

SHLAA 3 - KEIGHLEY

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				
KY/023	Keighley Road Exley Head	5.68	Safeguarded Land	SafeGuarded 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		Suitable Now	Yes	Deliverable				35	35	35	14												119		
KY/024	Oakworth Road	3.96	Playing fields (part)	Urban Capacity	Mixture	medium	135.5			Cleared former school site with overgrown grounds. Part protected playing fields as these were attached to the school but are no longer in use. The landowner intends bringing the part of the site which has no constraints forward for development in the short term, consequently units appear from year 4	tree preservation order and playing fields	potentially Suitable - Local Policy Constraints/Suitable Now	Yes	Deliverable				30	30	30	30	15.5											135.5		
KY/025	Exley Road/Oakworth Road	4.68	Safeguarded Land	SafeGuarded Land	Greenfield	Low	122.5			Uneven pasture land, used for grazing cows with many mature trees protected by tree preservation orders. The use of the land for residential is under consideration by the landowner and could take pockets of development at low/medium densities.	tree preservation order	Suitable now	Yes	Developable						30	30	30	22.5	10									122.5		
KY/026	The Oaks, Oakworth Road, Keighley	0.70		Call for Sites	Previously Developed Land	Medium - High	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		
KY/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		
KY/029	Keighley Road, Exley Head	5.76	Safeguarded Land	SafeGuarded Land	Mixture	Low	151.5			Open land on the edge of the urban area containing remains of quarry and 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	

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															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		
KY/079	Higherwood Close	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.	Mature trees, access and slopes	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable																		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 considered to be achievable for residential use		Potentially Suitable - Local Policy Constraints	No	Not Achievable																		0	
KY/083	Beck Street/Bridge Street	0.57		Housing Land Register	Previously Developed Land	n/a				Site of former mill. Land has been cleared and prepared for development. Permission was approved for supermarket with residential flats above but 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 until more information is collected	tree preservation orders	Potentially Suitable - Local Policy Constraints	Uncertain	Not Achievable																		0	
KY/097	South Street , Spring Row	0.04		Housing Land Register	Previously Developed Land	n/a				Existing building currently in use as cycle shop with permission for change of use to 9 flats. The site is not considered 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	Medium High	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	

