

**SHLAA 3 - OAKWORTH**

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Yield	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		
<b>SITES WITH PLANNING PERMISSION AND DELIVERABLE</b>																																	
OA/006	Moorfield Drive, Oakworth	0.45		Call for Sites	Mixture	Low	14	Detailed permission		Land to eastern end of Moorfield Drive with good access. Scrubby tipped with a number of semi mature trees. Private access taken through the site and part is used as garden . Part of site has permission for 3 homes with further capacity on remainder		Suitable Now	Yes	Deliverable		3		11													14		
OA/008	Keighley Road	0.74		Housing Land Register	Previously Developed Land	Actual	7	Development competed	7	Completed site		Suitable Now	Yes	Deliverable																	0		
OA/010	15 Church Street Colne Road	0.22		Housing Land Register	Mixture	Actual	9	detailed permission		Site has full permission for 9 family homes which was renewed after the base date		Suitable Now	Yes	Deliverable			9														9		
OA/012	Griffe Gardens, Low Bank Lane	0.11		Housing Land Register	Previously Developed Land	Actual	12	detailed permission		Cleared site with permission for 12 flats		Suitable Now	Yes	Deliverable		12															12		
OA/017	Victoria Road			Housing Land Register	Greenfield	actual	13	Detailed permission		Site with historic permission, which has recently resumed after a long period of inactivity		Suitable Now	Yes	Deliverable		13															13		
<b>DELIVERABLE AND DEVELOPABLE SITES WHICH ARE SUITABLE FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING</b>																																	
OA/018	Dockroyd Lane	0.2		Call for Sites	greenfield	Low	7			Slightly sloping field adjacent to open fields and farm buildings. Access on approach is narrow.		Suitable Now	Yes	Deliverable				7														7	
<b>DEVELOPABLE SITES WHICH CAN ONLY COME FORWARD THROUGH THE DEVELOPMENT PLAN</b>																																	
OA/001	Providence Lane, Providence Farm	1.37	Green Belt	Call for Sites	Greenfield	Low				Sloping pasture to south of existing residential development. Open and fairly prominent site in existing use for grazing with good access. New fences and enclosures. Consider site against OA/002. Designated green belt.		Potentially Suitable - Local Policy Constraints	Yes	Developable									30	13								43	
OA/002	Pasture Lane, Oakworth	1.06	Green Belt	Call for Sites	Greenfield	Low	33.5			Sloping and accessible unused field with access from existing estate. Designated as green belt. Enclosed by trees on the southern edge.  Site rejected by Inspector at last plan. Site enclosed and viewed against backdrop of new properties on Pasture Ave.		Potentially Suitable - Local Policy Constraints	Yes	Developable						29.5	4											33.5	
OA/004	Hill Top Road,	0.76	Green Belt	Call for Sites	Greenfield	Low	24			Level field to the south west of Denby Court used for grazing. Access would be possible from Tim Lane although this is a narrow lane and would require improvements		Potentially Suitable - Local Policy Constraints	Yes	Developable									24									24	
OA/005	Denby Hill Road, Oakworth	4.87	Green Belt	Call for Sites	Greenfield	Low	128			Land to north and south of Denby Hill Rd. Very steep in places but some potential in the field closest to the farm adjacent to Tim Lane. Mature trees on boundaries.		Potentially Suitable - Local Policy Constraints	Yes	Developable											30	30	30	25	13			128	
OA/007	Keighley Road, Sykes Lane	5.59	Green Belt	Call for Sites	Greenfield	Low	147			Large site comprising sloping fields between Keighley urban edge and Oakworth. Important visual break between 2 settlements allowing open views out toward Haworth. Access limited.		Potentially Suitable - Local Policy Constraints	Yes	Developable									35	35	35	35	7					147	

