

SHLAA 3 - SILSDEN

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			
SITES WITH PLANNING PERMISSION AND DELIVERABLE																																		
SI/005	Daisy Hill	3.47		Housing Land Register	Greenfield	Actual and approx	105	Detailed permission		Site with detailed permission for 40 units. 14 pre base date (year 3) and 26 post base date(year 4) with access to be provided into the remainder of the site that could accommodate a further 60-70 units (year 6)		Suitable Now	Yes	Deliverable			14	26		30	30	5									105			
SI/016	132 Skipton Road	0.43		Housing Land Register	Previously Developed Land	actual	8	Detailed permission		House with permission in the grounds for 8 new homes		Suitable Now	Yes	Deliverable		8															8			
SI/017	Keighley Road	0.31		Housing Land Register	Previously Developed Land	actual	12	Detailed permission		Former commercial premises with planning permission for 12 houses		Suitable Now	Yes	Deliverable			12														12			
SI/018	Weaving Shed, Waterloo Mills	0.07		Housing Land Register	Previously Developed Land	actual	5	Under construction		Site with permission for 5 units which were underway at the last survey		Suitable Now	Yes	Deliverable	5																5			
DELIVERABLE AND DEVELOPABLE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT BUT SUBJECT TO PLANNING																																		
SI/001	North Dene Road	1.36	Safeguarded Land	SafeGuarded Land	Greenfield	Low	43			Uneven land surrounded by wire and post fencing. Tree Preservation Order adjoins the Eastern boundary.	tree preservation order	Suitable Now	Yes	Deliverable				30	13												43			
SI/002	Breakmoor Avenue, Silsden	1.43		Call for Sites	Greenfield	Low	45			Uneven land partially used for grazing and containing various buildings.Overhead electricity cables cross the site and the shape of the site will restrict number of units achievable. Site is divided in two by North Street.	listed building	Suitable Now	Yes	Deliverable				30	15												45			
SI/003	Brownbank Lane, Silsden	20.44	Safeguarded Land	SafeGuarded Land	Greenfield	Low	536.5			Land off Brownbank Lane, allocated as safeguarded land site. Series of fields uneven in places with mature trees and dry stone walls. The site is divided by Bolton Road, Brown Bank Lane and Hawber lane as well as many footpaths. Electricity cables cross the site and off site infrastructure will be required before the majority of the site can come forward although some development could take place sooner	tree preservation order and proximity to conservation order	Suitable Now	Yes	Deliverable				40	40	40	40	40	40	40	40	40	40	40	40	30	20	20	510	26.5
SI/004	Bolton Road Brown Bank Lane	8.51	Safeguarded Land	SafeGuarded Land	Greenfield	Low	223.5			Uneven fields and former allotments adjoining east of Silsden. Many footpaths cross this site which contains mature trees.Comprehensive development in conjunction with provision of Silsden Relief Road essential before this site can come forward	tree preservation order	Suitable Now	Uncertain	Developable						40	40	40	40	36	20	7.5					223.5			

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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		
SI/006	Hainsworth Road	8.97	Safeguarded Land	Call for Sites	Greenfield	Low	235.5			Level land the majority consisting of fields used for haymaking and grazing. Historic hedgerows run down either side of Hainsworth Lane and should be retained. Mature trees located on field boundaries are protected by tree preservation orders. This is a greenfield site where access needs to come from comprehensive development including relief road.	conservation order, tree preservation order and access	Suitable Now	Yes	Developable								40	40	40	40	40	21	14.5				235.5	
SI/007	Keighley Road, Belton Road	13.13	Safeguarded Land	Call for Sites	Greenfield	Low	344.5			This site consists of a parts of different fields of long grass which have previously been used for grazing. Overhead electricity cable cross the site. The site is prone to flooding from Silsden Beck, with the western half of the site falling within flood zone 3a.	flood risk	Suitable Now	Yes	Deliverable				40	40	40	40	40	40	40	27.5	20	17					344.5	
SI/008	Woodside Road	5.56	Safeguarded Land	SafeGuarded Land	Greenfield	Low	146			Fields separated by mature hedgerows and bounded to the south by the Leeds Liverpool canal. Tree Preservation Orders cover hedgerows and trees within the site. Access onto the site can be gained from two points off Woodside Road although there are current junction issues at Elliot Street which will need to be resolved. Owner intentions are presently unknown	conservation area and tree preservation order	Suitable Now	Uncertain	Developable						40	40	40	22.5	3.5								146	
SI/012	Sykes Lane	2.97	Housing site	Housing Land Register	Mixture	Medium	101	Expired permission		Area of land adjoining Leeds Liverpool, Sykes lane divides site in two. Planning permission has now expired but the site has developer interest which may involve a slightly larger site. Medium yield applied to trajectory from year 4 which is likely to be revised upwards when the site comes forward		Suitable Now	Yes	Deliverable				30	30	30	11											101	
SI/013	Sykes Lane	5.99	Safeguarded Land	SafeGuarded Land	Greenfield	Low	157.5			Land adjoining Leeds Liverpool Canal in use mainly as allotments and allocated as Safeguarded land and employment land in the RUDP. The south west part of the safeguarded land is sited within the floodzone. The site has no current access and its development will be subject to the adjoining land coming forward in advance. Forecasted yield revised	flood risk and conservation area	Suitable Now	Yes	Developable						40	40	40	27.5	10								157.5	

