car Park falling into disrepair due to being vacant for a number of years. The site is opposite Asda and the new college and would also be suitable for other uses. Limited information is available about the site which may have contamination and consequently no units currently appear in the trajectory		Suitable Now	Uncertain	not Achievable												
KY/033	Brewery Street	0.90		ban Previou apacity Develop Land					Area of unused land with access road (unamed and cobbled) running along boundary to an employment site across the river. Site has permission for industrial building		Suitable Now	Unavailable	Not Achievable											0	
	Dalton Mills, Dalton Lane	1.33			sly Mediun High	n - 90			Historic former mill buildings in the process of being restored for business uses. It is not believed that the owners are considering residenial and conequently all units have been removed from the trajectory		Potentially Suitable - Local Policy Constraints		not Achievable												

											SHLAA 3	- KEIGHL		
Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints		Available?	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 13 Year 14 Year 16 Year 16 Year 17 Achievability 2013/14 2014/15 2016/17 2016/17 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2026/27 2027/28 2029/30 Total	18+
KY/035 Harclo Road	Area 1.74	Employment site	Urban Capacity	Previously n/2 Developed Land	a				Mill and warehouses and car park. Used by various individual business. May be appropriate for mixed use. Allocated as Employment site E1.14 in adopted RUDP. Site has planning consent for two single storey industrial units. Mill and warehouses and car park. The site is currently in active use (more so than last survey) and has planning consent for two single storey industrial units. Flood Zone 3a covers easern 3rd of site. Site will be deleted form the SHLAA		Appraisal Potentially Suitable - Local Policy Constraints	Unavailable		
KY/037 Scott Lane, Riddlesden	1.92	Housing site	Call for Sites	Mixture n/a	a				A very steep site which is a combination of gardenss of the large houses along Banks Lane with part an allocated housing site. Much of the site is covered in mature trees and shrubs. The site would be a difficult site to assemble given multiple ownerships	order, access and steep slopes	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable Image: Constraint of the second	
KY/048 Bradford Road, Sandbeds, Keighley	1.45	green Belt	Call for Sites	Greenfield Lo	w	45.5			Tree covered unkept land. Powerlines cross the land an electric substation are located within site. The western edge of the site falls within flood zones 3a and 3b and the majority sits within Bradford Urban Wildlife Area. The site is not considered to be achievable given the constraints and the amount of mitigation required.		Potentially Suitable - Local Policy Constraints	Yes	Not Achievable	
KY/049 Bradford Road Riddlesden	0.41		Housing Land Register	Previously Me Developed Land	edium	16.5			Former Church and grounds with permission for a care home. No progress has yet been made. No units currently appear in the trajectory assuming that the care home will be implemented	ree preservation order	Suitable Now	Unavailable	Not Achievable	
KY/052 Thwaites Brow Road	1.06	Housing site	Housing Land Register	Greenfield Lo	w	33.5			Steeply sloping fields used for grazing with small but mature trees to the boundary walls. Part of site contains bungalow and the site was allocated as a housing site in the RUDP. The site has significant physical constraints and can only be accessed fro	access and slope	Suitable Now	Uncertain	Not Achievable	
KY/063 Gresley Road	0.33		Housing Land Register	Previously Me Developed Hi Land		25			Former mill building now stripped out and Former mill building with expired	of property and area	Suitable Now	Uncertain	Not Achievable	

											SHLAA	3 - KEIGHI																
Ref	Address	Gross Site	Present	Site Source	Site Type	Yield	Average	N Development stage	No Built Site Summary	Development constraints	Suitability	Available?													Year 15 Year 16	_	otal	18+
KY/067 V	Voodhouse Road	Area 4.31	allocation	Urban Capacity	Previously Developed Land	/ n/a	Site yield		Site in use for business and commercial uses and no longer available. The site will be deleted from the SHLAA	,	Appraisal Potentially Suitable - Loca Policy Constraints	No	Not Achievable	2013/14	2014/15	2015/16 2	2016/17 20	17/18 2018/19	2019/20 2	020/21 2021/2	2 2022/23	2023/24 20	024/25 2025/26	2026/27	2027/28 2028/29	2029/30	0	
v	and between Voodhouse ar Ilen Lee Lane	nd	green Belt	Survey	Greenfield	i n/a			Unevenand steeply sloping fields surrounder by dry stone walls, access from Kirkstall Gardens which has beer redeveloped recently for new homes. The site is considered to be too steep to be practicable for development. All unit removed from the SHLAA	steep slopes	Potentially Suitable - Loca Policy Constraints	Yes	Not Achievable														0	
KY/069 H	lainworth Roa	d 0.52	Housing site	Housing Land Register	Greenfield	I Low	16.5		Uneven and sloping grassland with mature trees. Hainworth Road is single track unmade roa and tree preservation order covers area of site in the south. Site former allocated as K/H2.18 - Housing in the RUDP. The owners intentions are presently unknown and given the other constraints the site is no considered to be deliverable	d b ly	Suitable Now	Uncertain	Not Achievable														0	
	lainworth Lane Ialifax Road	e/ 1.00		Urban Capacity	Greenfield	I Low	31.5		Uneven partly wooded land with difficult access which constrains the site Aproximately 50% of the site is covered by tree preservation orders. It is not considered achievable at the preser time.	e. steep slopes	Potentially Suitable - Loca Policy Constraints	Uncertain	Not Achievable														0	
KY/076 P	rimrose Stree	vt 0.58	Urban Greenspace	Other	Greenfield	I Low	18.5		Garden and open land located around Silverdale. Garden area to north is probably developable but area to south of property is stee and wooded and not easily developed. Owne intentions presently unknown and the site is not considered to be achievable due to lack o information, steepness o slope and areas of woodland. Site will be deleted	and slopes	s Potentially Suitable - Loca Policy Constraints	Uncertain al	Not Achievable														0	
KY/077 P S	Yarkwood Itreet, Keighle <u>y</u>	2.17 y	Urban Greenspace	Call for Sites	Mixture	n/a			Site located within industrial area of Keighley. Part of site used for storage of various items in relation to adjoining busines, the remainder forms sloping grassland with mature trees. Access could be obtained onto site from Clover Rise for a limited number of units but give topographical constraint and number of mature trees it is not considered achievable for residentia use	n s	Potentially Suitable - Loca Policy Constraints	Uncertain	Not Achievable														0	

			-	_	_						SHLAA	3 - KEIGH															
Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?	A shi sa sa hiti ta s					Year 6 Year 7 2018/19 2019/20								Total	18+
KY/079 Higherwood Close	Area 1.04	Urban Greenspace	Other	Greenfield	n/a				An uneven and very steep area covered in dense trees and forming side of valley. Many footpaths run through site. Owner intentions are presently unknown but the site is not considered to be achievable for residential use at present.	9	Appraisal Potentially Suitable - Loca Policy Constraints	Uncertain	Not Achievable	2013/14	2014/13 2013/	10 2010/17	2017/18	2013/19 2019/20	2020/21	2021/22 2022/23	2023/24	2024/23	2023/20 2	921120 20	020/29 2029/30	0	
KY/080 Land between Park Lane and KWVR	2.38		Urban Capacity	Greenfield	n/a				Area of dense woodland and dismantled railway line. The site slopes steeply from Park Lane to former railway route which is level ground but there is no access. The site is not considered to be achievable at present	Mature trees, access and slopes	Potentially Suitable - Physical Constraints	Uncertain	Not Achievable													0	
KY/082 Damside	0.40		Urban Capacity	Previously Developed Land	n/a				Concrete multi storey car park adjacent to town centre currently in use for car sales. The site is not conisdered to be achievable for residential use	r	Potentially Suitable - Loca Policy Constraints	No	Not Achievable													0	
KY/083 Beck Street/Bridge Street	0.57		Housing Land Register	Previously Developed Land					Site of former mill. Land has been cleared and prepared for development. Permission was approved for supermarket with residential falts above bu expectation that this will be retail led only.		Suitable Now	uncertain	not Achievable													0	
KY/085 Wesley Place Halifax Road Keighley	0.44		Housing Land Register	Greenfield	Low	14			Uneven scrubland with dry stone walls and mature trees. There have been a number of residential permissions on the site but all now have expired. The site contains a large number of trees protected by preservation orders which will limit the developability of the site, consequently no units appear in the trajectory unitl more information is collected	orders	Potentially Suitable - Loca Policy Constraints	Uncertain I	Not Achievable													0	
KY/097 South Street , Spring Row	0.04		Housing Land Register	Previously Developed Land					Existing building currently in use as cycle shop with permission for change of use to 9 flats. The site is not conisdered to be available at the moment as the permission for cycle shop post dates the apartments. It will be removed from the SHLAA		Suitable Now	Unavailable	Not Achievable													0	
KY/100 Heber Street	0.07		Housing Land Register	Previously Developed Land		5.5			Existing buildings with historic residential permission in existing use for retail at the moment. The site is not considered to be achievable for residential use at present		Suitable Now	Uncertain	Not Achievable													0	

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Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?														Year 16 Year 17 2028/29 2029/30	Total	18+
KY/117 Damens Lane, Halifax Road, Keighley	Area 2.49	Wildlife Area	Urban Capacity	Greenfield	Low	65.5					Appraisal Potentially Suitable - Loca Policy Constraints	Uncertain I	Not Achievable	2013/14	2014/13 2015/1	0 2010/17	2017/18	2018/19 2019/2	0 2020/21	2021122 202212	3 2023/24	2024/25	2023/26	2020/27 2	2021/28 2	026/29 2029/30	0	
KY/118 North side of Becks Road, Keighley	0.22		Urban Capacity	Previously Developed Land	Medium	10			Vacant land to north side of Becks Road, identified by the local community. Land/buildings to the south is in employment use at present but there would be scope for redevelopment if it becomes fully available. Becks Road is unmade. Tree preservation order		Potentially Suitable - Loca Policy Constraints	Uncertain I	Not Achievable														0	
SITES UNSUITABLE FOF KY/010 Black Hill Lane, Keighley		YTIAL DEVEL green Belt	Call for Sites	Previously Developed Land		212.5			Former site refuse tip to south side of Black Hill Lane. Site remediation and access constraint will be required before the site can come forward for development The site does not adjoin the urbar area and consequently is not considered suitable as it relies on the adjacent site KY/009 being removed from the green belt first		Unsuitable																	
KY/036 Royd Ings Avenue	2.61		Call for Sites	Previously Developed Land	N/A				Waste and street cleaning depot, with staff car parking and assortment of buildings including large vehicle wash for refuse wagons. Most of the site falls in flood zone 3a.		Unsuitable																0	
KY/040 Ilkley Road, Riddlesden (Barley Cote Farm)	7.06	green Belt	Call for Sites	Mixture	Low	185.5			Fields used for grazing and containing some mature trees to boundaries. A large majority of the site is detached from urban area apart from buildings along Barley Cote Road. The site lies within a parcel of land identified by the growth study	5	Unsuitable																0	
KY/041 Ilkley Road, Riddlesden, Keighley	8.32	green Belt	Call for Sites	Greenfield	Low	218			Fields used for grazing sloping downwards from ILkley Road to Riddlesden. Area is detached from urban area. The site falls within an area of land identified by the growth study		Unsuitable																0	
KY/044 Bradford Road, Riddlesden	7.67		Call for Sites	Greenfield					Uneven grassland, crossed by power lines, where the majority of the site falls within the flood zone. A small part of the site also contains tree preservation orders		Unsuitable																0	

		-									SHLAA	- KEIGHL							
Ref	Address	Gross Site	Present allocation	Site Source Site Type	Yield	Average Site yield	Development stage	No Built	Site Summary	Development constraints	Suitability	Available?		Year 4 Year 5 Year 6 2016/17 2017/18 2018/19					18+
KY/051	Thwaites Brow Road, Regency Court			Call for Sites Greenfield	Low	222.5			Sloping grazing land steep in places with some trees. Byworth Boilers - noise and smells is located next to the site and would not be pleasant neighbour for residential development. Majority of the site is allocated as Green Belt by Sloping grazing land which is verys steep in places containing some trees. Byworth Boilers is located next to the site and would not be pleasant neighbour for residential development. The site is isolated from the main urban area. The site lies within a parcel of land identified by the growth study		Appraisal Unsuitable								0
KY/107	Aire Valley Road	i 0.20 g	reen Belt	Call for Sites Greenfield	Low	7			Area of open land with		Unsuitable					_			0
									mature trees to boundaries adjacent to existing cottages. Site lies within the green belt but detached from the built up area as defined in the RUDP.										
	Oldfield Water Treatment works, Oldfield Lane, Keighley			Call for Sites Greenfield		48			Grazing land surrounded by dry stone walls. The site is detached from the main urban area		Unsuitable	No							0
KY/122	Keelham Lane - Low Utley	0.64 g	green Belt	Call for Sites Greenfield	Low	20			Level field accessed by railway bridge from Keelham Lane which serves cemetery and golf club. The site is to the north side of the railway and not attached to the main urban area.		Unsuitable								0
KY/123	Halifax Road - Keighley	0.41 ç	jreen Belt	Call for Sites Greenfield	Low	13			The site is in the green belt but is not attached to the main urban area despite it being close and opposite to other houses. It is not considered presently suitable without a fundamental change in this area. A group of trees are protected with TPOs to the western boundary together with single orders on other trees in the site		Unsuitable								0
KY/128	Edge House Farm, Braithwaite Edge Road		reen Belt	Call for Sites Greenfield	Low	205.5			Sloping fields in the green belt adjacent to KY/010. The land is not attached to the urban area and will rely on both KY/010 & KY/009 being removed from the green belt also to be potentially suitable. This aside the site does fall within a parcel of land identified by the growth study		unsuitable								
	NEW SITES TO THIS SHLAA																		