											SHLAA 3	OUEENS	RIIDV																	
Ref	Address	Gross		Site Source	e Site Type	Yield	Average	Development stage No Built		Development	Suitability	Available?	Achievabilty	Year 1	Year 2 Ye	ear 3 Ye	ar 4 Ye	ar 5 Yea	r 6 Year	7 Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14 Y	Year 15	Year 16 Year 17	Total	18+
SITES WI		_	allocation SION AND DEI	IVERABLE			Site yield			Constraints	Appraisal			2013/14						20 2020/2	1 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 2	2027/28 2	2028/29 2029/30		
	roomfield treet/High treet	3.63		Housing Land Register	Greenfield	Actual	112	Detailed permission	Sloping fields to west of Black Dyke Mill formerly allocated as housing sites in the RUDP with planning permission		Suitable Now	Yes	Deliverable		20	20	30 :	30 12	2										112	
	oper ane/Cross ane	0.53	Housing site	Housing Land Register	Greenfield	Actual	16	Detailed permission	Level mown field with residential to 2 sides. A planning permission for 16 homes was approved after the base date		Suitable Now	Yes	Deliverable			16													16	
QB/006 P	ark Lane	4.30	Housing site	Housing Land Register	Greenfield	Actual	124	Detailed permission	Sloping overgrown field hidden in part by substantial stone wall with planning permission		Suitable Now	Yes	Deliverable		:	20	30 :	30 30) 14										124	
	azelhurst uarry, Long ane	5.16	Housing site	Housing Land Register	Mixture	Actual	128	Under construction 8	Former quarry, with detailed planning permission for remedial works and construction of 128 homes . Development is		Suitable Now	Yes	Deliverable	20	20	20 :	30 :	30											120	
	harles Street, erby Street	0.19		Housing Land Register	Mixture	Actual	9	Outline permission	underway Level site containing mixed curtilage, garages and outl buildings. Site had outline permission at base date for 7 units.		Suitable Now	Yes	Deliverable		9														9	
QB/020 B	rewery Lane	0.29		Housing Land Register	Previously Developed Land		5	Under construction	Cleared site with permission for 5 units. Site has been prepared in readiness for foundations. One of the houses is underway		Suitable Now	Yes	Deliverable		5														5	
	andbeds, Back yon Street	k 0.26		Housing Land Register	Greenfield	Actual	10	detailed permission	Scrubby grassed area with permission for 10 units. The site has been enclosed by security fencing and a sign on site suggests development may be starting soon		Suitable Now	Yes	Deliverable		10														10	
N	est Scholes lill - Lane Side ueensbury	0.31		Housing Land Register	Previously Developed Land	Actual	5	Detailed permission	Former factory with permission for demolition and new build on the footprint for 5 homes. Buildings have been demolished in readiness		Suitable Now	Yes	Deliverable			5													5	
	2 Long Lane, ueensbury	0.43		Other	Previously Developed Land		9	outline permission	Site with pemission in outline for up to 9 homes.		Suitable Now	Yes	Deliverable			9													9	
R B Q	oyal eastern estaurant, righouse Road ueensbury			Housing Land Register	Previously Developed Land		12	Detailed permission	Permission granted for12 flats in the building		Suitable Now	Yes	Deliverable			12													12	
QB/002 A	lbert Road	0.97	Housing site	Housing Land Register	Previously Developed Land	Low	30.5	Expired permission	Cleared former scrap yard. There is no current planning permission but the landowners are pursuing the sale of the site, which does have residential interest		Suitable Now	Yes	Deliverable				28 2	2.5											30.5	
QB/001 A B D	lbert Road, righouse and enholme Road	0.70	AN ONLY COM Green belt	Call for Sites	s Greenfield	Low	22	PLAN	Predominantly level overgrown field that slopes to the northern edge. Some trees to boundary. The site sits between a primary school and housing to its east side.		Potentially Suitab - Local Policy Constraints		Developable					22	2										22	
QB/007 B	righouse Road	1.52	Green belt	Call for Sites	s Greenfield	Low	48		Land to north of golf course and south of housing site. Sloping scrubby land part in use a car park to club house. Tree preservation orders cover most of the site boundary. Yield revised to low	preservation order	Potentially Suitab - Local Policy Constraints	le Yes	Developable					30) 18										48	

										SHLAA 3 - QUEENSI	BURY																
Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage No Built	Site Summary	Development Constraints				Year 2 Year 3 2014/15 2015/16														18+
QB/008 Deanstone Lane		anovation	Urban Capacity	Greenfield	Medium	32.5		Level to sloping land with access from Deanstone Lane which provides rear vehicular access to properties fronting Deanstone Lane. Bradford Open Space Assessment classified this as part of the outdoor sports facilities for the adjoining school. Otherwise no policy constraints.	Consulants	Potentially Suitable Yes - Local Policy Constraints	Developable	2013/14	2014/15	2010/17 2	201	2015	29.5		2022/23	2023/24	2024/23	2023/20	2020/27	2021728 2	020/23 2023/	32.5	
QB/010 Jackson Hill Lane, Brighouse Road		green Belt	Call for Sites	Greenfield	Low	41		Scrubby unused land in the green belt alonside the road out of Queensbury, with remains of bunkers. Site extends beyond an area of existing development.		Potentially Suitable Yes - Local Policy Constraints	Developable				3	0 11										4	1
QB/011 Station Road west,/Sharket Head Close	2.34	Green belt	Call for Sites	s Greenfield	Low	61.5		Land adjacent to recent new development and includes important trees of value on the edge of the conservation area which should be retained. The site however realtes well to the settlement and has no significant constraints	ee preservation order. onservation area	Potentially Suitable Yes - Local Policy Constraints	Developable				3	0 26.	5 5									61.5	
OB/013 Cross Lane/Old Guy Road	2.86	Green belt	Call for Sites	Greenfield	Low	75		Mown fields adjacent to Old Guy Road. Narrow access from both roads suggests the site would only be a longer term option if at all. Units appear from year 11 at the earliest	onservation area,	Potentially Suitable Yes - Local Policy Constraints	Developable									30	30	15				75	
QB/014 Old Guy Road, a Fleet Lane	3.80	Green belt	Call for Sites	s Greenfield	Low	100		Level open land with good access. Site is divided by dry stone walls and post and rail fencing. The site has been subdivided from the original much larger site as ownership is different (See also QB/014b). Narrow approach particularly from the north but the site adjoins recent residential development	ccess	Potentially Suitable Yes - Local Policy Constraints	Developable						30	30	28	12						100	
QB/014 Old Guy Road, b Fleet Lane	19.28	Green belt	Call for Sites	s Greenfield	Low	506.5			ccess	Potentially Suitable Yes - Local Policy Constraints	Developable									40	40	40	40	40	40 40	280	226.5
QB/016 Halifax Road		Green belt	Other	Greenfield		11		Level plateau of land on the edge of existing development, before land drops steeply into Shibden Valley. Owner has come forward since the last SHLAA indicating that the site is available		Potentially Suitable Yes - Local Policy Constraints	Developable				1	1										11	
QB/022 Cricket Ground, Mill Lane, Mountain	, 1.79	Green belt, Playing fields	Call for Sites	Greenfield	Low	56			roximity to listed uildings	Potentially Suitable Yes - Local Policy Constraints	Developable						30	24	2							56	

									SHLAA 3 - QUEENS	BURY															
Ref Address	Gross Site	Present allocation	Site Source	Site Type	Yield	Average Site yield	Development stage No Built	Site Summary Developmer Constraints	t Suitability Available			Year 2 Year 3 2014/15 2015/16													18+
QB/025 Ing Head Farm, Hill Crest Road	, 3.30	Green belt	Call for Sites	Greenfield	Low	86.5		Sloping field containing farm, buildings behind homes fronting Hillcrest Road. The only current site access is a farm access between houses on Hillcrest Avenue.	Potentially Suitable - Local Policy Constraints	Developable	2013/14	2014/15	2016/17 201	2016/1	2019/20	30	30	22	4.5	2024/25 2	023/26 20	2021120	2028/29 202	86.5	
QB/026 Hill End Lane	1.40	Green belt	Call for Sites	Greenfield	Low	44		Level field on road frontage in use for grazing which slopes away to second field. There are no significant constraints to	Potentially Suitable - Local Policy Constraints	Developable						30	14							44	
QB/031 Former reservoir, Mountain	0.47	green belt	Call for Sites	Previously Developed Land		15		development Former reservoir containing equipment on the edge of Mountain. The owner hopes to be able to bring the site forward for redevelopment, although access is problematic	Potentially Suitable - Local Policy Constraints	Developable						15								15	
QB/033 Land south of Thornton Road, east of Harp Lane		Green belt	Growth Study	Greenfield	Low	91		Sloping field south of QB/001 &002. The site includes farm buildings but is contained by Harp Lane and mature trees on its western edge with urban development to the south and east. A mature tree belt runs through the centre of the site which would equally form a good green belt boundary	Potentially Suitable Uncertain - Local Policy Constraints	Developable						30	30	24	7					,	91
QB/034 Land east of Halifax Road, Shibden Head	2.21	Green belt	Growth Study	Greenfield	Low	56		Level to slightly sloping land above steeply sloping and wooded valley south of QB/016. There are a number of potential points of access on Halifax Road or from Shibden Head Lane to the southern end of the site	Potentially Suitable - Local Policy Constraints	Developable						30	24	2							56
QB/035 Long Lane		Green belt	Growth Study	Greenfield		26.5	PMENT IN THIS SHLAA	Land west of Pendle Court south of Long Lane, identified by the growth study, the site has no obviuos constraints but adjoins a relatively narrow stretch of highway	Potentially Suitable - Local Policy Constraints	Developable				26.5										26	5.5
QB/004 Black Dyke Mills, Brighouse Road	2.21		Call for Sites			75.5		Land south of listed mill protected for employment uses in RUDP. An access road to serve adjoining residential development will cross the northern edge of the site which has been redcued in size from earlier SHLAAs to exclude key buildings. No units currently appear in the trajectory as the current site ownership is unclear. Also whether the owners still wish to pursue residential is unknown. Further analysis on site vaibility will be undertaken in future studies	Potentially Suitable - Local Policy Constraints	unachievable														0	

												SHLAA 3	- QUEENSE	BURY																
		Gross	Present	-u -			Average		No Built	Site Summary	Development	Suitability			Year 1	Year 2 Year 3	Year 4	Year 5 Ye	ar 6 Ye	ear 7 Year	8 Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16 Year	ır 17	
Ref	Address	Site	allocation	Site Source	e Site Type	Yield	Site yield	Development stage		, , , , , , , , , , , , , , , , , , , ,	Constraints	Appraisal			2013/14	2014/15 2015/16	2016/17	2017/18 201	8/19 20	19/20 2020/	21 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 202	9/30 Tot	al 18+
QB/017 F	Roper Lane,	0.80	Safeguarded	SafeGuarde	Greenfield	Low	25.5			Bungalow and steeply		Suitable Now	Uncertain	Not Achievable															0	
	Ambler Thorn	0.00	Land	d Land	0.000	2011	20.0			sloping field. Access is		ounable Hen	onoona	1 tot / torno rabio	1														Ŭ	
ľ	unbior mom		Lana	a Lana						poor and would need to																				
										come through the																				
										bungalow site in order to																				
										ensure proper gradients.																				
										Owners intentions are																				
										unknown and the site is																				
										not presently considered																				
										to be achievable for																				
										development																				
															ļ															
	SUITABLE FO					Ι,	T T																							
	Station Road	2.56	Green belt	Call for Sites	Greenfield	n/a				Steeply sloping fields in		Unsuitable																	0	
	east		1							the green belt which are																				
			1							detached from the edge																				
										of the urban area. The																				
										fields are very steeply																				
										sloping and would be																				
										unable to accommodate																				
										a reasonable level of																				
										development																				
QB/015 H	Halifax Road,	0.47	Green belt	Call for Sites	Greenfield	Low	15			Isolated site in area of		Unsuitable																	0	
										washed over green belt.																				
										Part of field off Halifax																				
										Road. Mature trees																				
										across part of the site																				
										which is below road																				
										level.																				
QB/024 F	Perseverence	2.46	green Belt	Call for Sites	Greenfield	Low	64.5			Level to sloping fields		unsuitable																		
L	ane/Green									adjacent Perseverence																				
L	ane, Mountain									Lane. The site is																				
										crossed by high voltage																				
										power line and is in an																				
			I							area which is isolated					1															
			1							from the main urban																				
										area. The land does																				
										however join																				
			1							neighbouring site																				
			I							QB/022					1															
QB028	Small Tail Farm	- 2.22	green Belt	Call for Sites	Greenfield	Low	58			Level site between 2		unsuitable																		
	Preserverance		ľ							roads. It s however																				
	Road		1							detached from the main																				
			I							urban area of					1															
			1							Queensbury and not																				
			1							considered suitable																				
QB/029	Roper Lane -	1.93	Green Belt	Call for Sites	s Greenfield	Low	61			The site is not attached		Unsuitable		İ			1					1	1	1	1				0	
	Queensbury			1]			to the edge of the main																				
										urban area and is thus																				
			1							not considered currently																				
										suitable																				
			1	1	- 1		1			04114010			1	1	1		1				1	1	1	1						1