





SHLAA 3 - SHIPLEY

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	Trajectory 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							
SH/011	Salts Mill Road, Saltaire, Shipley	1.79		Call for Sites	Previously Developed Land	medium high	120.5			Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business. Site was promoted for residential use by an agent but appears to be being re used with recent permissions for business. The buildings still have conversion potential but no units currently appear in the trajectory		Suitable Now	Uncertain	Not Achievable																		0						
SH/012	Dockfield Road	3.63		Urban Capacity	Previously Developed Land	Low	96			Level site bounded by canal and railway line. The site has no road access at present, bridge needed over canal will be needed to bring the site forward. The site is currently for sale and could be developed in the longer term assuming access can be delivered but no units have presently been applied to the trajectory		Potentially Suitable - Physical Constraints	Yes	not Achievable																		0						
SH/017	Lower Holme Mill, Otley Road	1.21		Housing Land Register	Previously Developed Land	n/a				Cleared site with permission for retail use, with activity on site. All units removed from trajectory and the site will be deleted from the SHLAA		Suitable Now	Unavailable	Not Achievable																		0						
SH/037	Hollin Hall Farm, High Bank Lane, Shipley	4.18	Green belt	Call for Sites	Greenfield	Low	109.5			Scubby unused land off narrow unsurfaced road. Land borders steeper wooded bank on High Bank Lane. Access will need to join High Bank Lane which is steep with limited forward visibility. Its poor access and lack of an alternative means that the site is unlikely to be achievable		Potentially Suitable - Local Policy Constraints	Yes	not Achievable																		0						
<b>SITES UNSUITABLE FOR RESIDENTIAL DEVELOPMENT</b>																																						
SH/028	Bankfield Farm, Nabwood	1.57	Green belt	Call for Sites	Greenfield	Low	49			Within the green belt, not adjoining the built up area. Quite prominent. However could be combined with site SH/027. Adjoins flood zone 3b boundary but only tiny part of the site within flood zone 3a at the northern end. Western and southern part of the		Unsuitable																				0						
	NEW SITES TO THIS SHLAA																																					