



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Five Year Housing Land Statement

April 2020 to March 2025

January 2021

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Summary of land Supply position at 31st March 2020

1. Introduction

- 1.1 This 5 Year Housing Land Statement (5YHLS) paper provides an update on the last statement published by the Council in March 2019. It describes the position relating to the scale and nature of the supply of deliverable housing land within Bradford District and the detailed data and assumptions which underpin it.
- 1.2 The Council's previous 5 YHLS indicated a housing land supply position of 2.06 years.
- 1.3 This document provides a robust re-assessment of housing land supply within the District, updating the housing land supply position to a newer base date, and has been produced in accordance with the revised National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG). It draws on a range of monitoring data including outputs from the Council's Land Availability Assessment (LAA) database.
- 1.4 A consultation of a partial review of the Core Strategy was undertaken in the summer of 2019 to address Government changes to the way housing requirements are calculated and have consulted on further planning reform. Until the Government confirms the outcomes of the new proposals which may affect future land supply statements, this assessment of the 5-year land supply position has been carried out in line with current national guidance.
- 1.5 The following sections set out the background to the production of this paper and provide a more detailed breakdown of the requirement and supply sides of the calculation while the Appendices list the sites within the 5-year supply.

2. Background

- 2.1 The National Planning Policy Framework (NPPF) emphasises the Government's objective of significantly boosting the supply of homes indicating that it is important that a sufficient supply and variety of land can come forward where needed. The framework requires Local Planning Authorities (LPA) to identify and update annually a supply of deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement. Both plan making and monitoring have a role in ensuring this happens, by determining the minimum number of homes needed and understanding the land supply annually. The 5-year housing land statement is a material consideration which should be taken into account when dealing with planning applications.
- 2.2 Bradford Council has made progress in putting in place a Local Plan which complies with the NPPF to ensure an adequate supply of land for new homes. The strategic part of the Plan, the Core Strategy, was adopted in July 2017. It covers the period 2013 to 2030 with a District Housing requirement for 42,100 new homes and annual need for some 2,476 homes. Two Area Action plans for the Shipley and Canal Round Corridor and Bradford City Centre Areas, provide local policy and sites for some 6,600 homes and were adopted in December 2017.
- 2.3 This Core Strategy Partial Review (CSPR) considered amongst other things the changes to the standard methodology with regard to the calculation of the housing requirement and the adopted Plan period. More explanation is provided in section 3.3.

3. Calculating the 5 Year Requirement

- 3.1 There are a number of separate elements to the calculation of the 5-year land supply requirement. This section takes each element in turn and explains what assumptions the Council has made. Those elements are:
- The annual housing requirement for the district;
 - Consideration of whether an adjustment is made to take into account any surplus or shortfall in past delivery;
 - Application of a buffer, the level of which depends on the Council's performance against the Government's Housing Delivery test.

The Annual Housing Requirement

- 3.2 Paragraph 73 of the NPPF is clear that the calculation of the 5 year requirement should be based on either the adopted Strategic policies of the Local Plan if those policies are less than 5 years old or the local housing need figure determined by the standard method.
- 3.3 The Core Strategy was adopted in 2017 and it still less than 5 years old. Although it is the Council's view that the housing requirement figure, along with other strategic policies within the Core Strategy should be updated and amended this has yet to be confirmed and validated via the normal process of consultation, engagement, examination by the Planning Inspectorate and finally adoption. The Partial Review of the Core Strategy (CSPR) consulted on an annual housing need for a revised plan period (2020-2037) using the current standard method, but until the review process is more advanced little weight can be given to these revised policies. Therefore, at present it is concluded that the appropriate and NPPF compliant approach in calculating the 5 year land supply required, is to use the adopted Core Strategy figure which is 2476 homes per annum.

Past Delivery – Shortfall

- 3.4 In calculating the 5-year land supply required, the Council has to assess whether there has been a surplus or a shortfall in net completions when compared against planned requirements. Monitoring indicates that there has been a significant shortfall in delivery when compared to the annual requirement set out in the Core Strategy. The total shortfall calculated from the base date of the Core Strategy (April 2013) is 8,588 units as set out in table 1 below.

Table 1 – Planned and actual delivery since 2013 (net)

Year	Planned	Completions	Shortfall
2013/14	2,476	874	1,602
2014/15	2,476	1,134	1,342
2015/16	2,476	907* (1388)	1,569 (1088)
2016/17	2,476	1,488	988
2017/18	2,476	1,642	834
2018/19	2,476	1,689	787
2019/20	2,476	1,010	1,466
TOTAL	17,332	8,744 (9,255)	8,588 (9,069)

*Table shows net new homes reported to Government which includes losses/ demolitions which have taken place since 2013 and published in the official CLG 'net additional dwellings' live tables. For the year 2015/16, an inaccurate net completion figure of 907 was posted which the Council tried to have this changed to the correct figure of 1388 completions but the inaccurate 907 figure remains on public record and is used as part of the Housing Delivery Test assessment. The CLG tables are available at <https://www.gov.uk/government/collections/net-supply-of-housing>.

Addressing the Shortfall

- 3.5 There are two main alternatives to addressing the identified shortfall which involve different assumptions about the period over which that shortfall will be met. This in turn affects the amount by which the core 5-year land supply required is increased. The first option, which is known as the 'Sedgefield method' assumes that the shortfall is and can be addressed in the short term (over the 5 year period) and is therefore added in full to the required quantum. The second option is to assume that the shortfall will be addressed over a longer period (the 'Liverpool method'). This is the method or approach which is taken in this 5-year land supply assessment.
- 3.6 Paragraph: 031 Reference ID: 68-031-20190722 of the National Planning Practice Guidance indicates that *"If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal"*.
- 3.7 At the Core Strategy Examination hearings, the Government Inspector heard evidence on both the Sedgefield approach and an alternative method, the *"Liverpool"* approach, which spreads the past under delivery across the remaining years of the Plan period. The Inspector considered both alternatives against the particular economic circumstances of Bradford and the Core Strategy's commitment to fully meet the housing requirement over the plan period through the identification of sites in the Allocations Development Plan Documents (DPDs) and concluded that the Liverpool approach was the most realistic and appropriate option (see paragraph 83 of the Inspector's Report).

- 3.8 As set out above, the shortfall in delivery since the start of the plan period amounts, to 8,588 units. Resolving this over the remaining 10 years of the Core Strategy plan period (2020-30) indicates an additional 856 units (8,558 / 10) need to be added for each of the 5 years within 5 year period 2020-25

The Level of Buffer to Be Applied and the Housing Delivery Test Result

- 3.9 In addition to the basic requirement the Council is also required to add a buffer, the level of which depends again on past delivery.
- 3.10 NPPF paragraph 73 and the National Planning Practice Guidance indicate that there are 3 different levels of buffer which might be applied ranging from 5% to 20%.
- A 5% buffer to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years
- 3.11 Footnote 39 explains that ‘significant under delivery’ is now measured against the Housing Delivery Test result and is defined as below 85% of the housing requirement used in the Housing Delivery Test.
- 3.12 The Housing Delivery Test results for each Local Planning Authority are published in February each year. The latest result (February 2020) takes into account the net completions for 2018/19 and the previous 2 years. Table 2 below sets out the Housing Delivery Test outcomes and related data-fields. Due to the content of national planning practice guidance, the calculation for the number of homes required through the HDT differs to the Council’s Core Strategy housing requirement. The calculation for the HDT figures is explained in the technical note which accompanies the HDT published results.¹
- 3.13 As can be seen the Housing Delivery Test result stands at 94%. This is a significant increase from the 76% outturn the previous year. The reason for this increase is largely down to the figures for the year 2016/17, which were particularly poor, dropping out of the rolling 3 year calculation. 94%

¹ Ministry of Housing, Communities & Local Government – Housing Delivery Test: 2018 Measurement Technical Note
19th February 2019

delivery means that unlike in the 2019 5-year land supply calculation, the 20% buffer requirement no longer applies. Since the Council are not seeking to fix its land supply position via an annual statement, the relevant buffer to be applied is now 5%.

Table 2 - Housing Delivery Test Result

Number of homes Required			Number of homes delivered			HDT	HDT Consequence
2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	94%	5% Buffer
1,870	1,573	1,695	1,488	1,642	1,689		
5,138			4,819				

Bringing the Elements Together

3.14 The Councils five-year requirement calculation is set out in Table 3. It incorporates:

- An annual housing requirement of 2476 dwellings for years 2020 to 2025;
- A shortfall of 856 dwellings per annum;
- A 5% buffer based on the results from the Governments Housing Delivery Test (published February 2020).

Table 3 - 5 Year housing requirement calculation

A. Base Target (2020-25) @ 2,476pa	=	12,380
B. Annualised Shortfall 856 x 5	=	4,280
Base Target + Shortfall	=	16,660
C. Buffer @ 5% of Base Target + Shortfall	=	833
Total 5 Year Supply Requirement A + B + C	=	17,493

4. Assessing the Supply

- 4.1 In assessing the sites which can be included in the 5 year supply, the NPPF requires that a site should be available and with a realistic prospect that housing will be delivered on the site within 5 years. Annex 2 of the NPPF goes on to say that *“sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years”*. It also indicates that sites with outline planning permission, permission in principle, identified on a brownfield register or in a development plan *“should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”*.
- 4.2 Following a recent case raised by East Northants Council, the Secretary of State confirmed that the definition of a deliverable site can also include *“any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition”*. He also accepted that the two types of sites within the deliverable definition are not closed lists.
- 4.3 In consideration of this clarification it is clear that the first consideration should be whether the site is suitable. A suitable site is one which has no significant constraints as assessed by the criteria and specifically excludes land in the green belt. Detailed site assessment work to determine the final list of preferred allocations for the Local Plan will supplement the initial work done within the SHLAA. Until the Allocations DPD is sufficiently well advanced green belt sites and other sites protected for other non-development uses will not be included on the “suitable” sites list.
- 4.4 In considering whether an un-permissioned but suitable site can be considered deliverable within 5 years the Council have had regard to the following considerations:
- Whether progress is being made toward the submission of a detailed application;
 - Any information provided by land promoters as part of detailed site assessment work for the Local Plan; and
 - Any relevant information about site viability, ownership constraints or infrastructure provision

4.5 In calculating the current deliverable supply, the Council has:

- Reviewed sites under construction
- Reviewed sites where planning permission has lapsed without being implemented.
- Added new sites with detailed planning permission at 31st March 2020
- Reviewed information held on building changes of use where approval is no longer required under planning regulations– permitted development
- Reviewed sites with outline planning permission to determine any further progress in securing detailed approval
- Reviewed other sites to determine whether these should also be considered deliverable and could be added to the 5 year supply
- Where relevant has taken account of delivery questionnaire returns from owners, agents and developers received as part of wider work on the Allocations DPD.

4.6 The Appendix contains lists of those sites which are also considered to be deliverable within 5 years. Evidence has been added to the table to justify their inclusion. As in previous statements the Council has continued to take a cautious approach to the sites included. Future statements will provide further information on additional sites to plug any remaining gaps in the 5year supply and provide further clarity on the nature of the supply which will be brought forward from years 6-10.

4.7 An important part of the process in calculating the 5-year supply of deliverable sites is to forecast when development will begin and thus when new homes will be completed on site together with the expected number each year. The application of the SHLAA methodology in terms of site delivery timings and build rates, have generally been used in the calculation of the delivery of the known supply. This considers matters such as planning decision dates and size of site, which in turn determines lead time for when development is likely to show completions. The potential impact of the global pandemic from Covid 19, has been factored in for this calculation with development build rates adjusted for year 1 (2020/21) to acknowledge expected lower levels of delivery than might normally have been expected. For the 5year supply calculation this only generally affects very large sites where more homes may now have shifted to outside of the 5year period. Local agents web sites advertising land for sale and other intel from landowners, developers and officer knowledge has also been used to better

inform the expected delivery trajectory in the absence of annual site visits not possible due to Covid 19.

- 4.8 Table 4 below summarises the potential supply of new homes from suitable sites of at least 0.20 ha or 5 units expected to be delivered within the first 5 years of the supply and the additional number that could be developed from year 6.

Table 4 - Expected delivery of homes in first 5 years

Typology	Number of Units expected			Net total
	Years 1-5	Years 6-10	Years 11+	
Sites under construction	2,967	698	223	3,888
Sites with detailed (full) permission	2,974	476	0	3,450
Outline Permissions*	210	512		712
Other sites*	967	823		1,435
Total No. units expected	7,118	2,509	223	9,850

**Only includes sites with outline permissions at 31st March 2020 and other sites expected to be delivered with 5 years i.e those with detailed permissions pending at 1st April 2020 which may now have been approved*

- 4.9 Whilst the assessed deliverable supply lies at 9,850 homes, only 7,118 is expected to be delivered in the first 5 years. This is the current 5-year supply. Whilst it is possible that more than 7,118 homes could be completed between 2020-2025, further monitoring of site activity and new permissions will be undertaken to determine whether this continues to be delivered. This will include checking if detailed permissions are under construction, still valid or whether outline permissions are being converted into detailed approvals. Similarly, other sites assessed as suitable in the LAA will be reviewed to determine whether any progress is being made to secure detailed planning permission.
- 4.10 Whilst the appendix and Table 4 provides a summary of sites assessed by the LAA, it should be noted that the size threshold for these sites is 0.20ha or a minimum of 5 units. In line with the approach taken within the adopted Core Strategy no allowance is made in the supply side of this 5-year land supply statement for windfall. The approach to windfall has been

addressed in the Local Plan with an allowance of 300 units from Plan adoption 3.

5. Conclusion

Table 5 - Summary Position

Total Requirement for 2020-24	17,493
Total 5 year supply	7,118
1 year of requirement 17,493/5	3,499
Total 5 year supply/1 year of requirement	2.03 years
Total 5 year supply/Total Requirement	40.7%

- 5.1 The scale of the 5-year requirement has been determined by the assessed need defined in the adopted Core Strategy. The quantum of new homes required (17,493) cannot be met from sites solely with detailed planning permission in place before 31st March 2020. Even factoring in other deliverable sites, there is only 40.7% of the calculated requirement. On best information, for the monitoring period, the 5-year deliverable supply stands at 2.03 years.
- 5.2 The Council is committed to regeneration and already promotes suitable sites for residential development in its brownfield register. The new Local Plan will re set the District Housing Requirement and identify new additional sites for development. This will encourage new planning applications to be made and mean that these sites can be included in future calculations which will ensure the even flow of supply across the Plan period.

APPENDIX - SUMMARY OF LAND SUPPLY POSITION AT 31ST MARCH 2020

			DELIVERY EXPECTATION				
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
Under Construction sites							
AD/023	The Street, Addingham	Brownfield	New Build Houses	5	2		Slow completion@ 1 per year
BA/026	Baildon Golf Club, Moorgate	Brownfield	New Build Houses	5			Work started
BA/029	The Little Blue Orange, Otley Road, Baildon	Brownfield	New Build Houses	3			7 completed
BA/031	Knoll Terrace, Baildon	Brownfield	New Build Houses	4			1 completed
BI/004a	Ireland Street, Bingley	Brownfield	New Build Houses	2			2 completed
BI/006	Keighley Rd, Crossflatts	Brownfield	New Build houses and change of use	10			Work started
BI/012	Lady Lane, Bingley	Brownfield	New Build Houses	5	3		Slow completion@ 1 per year
BI/039	Keighley Road, Bingley	Brownfield	New build apartments	119			Work started
BI/060	Mornington Road, Bingley	Brownfield	New Build/change of use houses	8			Work progressing
BU/021	93 Main Street, Burley	Buildings	Change of use apartments	4			1 completed
CC/023	Conditioning House, City	Buildings	Change of use apartments	133			Work progressing quickly

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
CC/068E	24/26 Canal Rd	Buildings	Change of use apartments	30			
CC/077	Olicana House, Little Germany	Buildings	Change of use apartments	109			49 completed
CC/089	Arndale House	Buildings	Change of use apartments	126			Work started
CC/093	153 Sunbridge Rd	Buildings	Change of use apartments	56			Work started
CC/098	Church Bank	Buildings	Change of use apartments	78			32 completed
CC/102	38-42 Peckover street, Little Germany	Buildings	Change of use apartments	3			3 completed
CC/103	46 Peckover Street, Little Germany	Buildings	Change of use apartments	2			41 completed
CC/107	Wardley House, City	Buildings	Change of use apartments	12			4 completed
CC/117 (was SE/086)	200 Leeds Rd	Buildings	Change of use apartments	10			Work started
CC/118 (was SE/175)	New Augustus and Trust House	Buildings	Change of use apartments	51			49 completed
CO/004	Bradford Road, Cottingley	Brownfield	New Build Houses	3			Well advanced

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
CR/011	Olivers Locks, Canal Road	Greenfield	New Build Houses	300	400	223	77 completed. Delivery expectation moderated
CR/012	Livingstone Road, Bolton Woods	Brownfield	New Build Houses	35			24 complete
CR/049	Otley Road, Shipley	Buildings	Change of use apartments	18			Well advanced
CU/002	Manywells Road, Cullingworth	Brownfield	New Build Houses	46	25		162 completed. Further part subject to new planning approval
EM/015	Fairfield Morton Lane, East Morton	Brownfield	New Build Houses	3			Well advanced
HA/009	Bridghouse Mill, Haworth	Greenfield/Buildings	Change of use apartments and new build houses	61			62 complete
HR/002/3	Bingley Road, Harden	Greenfield	New Build Houses	13			15 completed
IL/036	Owler House, Ilkley	Brownfield	New Build Houses	3			1 completed
KY/005	Spring Gardens Lane Keighley	Greenfield	New Build Houses	4			5 completed
KY/006	Hawkstone Drive, Keighley	Greenfield	New Build Houses	2			Well advanced
KY/008	Shann Lane, Keighley	Brownfield	New Build Houses	30			Work started

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
KY/023	Keighley Rd Exley Head	Greenfield	New Build Houses	87			37 completed
KY/103	Parkwood Rise, Keighley	Brownfield	New Build Houses	5			3 completed
KY/104	Oxford Street, Keighley	Brownfield	New build apartments	8			5 complete
KY/120	80 Cavendish Street, Keighley	Buildings	Change of use apartments	5			Work started
KY/126	Scott Lane, Riddlesden	Greenfield	New Build Houses	4			Work started
KY/127	Canalside, Riddlesden	Buildings	Change of use apartments	15			Work started
KY/168	Skipton Rd, Keighley	Greenfield	New Build Houses	5			Work started
KY/141	Halifax Rd, Keighley	Greenfield	New Build Houses	12			Work started
KY/169	Halifax Road, Keighley	Brownfield	New Build Houses	7			Work started
KY/179	68-70 Cavendish Street, Keighley	Buildings	Change of use apartments	6			Work started
ME/001B	Bingley Road. Menston	Greenfield	New Build Houses	133			Work started-moderated implementation but completion within 5 years

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
ME/020	Otley Road, Menston	Brownfield	New build apartments	71			Site cleared
NE/004	Roundwood Avenue, Ravenscliffe	Brownfield	New Build Houses	47			Work started. Part of larger development completed some time ago
NE/013b	Westfield Lane, Wrose	Greenfield	New Build Houses	10			Well advanced
NE/015a	Harrogate Road, Greengates	Brownfield	New build apartments	28			Well advanced
NE/025a	Simpsons Green, Apperley Bridge	Greenfield	New Build Houses	98			170 complete
NE/038	Moorside Rd, Eccleshill	Greenfield	New Build Houses	360	229		On site
NE/055A	Harrogate Rd/Carr Bottom Rd, Greengates	Greenfield	New Build Houses	15			90 complete
NE/056	Cote Farm Leeds Road, Thackley	Greenfield	New Build Houses	180	39		Work started. Moderated implementation
NE/119	Ashton Walk, Idle	Greenfield	New Build Houses	4			56 completed
NE/148	Harrogate Road, Greengates	Greenfield	New Build Houses	2			43 completed
NE/174	Cavendish Rd, Idle	Brownfield	New Build Houses	12			17 completed

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
NE/175	Newstead Hall, Eccleshill	Brownfield	New build houses	3			3 completed
NE/181	Romanby Shaw, Ravenscliffe	Greenfield	New Build Houses	24			23 completed
NW/019	West Avenue, Sandy Lane	Greenfield	New Build Houses	14			Work started
NW/039	Allerton Lane/Cote Lane	Greenfield	New Build Houses	150			142 completed. Moderated implementation for 1 st year with full completion within 5 years
NW/056	Allerton Road, Girdlington	Brownfield	New Build Houses	6			5 completed
NW/063	Pearson Lane, Girdlington	Greenfield	New Build Houses	3			Work started
NW/067	Saffron Drive, Allerton	Brownfield	New Build Houses	6			Work started
NW/102	Duckworth Lane	Buildings/ brownfield	Change of use and new build houses	4			5 completed
NW/118	Green Lane, Manningham	Brownfield	New Build Houses	14			Site cleared
SE/084	Rooley Lane, Odsal	Brownfield	New Build Houses	5			1 complete- slow delivery 1 per year
SH/055	26-30 Avondale buildings, Shipley	Buildings	Change of use apartments	5			Well advanced

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
SH/070 (was CR/035)	Dock Lane / Canalside, Shipley	Brownfield	New Build Houses	9			69 completed
SI/007A	Belton Rd, Silsden	Greenfield	New Build Houses	133			90 completed in 2019/20
SI/012	Sykes Lane, Silsden	Greenfield	New Build Houses	15			17 completed
ST/006c	Acer Close, Steeton	Greenfield	New build houses	9			Work started
ST/010A	Main Road Eastburn	Greenfield	New build houses	4			143 completed
SW/005a	Westminster Drive, Clayton	Greenfield	New Build Houses	57			42 completed
SW/067	Western Way, Woodside	Mixed	New Build Houses	3			Well advanced
SW/095	Paternoster Square Great Horton	Brownfield	New Build Houses	6			Work started
SW/116	Dunnock Avenue	Brownfield	New Build Houses	5			7 completed
SW/130	Little Horton Lane	Brownfield	New Build Houses	14			Work started
SW/133	Holroyd Hill, Wibsey	Brownfield	New Build Houses	7			6 completed

				DELIVERY EXPECTATION			
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
SW/141	Hastings Street, Wibsey	Brownfield	New Build Houses	5			Work started
SW/143	Poplar Grove	Greenfield	New Build Houses	5			4 completed
SW/149	100 Hollingwood Lane, Great Horton	Buildings	Change of use apartments	5			Work started
SW/152	152-164 High Street, Wibsey	Buildings	Change of use apartments	7			Work started
TH/004	Sapgate Lane, Thornton	Greenfield	New build houses	17			Well advanced
TH/015	James Street, Thornton	Buildings	Change of use apartments	18			Work started
WI/015	Wellington Rd, Wilsden	Greenfield	New build houses	7			Well advanced
TOTALS				2967	698	223	

			DELIVERY EXPECTATION				
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
Sites with valid detailed Planning Approvals at 31st March 2020 (including prior notifications for permitted development)							
AD/002A	Parsons Lane	Greenfield	New Build Houses	6			Submission of details approved. Expires 2022
BA/027	Prod Lane	Brownfield	New Build Houses	5			Expires 2022
BA/030	Baildon Mills	Buildings	Change of use apartments/ new build houses	56			Buildings have been emptied and some site preparation.
BA/032	Newton Way, Baildon	Brownfield	New Build Houses	8			Expires 2023
BI/031	Mornington Rd, Bingley	Greenfield	New build apartments	0	16		Detailed Permission expired June 2020. Site is for sale and will need new approval
BU/011	Greenholme Mill, Burley	Greenfield/ Buildings	New Build houses/ change of use apartments	89			Detailed amendments under consideration
CC/003	Hamm Strasse, City	Brownfield	New build apartments	160	6		Expires 2021
CC/012	Sunbridge Rd, Goitside	Brownfield	Change of use apartments	64			Expires late 2020
CC/067B	5 Cheapside, City	Buildings	Change of use apartments	5			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
CC/067C	6 Piccadilly, City	Buildings	Change of use apartments	8			Expires late 2020
CC/067D	8/10 Piccadilly, City	Buildings	Change of use apartments	34			Expires 2021
CC/067E	12 Piccadilly, City	Buildings	Change of use apartments	13			Expires late 2020
CC/068B	34 Canal Rd, City	Buildings	Change of use apartments	33			Prior Notification
CC/068C	36 Canal Rd, City	Buildings	Change of use apartment	45			Prior Notification
CC/086	43 Darley Street, City	Buildings	Change of use apartments	9			Expires 2022
CC/101	Well Street, Little Germany	Buildings	Change of use apartments	59			Prior Notification
CC/106	Upper Millergate, City	Buildings	Change of use apartments	32			Prior Notification
CC/108	Hollings Mill, Goitside	Buildings	Change of use apartments	89			Prior Notification
CC/110	George Street, City	Buildings	Change of use apartments	28			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
CC/111	17a Westgate, City	Buildings	Change of use apartments	9			Prior Notification
CC/112	19 Peckover Street, Little Germany	Buildings	Change of use apartments	26			Prior Notification
CC/115	77/93 Westgate and Baptist Street	Buildings	Change of use apartments	41			Prior Notification
CR/038	Valley Rd, Shipley	Brownfield	New Build Houses	38			Expires 2021
CR/051	New Victoria Hotel, Bolton Woods	Buildings	Change of use apartments	5			Expires 2022
DH/001	Halifax Rd	Greenfield	New Build houses		17		Unfinished site with extant permission. Currently for sale
EM/016	Street Lane, East Morton	Greenfield	New Build Houses	3			Expires 2022
HA/017	Chapel Works, Haworth	Buildings	Apartments	9			Further application pending
HA/033	Clevedon Street	Buildings	Change of use apartments	7			Expires 2021
IL/005	Ashlands Rd, Ilkley	Greenfield	New Build Houses	14			Includes commercial unit
IL/038	Leeds Rd, Ilkley	Buildings	Change of use apartments	5			Expires 2023
KY/007	Shann Lane, Keighley	Greenfield	New Build Houses	120	8		Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
KY/058	Park Lane, Keighley	Greenfield	New Build Houses	61			Expires 2022
KY/061	Broom Street, Keighley	Greenfield	New build houses	12			Expires 2021
KY/072	Hainworth Lane, Ingrow	Brownfield	New build houses	20			Expires late 2020
KY/090	Woodhouse Rd, Keighley	Brownfield	New build houses	8			Expires 2023
KY/096	Elmwood Terrace, Bracken Bank	Brownfield	New build houses	6			Site prepared
KY/139	Castle Mills, Becks Rd	Brownfield	New Build Houses	66			Site with revised approval for 6 of the 66
KY/162	Dalton Lane	Buildings	New Build Houses	5			Site prepared
KY/165	Parkwood Rise, Parkwood	Greenfield	New build apartments	15			Expires late 2020
KY/166	Back Eric Street, Keighley	Brownfield	New build houses	5			Expires 2022
KY/178	396/98 Skipton Rd, Utley	Buildings	Change of use apartments	6			Expires 2022
KY/180	Royd Street, Beechcliffe	Buildings	Change of use apartments	9			Expires 2022
KY/181	North Street, Keighley	Buildings	Change of use apartments	5			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
ME/021	15 Main Street, Menston	Brownfield	New build houses	3			Expires 2022
NE/006B	Westfield Lane, Idle	Greenfield	New Build Houses	26			Expires 2021
NE/014	Fagley Croft, Fagley	Brownfield	New Build Houses	8			Expires 2021
NE/024	Crimshaw Lane, Bolton Wood	Greenfield	New Build Houses	12			Expires 2022
NE/039	Fagley Rd, Fagley	Green	New build houses	128			Expires 2021. Moderated implementation for year 1 but completion in full within 5 years
NE/147	Thackley Grange, Thackley	Brownfield	New Build Houses	14			Expires 2021. Site has been cleared
NE/153	114 Undercliffe Rd	Brownfield	New build houses	7			Expires 2011
NE/162	Stockhill Rd, Greengates	Brownfield	New Build Houses	8			Expires late 2020. Site has been cleared
NE/170	Peel Park Hotel, Barkerend	Buildings	Change of use apartments	5			Expires 2020
NE/172	Sycamore Close	Brownfield	New Build Houses	25			Expires 2022
NE/176	1222 Leeds Rd, Bradford Moor	Buildings	Change of use apartments	9			Expires 2021

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
NE/178	Haigh Hall Rd, Greengates	Brownfield	New build houses	6			Expires 2022
NE/179	Ravenscliffe Avenue, Ravenscliffe	Brownfield	Change of use apartments	15			Prior notification
NE/180	78 Westfield Lane, Idle	Brownfield	New build houses	5			Expires 2023
NW/013B	Newport Rd, Manningham	Brownfield	New build houses	9			Expires 2022
NW/026A	Ivy Lane, Allerton	Greenfield	New Build houses	104			Expires 2022
NW/028	Chellow Grange Rd, Heaton	Greenfield	New build houses	98			Expires 2022. 100% affordable
NW/036	Whitburn Way, Allerton	Brownfield	New build houses	23			Expires 2021
NW/038	Allerton Lane, Allerton	Brownfield	New build houses	9			Site cleared. Expires June 2020- to be monitored to determine if started
NW/051	Ashwell Farm, Heaton	Greenfield	New build houses	27			Expires July 2020. Monitoring will determine if started
NW/074	Hill Top Lane, Allerton	Brownfield	New build houses	5			Expires 2022
NW/076	North Park Drive, Heaton	Buildings	Change of use apartments	15			Expires 2022. Permission for self contained and studio

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
							apartments -15 units equivalent
NW/113	Nessfield House, Manningham	Brownfield	New build apartments	5			Expires August 2020. To be monitored to determine if started
NW/114	Lily Street, Manningham	Brownfield	New build houses	7			Expires late 2020, but new application pending
NW/115	Chellowfield Court, Heaton	Brownfield	New build apartments	9			Expires 2021
NW/116	Rutland House, Manningham	Buildings	Change of use apartments	18			Prior Notication
NW/117	9 Eldon Place	Buildings	Change of use apartments	8			Expires May 2020. Monitoring to determine if started
NW/122	Thorn Lane, heaton	Brownfield	New build/change of use apartments	240	120		Expires 2022
NW/127	246 Manningham Lane	Buildings	Change of use apartments	5			Expires 2022
OX/019	Oxenhope Social Club	Brownfield	New build houses	5			Expires 2022
QB/019	Commercial Street, Queensbury	Greenfield	New build houses	9			Expires 2021
QB/047	Bradshaw View, Queensbury	Brownfield	New build houses	5			Expires 2023
QB/048	Thornton Rd, Queensbury	Greenfield	New build houses	5			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
SE/088	Sugden Street, Low Moor	Buildings/greenfield	Change of use and new build houses	5			Expires 2022
SE/108	Woodside Rd, Wyke	Greenfield	New build houses and apartments	7			Permission includes a care home, expires 2022
SE/142	Flockton Rd, Bowling	Brownfield	New build houses	30			Expires 2021
SE/143	Flockton Rd, Bowling	Brownfield	New build houses	16			Expires 2021
SE/176	Fenby Avenue	Greenfield	New build houses	8			Expires late 2020
SE/180	64 Tong Street	Buildings	Change of use apartments	7			Expires late 2020
SE/184	Dunsford Avenue, Bierley	Buildings	Change of use apartments	6			Permission includes a shop, expires 2022
SE/185	Land north of Titan Centre, Wyke	Brownfield	New build houses	8			Expires 2022
SH/054	Hollins Lane, Shipley	Greenfield	New build houses	5			Expires 2022
SH/066	Dock Lane	Land	New Build	6			Expires 2022
SH/069 (was CR/030)	Atkinson Street, Shipley	Buildings	Change of use apartments	6			Expires 2022
SI/002	Bolton Rd, Silsden	Greenfield	New build houses	57			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
SI/005C	Middleway, Silsden	Greenfield	New build houses	13			Expires 2022
SI/028	Greengate, Silsden	Brownfield	New build houses and apartments	6			Expires 2022
SW/021A	Woodlands Rd, Clayton Height	Greenfield	New build houses	12			Expires 2022
SW/038	St Andrews Mill, Legrams Lane	Buildings	Chang of use apartments	49			Prior notification
SW/049	Park Rd/Manchester Rd	Brownfield	New build apartments	320	234		Expires 2022
SW/061A	Northside Rd, Gurlington	Brownfield	New build houses	120	47		Expires 2022
SW/068	Legrams Lane	Brownfield	New build houses	20			Expires 2021
SW/075	Scholemoor Rd, Lidget Green	Brownfield	New Build houses	5			Expires 2021
SW/085	Legrams Lane, Little Horton	Brownfield	New build apartments	8			Includes shop. Expired May 2020, monitoring required to determine if started
SW/093	Leaventhorpe Hall, Thornton	Greenfield	New build/change of use houses	30			Expires 2022

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
SW/147	Grafton Street, Parkside	Brownfield	New build houses	46			Demolition of blocks largely completed. First units expected in year 2
SW/151	141 Woodhead Rd, Great Horton	Buildings	Change of use apartments	8			Expires late 2020, monitoring required to determine start
SW/153	Swarland Grove, Parkside	Brownfield	New build houses	63			Demolition of blocks largely completed. First units expected in year 2
SW/154	Princeville Rd,	Greenfield	New build houses	7			Expires 2021
SW/163	Pasture Walk, Clayton	Brownfield	New build apartments	6			Expires 2023
TH/017	Cliffe Lane, Thornton	Greenfield	New build houses	4			Expires 2022
TH/031	269 Thornton Rd	Buildings	Change of use apartments	4			Expires 2021
WI/012	St Matthews Close, Wilsden	Greenfield	New build houses	6			Expires 2022

				DELIVERY EXPECTATION			
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
TOTALS				2974	476	0	
Sites with outline permissions expected to start within 5 years (does not include all sites with outline permission)							
BI/008	Sty Lane, Bingley	Greenfield	New build houses	80	360		Detailed application pending
NW/007	Spring Bank Place	Greenfield	New build houses	14			Detailed application pending
NW/032	Chellow Lane, Daisy Hill	Greenfield	New build houses	6			Detailed application pending
NW/111	Oak Avenue	PDL	Change of Use	12			Application pending
SE/109	Shetcliffe Lane, Bierley	Greenfield	New Build houses	30	76		Site has developer interest subject to detailed permission
SI/020	Keighley Rd, Silsden	Brownfield	New build houses	80	76		Detailed application pending at base date
				210	512		
Other sites considered deliverable and expected to start within 5 years (does not include all sites)							
AD/022	Church Street, Addingham	Brownfield	New build	8			Site to be brought to market in 2021

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
BI/026	Crossley View	Brownfield	New build houses	93			Detailed permission pending- approval expected. Site has been cleared
BI/038	Marley Court, Crossflatts	Brownfield	New Build houses	19			Detailed application pending at base date- approved December 2020
	Sun Public House, Cottingley	Brownfield	Change of use and new build	18			Permission approved after base date
CU/001	Halifax Rd, Cullingworth	Brownfield	New build	30	23		Principle of development established by former permission. Detailed application pending
CC/047	Highpoint, Westgate, City	Buildings	Change of use apartments	60	27		Prior Notification confirmed after base date
CC/068D	39-41 Bolton Rd	Buildings	Change of Use apartments	60	34		Prior notification confirmed after base date
CC/068G	Mill Street, City	Buildings	Change of use apartments	27			Prior notification confirmed after base date
DH/016	Station Rd, Denholme	Brownfield	New Build houses	60	12		Principle of development established by earlier application. Detailed

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
							application approved post base date
HA/005	Ebor Mills Haworth	Buildings/ Brownfield	New build and change of use houses and apartments	30	8		Detailed application pending at base date - approved August 2020
HA/010	Ivy Bank Lane, Haworth	Brownfield	New build	34			Principle of development established Technical matters agreed. Of interest to housebuilder with expectation of reserved matters and delivery within 5 years
KY/019	Holme Mill Lane, Keighley	Greenfield	New build	30	72		Appeal upheld. Detailed application expected
KY/049	Bradford Rd, Riddlesden	Brownfield	New build	14			Detailed application pending- approval expected
KY/054	Moss Carr Rd	Greenfield	New build	30	73		Detailed application pending at base date
KY/081	Woodhouse Road	Greenfield	New Build	20	4		Developer progressing plans to bring site forward
KY/182	Woodville Rd, Utley	Greenfield	New build	7			Detailed application pending at base date

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				YEARS 1-5	YEARS 6-10	YEARS 11+	
							and approved June 2020
ME/003	Derry Hill, Menston	Greenfield	New build	40	121		Principle of development established by RUDP-detailed applications now pending
NE/013C	Westfield Lane, Wrose	Greenfield	New Build	30			Detailed application expected
NE/035	Barkerend Mill, Barkerend	Buildings/brownfield	Change of use and new build	40	110		The site has developer interest Application pending
NE/182	Blakehill Works, Idle	Brownfield	New build	14			Detailed permission approved after base date
NW/002	Lumb Lane	Brownfield	New Build	40	89		Site with developer interest- approaches made to Council with detailed application expected
NW/073	Church Street, Manningham	Brownfield	New build	10			Detailed permission approved after base date

SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	DELIVERY EXPECTATION			COMMENT
				YEARS 1-5	YEARS 6-10	YEARS 11+	
NW/126	Site of Anvil Court, Church Street, Manningham	Brownfield	New build	30			Detailed permission approved after base date
NW/130	29 Springfield Place, Manningham	Buildings	Change of use apartments	5			Detailed application pending
SE/014	Spenn View Lane, Bierley	Greenfield	New build	60	40		Principle of development established by RUDP. Detailed application pending on part of site. Site can accommodate more homes than shown
SE/092	Upper Castle Street	Greenfield	New build	9			Detailed permission in place after base date
SH/060	Shipleigh East- Crag Road	Greenfield	New Build	30	48		Developer progressing plans to bring site forward

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				YEARS 1-5	YEARS 6-10	YEARS 11+	
SH/067	Leeds Road	Brownfield	Change of use and new build	30	30		Developer progressing plans to bring site forward
ST/023	Holly Fold, Eastburn	Greenfield	New build	11			Detailed planning permission approved subject to S106 with expectation that this will be signed
SI/027	Dradishaw Rd, Silsden	Brownfield	New build	7			Detailed application pending which addresses earlier concerns raised
SW/005B	Westminster Avenue, Clayton	Greenfield	New build	30	30		Principle of development established by RUDP. Adjacent site is well advanced with detailed application expected for second phase of development

				DELIVERY EXPECTATION			
SITE REF	ADDRESS	SITE TYPE	DEVELOPMENT TYPE	YEARS 1-5	YEARS 6-10	YEARS 11+	COMMENT
SW/035	Mumby Street, Gurlington	Brownfield	New build	40	135		Principle of development established by expired permission. Site has developer interest with application expected. Most of units outside of years 1-5
SW/122	Church Street, Buttershaw	Brownfield	New build	10			Detailed application pending
SW/148	Cousen Rd, Lidget Green	Brownfield	New build	11			Detailed application pending
WI/002	Crooke Lane, Wilsden	Mixed	New build	10			Site has developer interest- approach made to Council
Totals				967	823		

