

Local Plan for the Bradford District

Allocations Development Plan Document

Issues and Options

BRADFORD URBAN AREA (REGIONAL CITY) SUB AREA

Strategic Context, Land Supply and Consultation Questions



May 2016

This page has been left intentionally blank

CONTENTS

		Page
1.	INTRODUCTION	4
2.	BACKGROUND – THE NEW LOCAL PLAN FOR THE BRADFORD DISTRICT	5
3.	THE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)	7
4.	EVIDENCE BASE	10
5.	BRADFORD STRATEGIC PLANNING CONTEXT	15
6.	Bradford North East	20
7.	Bradford North West	31
8.	Bradford South East	43
9.	Bradford South West	60
10.	Shipley	77

TABLES

		Page
1.	Bradford North East - Possible Development Sites	21-26
2.	Bradford North West - Possible Development Sites	33-36
3.	Bradford South East - Possible Development Sites	44-50
4.	Bradford South West - Possible Development Sites	61-67
5.	Shipley - Possible Development Sites	78-79

1. INTRODUCTION

- 1.1 The Council is preparing a new Local Plan for the district. The plan will shape key decisions such as where new homes, jobs and infrastructure are located and which areas and green spaces are protected.
- 1.2 The Council are currently conducting consultation and engagement on the one of these documents – the Allocations Development Plan Document (DPD).
- 1.3 This paper is one of several which have been published by the Council. It sets out some of the strategic policies which will shape the content of the Allocations DPD and some of the key studies and evidence which have been prepared so far.

However its main purpose is to show, for each settlement,

- a list and maps of possible development sites which might be allocated as housing, gypsy & traveller or employment sites, and seek views on the most appropriate future use of these sites;
- maps of current employment zones (where applicable) and seek views on whether these zones and their boundaries are appropriate;
- maps of currently designated green spaces and seek views on whether these spaces should continue to be protected and whether there are other spaces which need protecting;

The document lists a number of questions on which the Council are seeking views.

- 1.4 Further papers and consultation resources are available to view on the Council's website at:
https://www.bradford.gov.uk/bmdc/the_environment/index
then click;
 - The Development Plan for Bradford
 - Development Plan Documents

These include requests for additional evidence which people think may be relevant and consultation dates. An Interactive map which shows sites and boundaries in more detail is also available which also provides the opportunity to comment on these areas by using the comment tool provided. A further paper comment form is also available.

2. BACKGROUND – THE NEW LOCAL PLAN FOR THE BRADFORD DISTRICT

- 2.1 Planning involves making decisions about the future of our cities, towns and countryside – where we work, where we live, where we play and how we are able to get to these destinations. It involves planning ahead to ensure that services, utilities and infrastructure are available where they are needed and attempting to balance different needs and goals ranging from our desire for development, growth and regeneration to our desire to protect and conserve and enhance our built and natural environment.
- 2.2 In order to achieve these objectives, all Councils are required by law to produce a statutory development plan for their area. The Government requires that all such Plans are:
- Positively prepared i.e. meeting the development needs of the area;
 - Justified i.e. the most appropriate approach when considered against the reasonable alternatives, based on proportionate evidence ;
 - Effective i.e. deliverable
 - Consistent with national policy i.e. including National Planning Policy Framework (NPPF)
- 2.3 Plan making involves the process of combining research and analysis with engagement and consultation with all who have a stake in making our district a great place and in the process producing a framework of policies and proposals to guide future decisions on where development will take place and in what form. Ultimately, plan making is aimed at creating sustainable and vibrant communities and places.
- 2.4 The last plan that the Council produced – the Replacement Unitary Development Plan (RUDP) – was adopted in 2005 and is still in force but is being gradually replaced by a suite of new plans over the next few years which will together be known as the **Local Plan**. This new Local Plan will address the needs of the district over the period to 2030.
- 2.5 The different components of the new Local Plan for the Bradford District are outlined below. The strategic part of the Local Plan – the **Core Strategy** – is nearing completion and determines the overall strategy for the district. This includes making an assessment of how many new homes will be needed and outlining the broad pattern and distribution of housing and economic growth and development across the district*.
- 2.6 The Council are preparing 4 additional Local Plan documents which will implement and develop the policies within the Core Strategy (see figure 1). Most significantly these 4 documents will identify or allocate sites for development and designate areas of environmental value such as green spaces which will be protected from development.
- 2.7 This paper and the current consultation concerns, the **Allocations Development Plan Document (DPD)**. This document covers the Regional

City (main urban area of Bradford and Shipley) with the exception of the Bradford City Centre and the Shipley & Canal Road Corridor which includes Shipley Town centre. These 2 parts of the District are the focus of key regeneration priorities in the District and are covered by separate Area Action Plans (AAPs and have been consulted upon separately. Please use the following links:

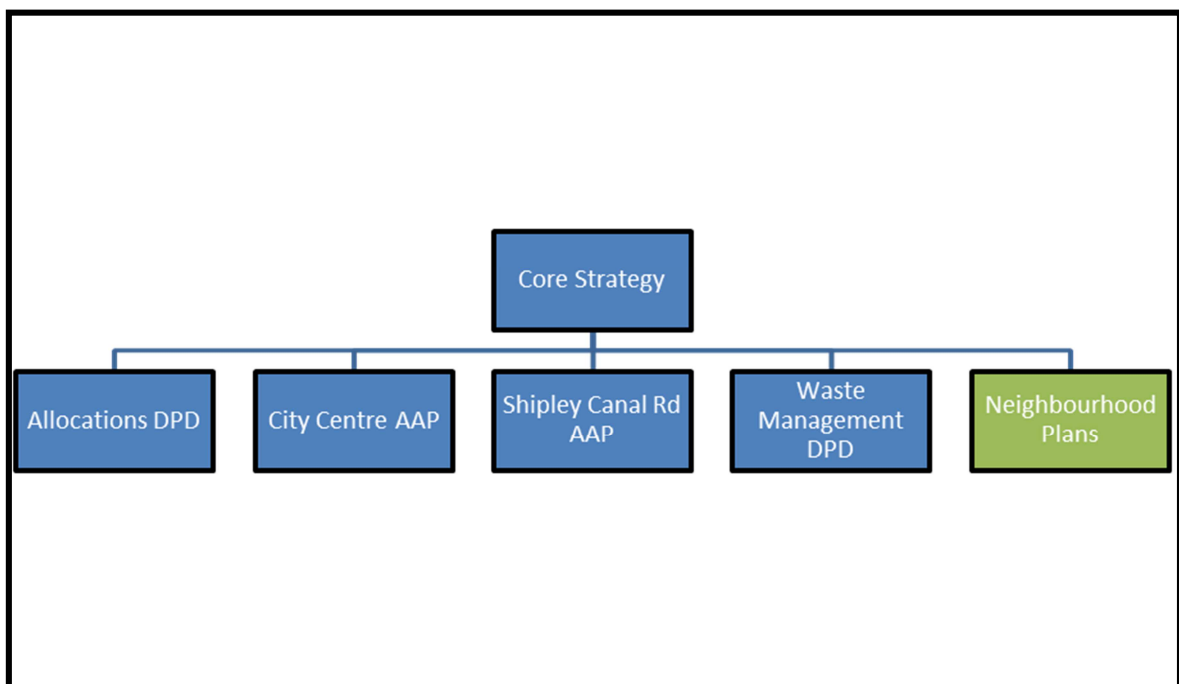
https://www.bradford.gov.uk/bmdc/the_environment/index

then click;

- The Development Plan for Bradford
- Development Plan Documents
- Bradford City Centre Area Action Plan DPD
- Shipley and Canal Road Corridor Area Action Plan DPD

***It is important to stress that the Allocations DPD is not re-assessing strategic policies contained within the Core Strategy. The Council are therefore not consulting on the district wide housing requirement of 42,100 and is not consulting on the housing development targets within each settlement. It is however consulting on how and where those development levels should be accommodated.**

Figure 1: The New Local Plan For the Bradford District



2.8 In addition to the Local Plan documents being prepared by the Council, some local communities are in the process of preparing Neighbourhood Development Plans. These Plans, once adopted by the Council, have the same legal status as the Local Plan. Neighbourhood Plans are required to plan positively to support the needs of their areas and their content must be in conformity with the strategic policies within the Local Plan.

3. THE ALLOCATIONS DPD

- 3.1 The Allocations DPD once adopted will need to ensure it has allocated sufficient development sites to meet the housing and employment targets set out within the Core Strategy. It will also identify where key infrastructure improvements such as schools necessary to support development are required and identify a network of green spaces important for their visual, recreational, landscape and biodiversity value. It will also identify sufficient appropriate sites to meet the needs of Travellers and Travelling Show persons in accordance with Core Strategy Policy HO12 and outline those areas which will be protected for economic growth. In achieving this it will need to review and amend the current Green belt boundary, existing employment zone boundaries and review and update the current network of greenspaces identified in the RUDP.
- 3.2 This current consultation seeks to gauge public view on which sites should be chosen for development and which should not. While in many cases concerns will focus on the issue of where new housing and employment development may be located, the Council is equally keen to receive comments on how best to ensure that each area retains the most important areas of greenspace and also whether there is a need for new facilities to support growth.
- 3.3 Four sub areas are defined by the Core Strategy and are shown in figure 2. These are:
1. The **Regional City** - which includes, the main urban extent of the city of Bradford and its suburbs including Shipley and Lower Baildon but excluding the City Centre and the Shipley and Canal Road Corridor which includes Shipley town centre
 2. **Airedale** – which includes the towns, Keighley and Bingley, larger settlements of Silsden and Steeton with Eastburn and the smaller villages of East Morton, Cottingley and Baildon.
 3. **Wharfedale** –Ilkley, Burley in Wharfedale, Menston and Addingham
 4. The **Pennine Towns** of Thornton and Queensbury, together with the smaller villages of Cullingworth, Denholme, Wilsden, Harden, Haworth, Oakworth and Oxenhope.
- 3.4 This background paper sets out the key issues which the Allocations DPD will need to address with regard to the settlements within the Regional City sub area. The Regional City is divided into 7 areas including the City Centre it's the Canal Road Corridor. Land use planning in the City Centre is contained in the City Centre Area Action Plan (AAP). The Canal Road Corridor and Shipley Town Centre areas are covered by the Shipley and Canal Road Corridor Area Actions Plan (APP). Neither AAP referred to, is covered by these documents. This document deals with future land use planning in the other 5 areas of the Regional City which are Bradford North East, Bradford North West, Bradford South East, Bradford South West and Shipley.

3.5 This Issues and Options consultation is seeking views on the following questions:

- Whether the proposed scope of the Allocations DPD is correct. Does it contain the right subjects and policy areas;
- Where new homes, traveller accommodation, employment, retail use or community facilities should be located *i.e. what are the best site options to meet the development targets and policy requirements set out within the Core Strategy*;
- Whether there are any sites which should be prioritised for development in the early part of the plan period, or alternatively whether any should be held back for development later in the plan period (which runs to 2030);
- Whether there are any other suitable development sites which are not on the Council's initial lists and database - a separate '*Call for Sites suggestion form*' form is available for landowners, developers and members of the public to propose such additional sites;
- Whether the best way of meeting development targets within a given settlement or sub area would be to focus on a few large sites or spread and disperse development among a larger number of smaller sites;
- Whether local density targets should be set for some settlements;
- If any changes need to be made to how current employment zones are defined;
- Whether the areas currently protected as open space are still important and whether there are other areas which should also be protected.

3.6 On receipt of comments a report on the consultation will be produced. The Council will consider all the comments received and will gather evidence, and undertake technical appraisal of sites and options before producing a preliminary draft of the Allocations DPD on which it will conduct further public engagement.

Figure 2



4. EVIDENCE BASE

4.1 **Introduction**

4.1.1 The following section contains an outline of some of the key items of evidence which the Council have produced so far and which have informed the Core Strategy and which have assisted in the compilation of the site options which form part of this consultation. It is important to stress however that they are only part of the Council's evidence base. A whole series of other evidence base documents such as a Strategic Flood Risk Assessment have been produced and further evidence will be gathered to inform the Allocations DPD. Further information can be obtained by referring to the evidence base section of the Council's Local Plan web pages at:

https://www.bradford.gov.uk/bmdc/the_environment/index

then click:

- The Development Plan for Bradford
- Evidence Base

4.1.2 In addition the Council has issued a 'Call For Evidence' and thus welcomes submission of any information, data, studies, or site proposals and plans which people consider relevant to the Allocations DPD.

4.2 **The Strategic Housing Land Availability Assessment (SHLAA)**

4.2.1 The SHLAA is a technical study which looks at the availability of land in the District and how much of this land would be suitable and viable (developable), for new homes. Its purpose is to make a calculation of the possible number of new homes that could be provided in each settlement, the type of land and the constraints affecting this supply. The SHLAA provides background evidence to inform both the strategic element of the Local Plan - the Core Strategy, and the Allocations DPD. It is not a policy document in its own right but a study that has helped to inform the decisions made regarding the number of new homes which each settlement will be asked to accommodate up to 2030. The SHLAA was undertaken with the help of a working group with expertise in housing delivery.

4.2.2 The SHLAA identified a number of sites as *suitable now*, this includes sites both with planning permission for new homes and other sites which could come forward under the RUDP, subject to planning permission. No assumption will be made to automatically allocate any of these SHLAA sites for housing or other uses in the Local Plan without further assessment and consultation unless they are already under construction. Other sites were assessed in the SHLAA as *potentially suitable* where local policy constraints such as greenspace or green belt designations affected all or a significant part of their areas. All such potentially suitable sites will be considered for allocation. Some SHLAA sites were categorised as unsuitable or not achievable. These sites will also be considered as the reasons and circumstances which led to their SHLAA categorisation could have changed.

4.2.3 This Allocations DPD consultation therefore includes **all** available sites assessed within the SHLAA process including those which were ruled out not developable or not suitable by the SHLAA. There are two reasons for this – firstly because the SHLAA analysis is a snapshot in time and the circumstances behind each site such as site availability can change. Secondly their inclusion will allow full and proper consideration by the community of all potential options and test and review the validity of the assessments made in the SHLAA.

4.3 **Gypsy & Traveller Accommodation Needs Assessment**

4.3.1 The Gypsy and Traveller Accommodation Assessment, completed by consultants arc4 in July 2015, assesses and analyses the housing needs of Gypsies and Travellers and Travelling Showpeople across the district. Having undertaken a range of analysis and interviews with stakeholders and community members the study concluded that there was the following need for new accommodation:

- 39 pitches for gypsy and traveller communities; and
- 7 pitches for transit accommodation; and
- 45 plots for travelling showpeople

4.3.2 Although the study indicates that sites in a variety of locations and of a range of types and tenures will be required it does not examine in detail where provision would be best located. The Council are therefore keen to hear the views of communities and stakeholders on the type and size of sites and the areas where need would best be provided in addition to any suggested specific sites which should be considered.

4.4 **Economy and Jobs**

4.4.1 The Government requires that all Local Plans are informed by evidence and understanding of the local economy. To this end the Council produced an Employment Land Review (ELR). This analysed the Districts current land supply and provided an overview of the economic structure to determine future need and demand. The study reviewed market and property trends and provided a projected figure of future jobs growth and related employment land needs. The ELR informed the formulation of policies and targets within the Core Strategy and also provided an initial steer on the types of development and locations which should be accommodated within the Allocations DPD.

4.4.2 The ELR distinguished between need and supply of the following types of land:

- B1 – Business Uses, Offices and Light Industry
- B2 - General Industry
- B8 – Storage and Distribution (wholesale warehouses and distribution centres)

4.4.3 The Employment Land Review and its update used the projected jobs growth outputs from the Yorkshire & Humber Regional Econometric Model (REM) to assess the likely scale of need for new employment land. Over a period the outputs and results produced widely differing results. The Council have therefore also assessed average take up rates for employment land as an indicator of the most appropriate levels of future land release. On this basis it is estimated that the district will need to allocate 135 ha of employment land for the period to 2030.

4.4.4 The key conclusions of the latest ELR (October 2011) were that:

- The remaining supply of employment land (107ha) was not entirely suitable for modern economic development requirements as many sites are too small, have difficult physical constraints or are located in those areas of the District where there is little demand for new employment uses.
- Future economic development will be focused in the main urban area of Bradford, particularly in the southern sector of the city, in Airedale and in proximity to the Principal towns of Keighley and Ilkley.

4.4.5 Undeveloped sites in the ELR, has informed the list of possible development sites in this consultation. As with other sites already assessed in the SHLAA as potential housing sites, no assumption will be made to allocate them for employment use, if an alternative more appropriate use is suggested.

4.5 **City, Town, District and Local Centres**

4.5.1 An analysis of the District's Retail Portfolio was undertaken by consultants White Young and Green (WYG) and the latest update was published in May 2013. The Council also produces a Retail Floorspace Monitoring Report of all centres across the District on an annual basis. It is concluded that overall, the District has a relatively healthy retail portfolio. The RUDP recognised that there are a number of areas across the District with a retail focus and has protected these areas from being lost to other uses. The Allocations DPD will continue with this role and will engage with the public outside of this current consultation.

4.6 **Green Infrastructure (GI)**

4.6.1 Natural England have carried out work to produce a consistent evidence base for GI in the Region. This starts to define multi-functional networks of spaces and identifies the river corridors of the Aire and the Wharfe as regional GI corridors and the South Pennine Moors as a strategic asset.

4.6.2 At the sub-regional scale, the Leeds City Region has published in September 2010 a Green Infrastructure Strategy to ensure that future growth is underpinned and supported by high quality green infrastructure. The strategy maps existing aspects of the natural environment and suggests how this can be enhanced and new features added in order to increase the number of

benefits. The Council will undertake further work as appropriate to inform the detailed approach within the Allocations DPD.

4.7 **Recreation, Sport and Open Space**

4.7.1 The Core Strategy's policies and approach to greenspace was informed by:

1. Natural England's accessible natural greenspace standards (ANGst) – see Core Strategy Appendix 9 - they are also so health related and based on the premise that everyone should have access to natural greenspace near to where they live.
2. The Bradford Open Space, Sport and Recreation Study - produced by Knight Kavanagh and Page (KKP) on behalf of Bradford Council. The assessment sets out the results of research and analysis of open space, sport and recreational facilities provision within Bradford and addresses the quantity, quality and accessibility of provision. The assessment identifies whether provision is adequate or whether there are gaps in provision and deficiencies in the quality of existing areas of open space.

4.7.2 The Council has commissioned and recently adopted a updated Playing Pitch Strategy Assessment Report and Strategy/Action Plan for 2014 -2021.

4.8 **Green belt**

4.8.1 It has already been established within the Core Strategy that exceptional circumstances exist for a review of the green belt and releases of green belt land in order to provide sufficient land for the number of new homes and in order to provide sufficient employment land of the right type and location*.

4.8.2 The Allocations DPD will therefore be informed by a review of the green belt the broad methodology for which will be set out in a separate consultation paper in due course. The Green Belt review will carry forward and build on the strategic green belt review already undertaken as part of the **Bradford Growth Assessment** carried out by consultants Broadway Malayan in November 2013. The aim of the Bradford Growth Assessment was to inform the Local Plan on the most appropriate and sustainable locations for the development of urban extensions and local green belt releases where required to meet development needs and settlement housing targets.

The Growth Assessment comprises two distinct elements:

- (1) Directions for Growth
- (2) Sustainability Testing of potential Green Belt Sites

4.8.3 Element one used a specific range of criteria to map topographical, landscape and other constraints in a 500m zone around each settlement. Areas of relatively unconstrained land were identified and mapped as having potential for accommodating growth.

4.8.4 Element two took this a stage further. It subjected the parcels of land identified within element one, together with some of the green belt sites within the SHLAA, to a series of environmental, social and economic sustainability testing criteria, thereby providing broad commentary on the potential, (or not) of the land parcels to accommodate future growth. A number of the parcels considered to have the greatest potential were surveyed further by officers, which resulted in some sites being identified and assessed further in the latest SHLAA.

***It is important to stress that the Council are NOT consulting on the need for green belt land releases or the need for a green belt review. It is however happy to receive comments and views on any areas of green belt which are felt to offer sustainable opportunities for development (or the converse) and comments on the methodology which should underpin the green belt review.**

5. REGIONAL CITY STRATEGIC PLANNING CONTEXT

5.1 Settlement Roles & Hierarchy

- 5.1.1 The use and articulation of a settlement hierarchy in guiding and controlling the distribution of growth and development is a key element of the Core Strategy.
- 5.1.2 Within the district Bradford, which includes Shipley and Lower Baildon, is defined as a Regional City and is considered the prime focus for housing, employment, shopping, leisure, education, health and cultural activities. The Core Strategy indicates that planning decisions, strategies and investment programmes should support housing and economic growth, help create new and improve existing green areas, and improve public transport and connectivity particularly along the Leeds Bradford corridor.
- 5.1.3 The Core Strategy highlights a number of areas which will see particular focus on regeneration and growth including the city centre (part of the separate Area Action plan), Bradford SE where an urban extension linked to regeneration of Holme Wood is proposed and South Bradford around the M606 motorway. Significant green belt releases for both housing and employment are expected. Significant investment in transport infrastructure is proposed including improvements to the Interchange and Forster Square rail station within the City Centre, new rail stations at Low Moor and Apperley Bridge (latter now open) and improved highway and public transport access to Leeds Bradford International Airport.

5.2 Housing

- 5.2.1 The Core Strategy states that a minimum of 42,100 new homes should be provided in the period between April 2013 and 2030 of which the Regional City of Bradford will see the provision of 27,850 new homes. The Bradford City Centre and Shipley & Canal Road Corridor parts of the Regional City, which are not part of this Plan, will accommodate and make provision for 6,600 of these homes. Within these areas Area Action Plans which will allocate and facilitate the delivery of these 6,600 homes are now well advanced. The remaining 21,150 homes to be accommodated in this Allocations DPD will be apportioned as follows:

Bradford NE	4,400
Bradford SE	6,000
Bradford SW	5,500
Bradford NW	4,500
Shipley	750

- 5.2.2 The Core Strategy makes clear that the district wide housing requirement has been reduced to take account of a reduction in the number of vacant homes.

It makes clear that land will be allocated in full to ensure that the housing requirement in each settlement is met which means that no allowance for windfall development will be made. However the amount of land to be finally allocated will depend on two further factors:

1. The number of new homes already built on sites of 5 or more units since April 2013 which can count towards the settlement requirements;
2. The need to allocate additional land to reflect projected losses to the existing housing stock from clearance and change of use (as required by Core Strategy Policy HO1/C).

5.2.3 The broad approach to identifying and allocating sites for housing is defined in a range of Core Strategy policies, most notably:

- Policy SC5 – which gives first priority to the re-use of deliverable and developable previously developed land and buildings within the Principal Towns and Local Growth Centres and advocates the use of public transport accessibility as a key site appraisal criterion;
- Policy SC7 - which states that exceptional circumstances exist to justify a review of the green belt in the District, and for the release of land to deliver the required homes and jobs; the Council will therefore be carrying out a green belt review around each of the 4 Wharfedale settlements;
- Policy HO6 – seeks to maximise the use of deliverable and developable brownfield land.
- Policy HO7 – which sets out a number of criteria for selecting the most sustainable options for housing development;

A separate paper which sets out the data to be collected, the criteria to be used and the approach to comparing and selecting the most sustainable housing sites will be published and consulted upon shortly.

5.2.4 There are two further strategic policies within the Core Strategy which will shape the provision of housing. The first is Core Strategy Policy HO4 which states that site release will be phased. This will allow sites to be promoted for early release where there is significant current need or where those sites would secure regeneration. It also allows sites to be held back to the second half of the plan period for example where a key and necessary piece of infrastructure is not initially expected to be in place. Large or complex sites will be considered for early release particularly where this would assist with master planning, infrastructure planning and securing of funding or where necessary to ensure that they make a full contribution to meeting housing quantum within the plan period.

5.2.5 The second is Core Strategy Policy HO5 which states that land should be used efficiently meaning that in most cases a minimum of 30 dwellings per hectare should be achieved. The policy allows for the Allocations DPD to set higher or lower density targets where justified by local circumstances. The Council therefore welcomes comments on whether specific density targets should be set for all of parts of the Bradford area. Respondents should bear in

mind that setting lower density targets means a larger land release overall will be required.

5.2.6 In addition to providing land for conventional housing for the settled community, the Core Strategy also requires land to be allocated to provide for the needs of travellers and travelling show people. District wide sites will need to be allocated to allow for an additional 39 traveller pitches, 7 transit pitches, and 45 show persons plots. The Council considers that new sites may be required in a number of locations but that they should be focused close to areas of local need, close to local services. The Council therefore welcomes suggestions as to suitable sites for travellers or showpeople within the Bradford area.

5.2.7 The Interactive map shows the distribution of those possible development sites which could be used for new housing and allows comments to be made on them. It also asks whether there are other sites, not identified, which should be also considered.

5.3 **Economy & Jobs**

5.3.1 Core Strategy Policies SC4, SC7 and EC1, EC3, & EC4 provide the main strategic planning elements relevant to the consideration of employment site allocations and employment zones within the Allocations DPD. Some of the key elements within those policies are summarised below.

5.3.2 The Core Strategy indicates that the many neighbourhoods, districts and local settlements which make up the regional city will see significant new residential development over the plan period thus providing the additional potential for economic growth and prosperity. It also stresses that a balanced and sustainable approach will require planning for new employment opportunities in addition to the planned housing growth. The Plan has a key role to play in laying the foundations for future economic growth over a 15 year timescale and its key aims are business regeneration and job creation.

5.3.3 The Employment Land Review concluded that a significant number of the sites in the current supply were considered to be developable at some point in the plan period. It stated that the supply of B1 office accommodation is dependent upon the Bradford City Centre Regeneration initiative. Residual demand for new employment sites is likely to be for B2 uses and concentrated in Bradford North, in the Leeds-Bradford interface and in the south of the city in close proximity to the M606 corridor. Due to its good transport links, the southern sector of the city is also the prime location for B8 distribution and warehousing developments. Sites will also be required relatively near to new housing developments to provide opportunities for local service industries and for new small to medium enterprise schemes as potential new starter units. Consequently, the Core Strategy Policy, EC3 requires an allocation of 100 hectares of new employment land in or around the Regional City of Bradford to accommodate such future employment needs. The Core Strategy recognises that some of this provision will need to be made on green belt land.

5.3.4 The Core strategy proposes the allocation of strategic employment zones in the District. These are zones which can encompass a number of new development sites along with established industrial or commercial operations and within which, only employment related developments are permitted. A number of existing employment zones are located in Bradford North West, Bradford South East, and Bradford South West.

5.3.5 The Interactive Map shows the location of possible development sites which may be suitable for employment use and current employment zones and invites comments on them. It also asks whether there are other sites, which should also be considered.

5.4 **Green Infrastructure**

5.4.1 The NPPF supports an approach which recognizes the multiple benefits that open land can provide, particularly in relation to habitats for wildlife and opportunities for recreation, water management and food production. Green Infrastructure offers benefits for physical and mental health by encouraging outdoor recreation, exercise and relaxation. It aims to improve accessibility to the countryside and green space for people who live within the main built up areas.

5.4.2 Core Strategy Policy SC6 requires plans and strategies to support the maintenance and enhancement of networks of multi-functional open spaces. It identifies the South Pennine Moors and the river corridors of the Aire and Wharfe as strategic green infrastructure assets. In this context the Aire river corridor is identified as a strategic asset due to the opportunities offered to enhance the living landscape as a resource for people and wildlife and to address future needs for flood alleviation, water management, carbon capture and recreation. The Core Strategy also identifies strategic opportunities to improve green infrastructure in the Leeds-Bradford Corridor, the Leeds-Liverpool Canal Corridor, and in association with planned urban extensions and green belt releases.

5.5 **Environment, Recreation & Open Space**

5.5.1 A wide variety of different types of open space, ranging from parks and gardens, natural and semi-natural greenspaces, green corridors, amenity greenspace, outdoor sports facilities, provision for children and civic spaces, exist within the district and are valued by local communities. They make a significant contribution towards local amenity or offer opportunities for recreation and make a significant contribution towards character and distinctiveness, the setting of a settlement and visual quality. They also have a key role in promoting healthy living and physical activity.

5.5.2 In line with Core Strategy Policy EN1, it is essential that the Allocations DPD maintains and enhances this network of spaces. This is particularly the case given the levels of population and housing growth envisaged. Policy EN1 also emphasises that new sites for recreation may need to be identified in conjunction with green field or green belt developments.

- 5.5.3 At the moment, the areas which have been defined and protected within the statutory development plan are those within the Replacement Unitary Development Plan (RUDP). These are now somewhat out of date and will be reviewed as part of the Allocations DPD. The Interactive Map shows where these currently defined areas are and invites comments on them. It also asks whether there are other new areas within the districts towns and villages which should be identified and protected.
- 5.5.4 The NPPF (paragraph 77) introduces the concept of a Local Green Space Designation, so that communities can identify for special protection through local and neighbourhood plans, green areas of particular importance to them. The criteria identified for Local Green Spaces are that they should be in reasonable close proximity to the community they serve, local in character and have a particular significance, due to beauty, historic significance, recreational value, tranquillity or richness of wildlife.
- 5.5.5 Core Strategy Policy EN1, criteria D therefore states that the Council will work with local communities either within the Local Plan or as part of Neighbourhood Plans to identify areas which should be identified as Local Green Space. The Council invites submissions on this matter which can be done via the Interactive map and comment tool or by completing a paper questionnaire or filling in a call for sites suggestion form. Suggested areas may be ones which already have some form of recreation or open space designation within the RUDP or may be entirely new areas.
- 5.5.6 The Council considers it essential that the Allocations DPD and the policies and site choices within it ensure that the district's built and historic environment is protected and wherever possible enhanced. This also applies to areas and sites designated due to their wildlife, biodiversity or geological value. The Core Strategy contains policies to ensure that key assets such as its conservation areas, the Saltaire World Heritage Site, historic battlefields such as at Adwalton Moor, historic parks and gardens, and Bradford Wildlife Areas are recognised, protected and where possible enhanced. The Council will work closely with stakeholders and key agencies such as Historic England and Natural England as work on the Allocations DPD progresses.
- 5.5.7 Managing flood risk pro-actively and ensuring that the sequential approach to development site selection is embedded within the preparation of the Plan is also key and the Council will work closely with the Environment Agency and other relevant bodies such as Yorkshire Water to gather appropriate evidence, appraise and bring forward the most appropriate development options and identify management, mitigation and investment required to support development and growth.

6. BRADFORD NORTH EAST

6.1 Possible Development sites

- 6.1.1 The following table sets out the current available site options for Bradford North East. An illustrative map is also provided
- 6.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed in the table may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 6.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have still included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 6.1.4 The table includes sites equal or greater to 0.20ha, but also may include smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 6.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites of sites for travelling showpeople.
- 6.1.6 The target for new homes in Bradford North East is 4400. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 6.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

6.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites, or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

6.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD

Table 1: Bradford NE – Possible Development Sites

Ref	Address	Site Area (ha)	Source*	Type of site	Land type	Current Designation	Note **
NE/002	Leeds Old Road	0.59	HLR	Land	Previously Developed Land	Housing Site	
NE/004	Roundwood Avenue, Ravenscliffe	10.67	HLR	Land	Previously Developed Land	Housing Site	U/C
NE/005A	Rowantree Ave, Ravenscliffe	0.92	HLR	Land	Previously Developed Land		U/C
NE/005B	Summerfields Road/Rockwell Lane, Eccleshill	0.63	HLR	Land	Previously Developed Land	Housing Site	
NE/006A	Westfield Lane, Idle	0.24	HLR	Land	Greenfield	Housing Site	
NE/006B	Westfield Lane, Idle	1.24	HLR	Land	Greenfield	Housing Site	
NE/008	Ravenscliffe Avenue, Ravenscliffe	0.45	HLR	Land	Greenfield		
NE/009	Romanby Shaw, Ravenscliffe	1.55	HLR	Both	Previously Developed Land		
NE/011	Tunwell Street, Eccleshill	0.47	HLR	Land	Previously Developed Land		
NE/013	Westfield Lane	3.13	HLR	Both	Mixture	Housing Site	

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
NE/014	Fagley Croft, Fagley	0.38	HLR	Both	Previously Developed Land		
NE/015	Harrogate Road, Greengates	0.53	HLR	Land	Previously Developed Land		U/C
NE/016	Leeds Road, Thackley	0.28	HLR	Both	Previously Developed Land		
NE/018	Beech Grove, Bradford Moor	2.91	HLR	Land	Greenfield	Housing Site	U/C
NE/020	Intake Road, Undercliffe	0.35	HLR	Both	Mixture	Housing Site	
NE/022	Doctor Hill, Idle	0.42	HLR	Land	Greenfield	Housing Site	
NE/023	121 Highfield Road, Idle	1.18	HLR	Both	Previously Developed Land		
NE/024	Crimshaw Lane, Bolton Woods	0.23	HLR	Land	Greenfield		
NE/025A	Simpsons Green	11.83	HLR	Land	Greenfield	Safeguarded Land	
NE/025B	Simpsons Green	1.63	HLR	Land	Greenfield	Safeguarded Land	
NE/026	Ellar carr Road, Thackley	0.94	HLR	Both	Previously Developed Land		U/C
NE/030	Wapping Road	0.51	HLR	Buildings	Previously Developed Land	Housing site	
NE/031	Prospect Road	0.49	HLR	Land	Greenfield	Housing site	
NE/034	Exmouth Place	4.25	OTHER	Land	Greenfield	Playing Fields	
NE/035	Barkerend Mill, Barkerend Road	1.10	OTHER	Both	Previously Developed Land	Mixed Use Area	
NE/036	Harrogate Road/Union Mills	2.16	OTHER	Both	Previously Developed Land	Mixed Use Area	
NE/037	Harrogate Road, Eccleshill	3.20	OTHER	Land	Greenfield	Mixed Use Area	
NE/038	Moorside Road, Eccleshill	21.30	HLR	Land	Greenfield	Mixed Use Area	
NE/039	Fagley Road	4.44	OTHER	Land	Greenfield	Mixed Use Area	
NE/041	Greenfield Lane, Idle	0.52	OTHER	Land	Previously Developed Land		
NE/042	Sandholme Drive/Greystone Cres, Thorpe Edge	0.44	HLR	Land	Previously Developed Land		U/C
NE/043	Garsdale Avenue, Thorpe Edge	0.26	OTHER	Land	Greenfield		
NE/044	Northwood Cres, Thorpe Edge	1.31	OTHER	Land	Greenfield	Urban Greenspace	

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
NE/045	Old Park Road, Thorpe Edge	0.35	CFS	Land	Greenfield		
NE/046	Arthur Street, Bradford Road, Idle	2.15	HLR	Land	Mixture		
NE/047	Ravenscliffe Avenue	0.61	OTHER	Land	Previously Developed Land		
NE/051a	Walkhill Farm, Apperley Lane	4.94	CFS	Both	Mixture	Green Belt	
NE/051b	Esholt Water Treatment Works	55.10	CFS	Both	Mixture	Major developed site in the green belt	
NE/052	Idle Hill Reservoir, Cotswold Avenue, Wrose	1.90	CFS	Buildings	Previously Developed Land	Urban Greenspace	
NE/053	Station Road, Esholt Water Treatment Works, Esholt village	6.20	CFS	Both	Previously Developed Land	Major developed site in the greenbelt	
NE/054	Harrogate Road, Apperley Bridge	1.68	HLR	Both	Previously Developed Land		U/C
NE/055	Harrogate Road/ Carr Bottom Road, Greengates	5.55	CFS	Land	Greenfield	Urban Greenspace	
NE/056	Cote Farm Leeds Road, Thackley	9.40	HLR	Land	Greenfield	Urban Greenspace	
NE/057	Kings Drive, Wrose	0.82	CFS	Land	Greenfield	Recreation Open Space	
NE/058	Woodhall Road, Thornbury	11.80	CFS	Land	Greenfield	Employment site	
NE/059	Bolton Road/Myers Lane, Bolton Woods	1.45	CFS	Land	Greenfield	Playing Fields	
NE/060	Cavendish Road, Idle	0.50	CFS	Land	Greenfield	Urban Greenspace	
NE/061	Brookfields, Redcar Road, Eccleshill	1.49	HLR	Both	Mixture		
NE/062	Lynmore Court, Idle	0.29	CFS	Land	Greenfield	Urban Greenspace	
NE/063	Brackendale Mills, Thackley	0.45	CFS	Land	Mixture	Green Belt	
NE/064	Victoria Road, Eccleshill	0.50	HLR	Buildings	Previously Developed Land		
NE/065	Mitchell Lane, Thackley	5.86	CFS	Land	Greenfield	Green Belt	
NE/066	Apperley Road, Apperley Bridge	1.15	CFS	Land	Greenfield	Green Belt	
NE/067	Gill Lane, Yeadon	0.57	CFS	Land	Greenfield	Green Belt	
NE/068	Apperley lane, Apperley Bridge	21.21	CFS	Land	Greenfield	Green Belt	
NE/069	Apperley Road	18.90	CFS	Land	Greenfield	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NE/070	Gain Lane, Thornbury	1.73	CFS	Both	Previously Developed Land	Green Belt	
NE/071	Park Road, Thackley	2.04	CFS	Land	Greenfield	Green Belt	
NE/072	Lower Fagley Lane, Fagley	7.94	OTHER	Land	Greenfield	Green Belt	
NE/073A	Kings Road, Bolton Woods	0.25	HLR	Land	Greenfield		
NE/073B	Kings Road, Bolton Woods	0.21	CFS	Land	Greenfield		
NE/074	Park Road, Thackley	2.79	CFS	Land	Greenfield	Green Belt	
NE/075	Ainsbury Avenue, Thackley	0.38	CFS	Land	Greenfield	Green Belt	
NE/076	Woodlea Close, Yeadon	1.18	CFS	Land	Greenfield	Green Belt	
NE/077	Stonehall Road, Eccleshill	0.51	OTHER	Both	Previously Developed Land		
NE/078	Jasper Street, Idle	0.10	HLR	Both	Previously Developed Land		
NE/081	Rawson Avenue, Thornbury	1.15	HLR	Land	Greenfield	Housing site	
NE/082	Heap Street, Barkerend	0.73	HLR	Both	Previously Developed Land		
NE/086	Cavendish Road, Idle	0.14	HLR	Both	Previously Developed Land		
NE/087	Leeds Road, Bradford Moor	0.13	HLR	Both	Previously Developed Land		
NE/088	Willow Crescent, Wrose	0.21	HLR	Land	Greenfield		
NE/090	55 Joseph Street, Barkerend	0.20	HLR	Land	Previously Developed Land		
NE/091	118 Bradford Road, Idle	0.12	HLR	Both	Previously Developed Land		
NE/093	526 Leeds Road, Thackley	0.20	HLR	Both	Previously Developed Land		
NE/094	Leeds Road, Thackley	0.39	HLR	Land	Mixture		
NE/096	Westfield Lane, Idle	0.19	HLR	Both	Previously Developed Land		
NE/098	Idle United Reformed Church, Westfield Lane, Idle	0.16	HLR	Buildings	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NE/099	126 Bradford Road, Idle	0.32	HLR	Buildings	Previously Developed Land		
NE/100	Sherbourne Drove, Town Lane, Idle	0.07	HLR	Buildings	Previously Developed Land		
NE/102	Croft Street, Idle	0.27	HLR	Buildings	Previously Developed Land		
NE/108	Wapping Road, Barkerend	0.06	HLR	Buildings	Previously Developed Land		
NE/109	Hinchliffe Street	0.17	HLR	Land	Greenfield		
NE/110	Oakdale Road, Wrose	0.44	OTHER	Land	Greenfield		
NE/111	Folkestone Street, Bradford Moor	0.07	HLR	Buildings	Previously Developed Land		
NE/112	Kyme Mills - Napier Terrace - Moorside Lane	0.87	OTHER	Buildings	Previously Developed Land		
NE/113	Steadman Street, Whitehead Street, Barkerend	0.40	OTHER	Land	Previously Developed Land		
NE/115	Randolph Street, Leeds Old Road, Thornbury	0.70	OTHER	Both	Previously Developed Land		
NE/116	Brookfield Road/New Otley Road, Barkerend	0.35	OTHER	Land	Previously Developed Land		
NE/117	St Clares Avenue, Fagley Road, Fagley	0.94	HLR	Land	Previously Developed Land		
NE/119	Off Ashton Walk, Sandhill Fold, Idle	1.94	CFS	Land	Greenfield	Urban Greenspace	
NE/120	Rockwith Parade, Ravenscliffe	0.33	OTHER	Land	Greenfield		
NE/122	Eccleshill Sports Club, Kingway, Wrose	1.22	HLR	Land	Greenfield		
NE/123	Rimswell Holt, Ravenscliffe	0.22	OTHER	Land	Previously Developed Land		
NE/124	Gladstone Street, Bradford Moor	0.33	OTHER	Land	Greenfield		
NE/125	Idle Road, Bradford	0.25	OTHER	Land	Greenfield		
NE/127	184 Moorside Road Eccleshill	0.21	HLR		Previously Developed Land		
NE/128	Kenstone Crescent, Idle	1.63	CFS	Land	Greenfield	Urban Greenspace	
NE/129	Hendford Drive, Bowling	0.71	HLR	Land	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NE/130	Moorside Place, Bradford Moor	0.09	HLR	Land	Previously Developed Land		
NE/132	Wrose Brow Road, Windhill	2.03	CFS	Both	Mixture	Urban Greenspace	
NE/133	Browfoot/Wrose Brow Road	2.87	OTHER	Land	Greenfield	Urban Greenspace	
NE/134	196 - 198 Bradford Road - Bradford	0.04	HLR	Buildings	Previously Developed Land		
NE/135	8-10 Ryton Dale	0.16	HLR	Land	Previously Developed Land		
NE/137	627 - 629 Leeds Road	0.02	HLR	Buildings	Previously Developed Land		
NE/138	344 - 350 Idle Road	0.16	HLR	Land	Previously Developed Land		
NE/139	602 Sticker Lane	0.13	HLR	Land	Previously Developed Land		
NE/140	Land east of Harrogate Road, Greengates	1.00	CFS	Land	Greenfield	Green Belt	
NE/141	Land north of Thackley	9.40	OTHER	Land	Greenfield	Green Belt	
NE/142	Thorp Garth, Idle	0.51	HLR	Buildings	Previously Developed Land		
NE/143	Fairhaven Green	0.37	HLR	Land	Previously Developed Land		
NE/144	Roundwood View, Ravenscliffe	0.21	HLR	Land	Greenfield		
NE/145	Swires Road, Greengates	0.11	HLR	Land	Previously Developed Land		
NE/146	Moorside Meadows, Fagley	0.11	HLR	Land	Greenfield		
NE/147	Thackley Grange, Thackley	0.54	HLR	Buildings	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

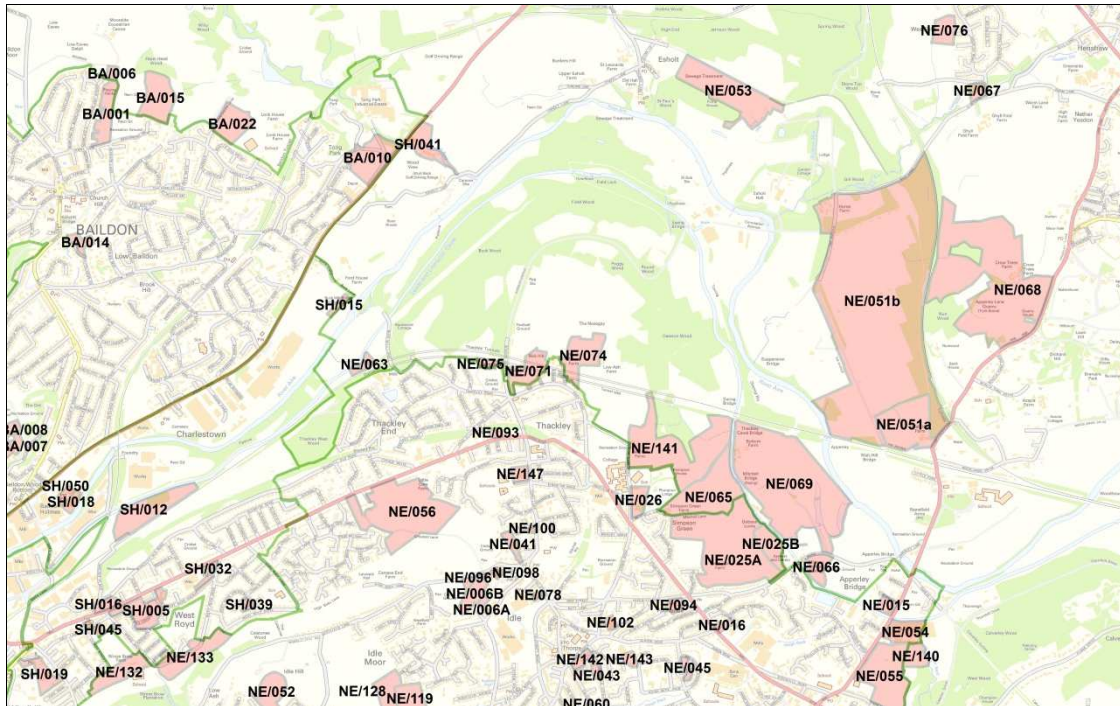
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

6.1.10 The following maps show the sites in context and do show sites in other adjacent areas. Please use your software's zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



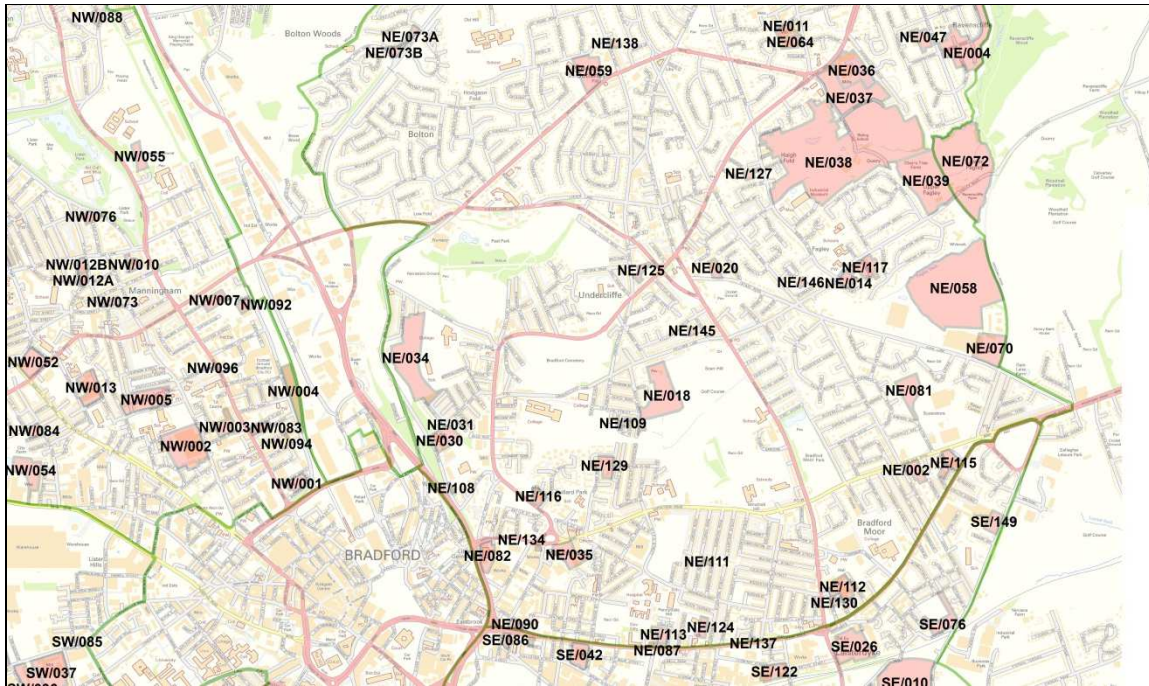
Use your viewers zoom controls for a better view of this map

Possible Development sites Settlement Urban Edge



Use your viewers zoom controls for a better view of this map

Possible Development sites Settlement Urban Edge



Use your viewers zoom controls for a better view of this map

Possible Development sites Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites listed, be identified for development either early in the Plan period or later?

Should the need for development be met by allocating fewer large sites or more small sites?

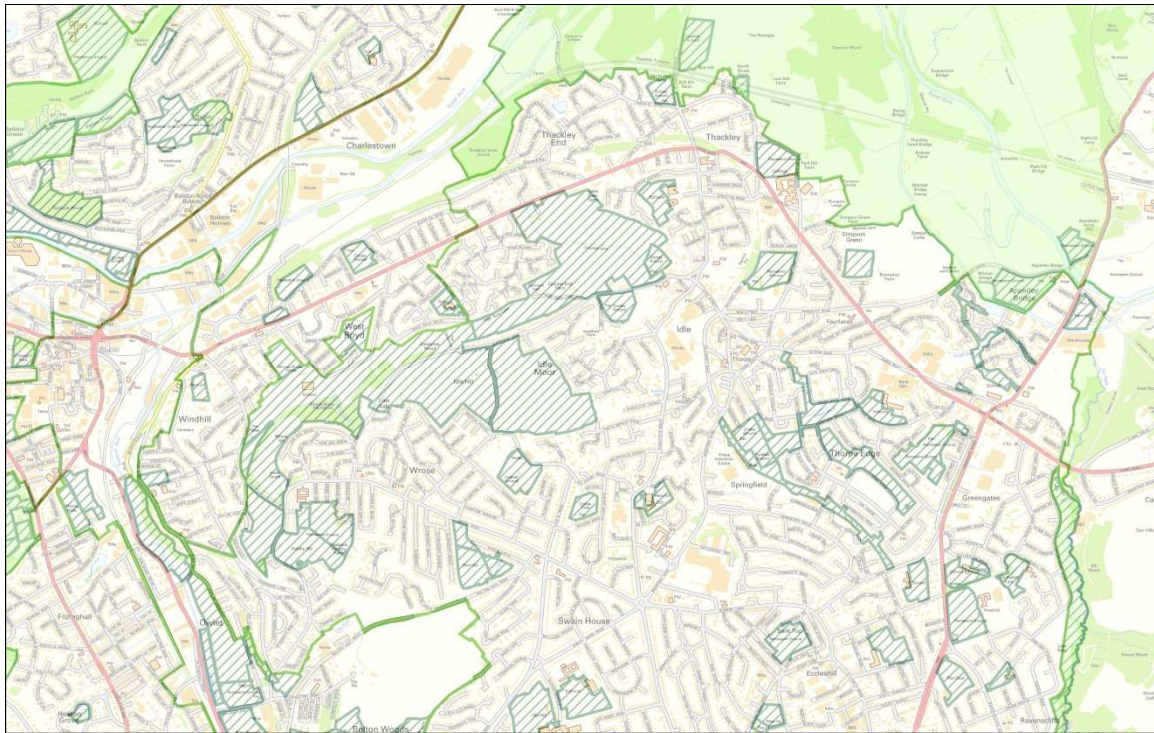
Should a housing density target be set for this settlement or to part of the settlement?

6.2 Green Spaces

6.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage

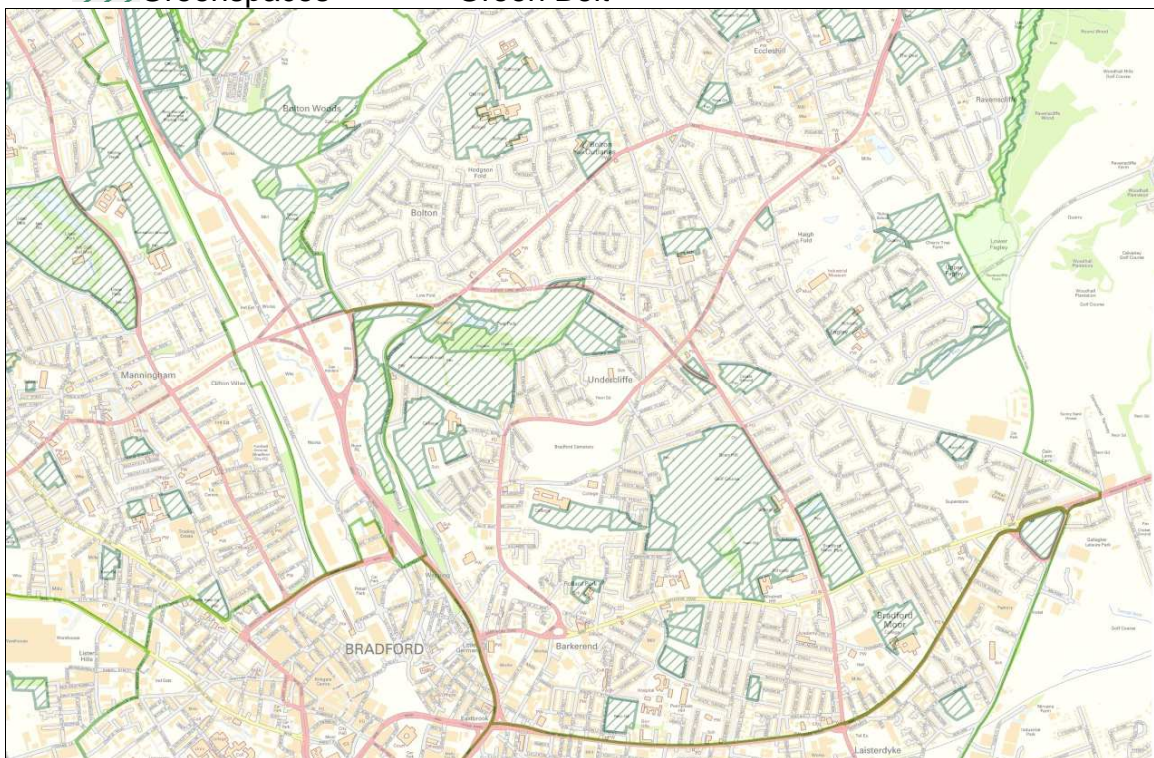
users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

 Greenspaces  Green Belt



Use your viewers zoom controls for a better view of this map

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

6.3 Employment

6.3.1 The Core strategy proposes the allocation of strategic employment zones in the District. These are zones which can encompass a number of new development sites along with established industrial or commercial operations and within which, only employment related developments are permitted. There are currently no employment zones designated within Bradford North East but new employment clusters may provide the opportunity for their introduction.

EMPLOYMENT QUESTION

Is there any potential in this settlement for further employment zones to be defined?

7. BRADFORD NORTH WEST

7.1 Possible Development sites

- 7.1.1 The following table sets out the current available site options for Bradford North West. An illustrative map is also provided
- 7.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 7.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 7.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 7.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling show people.
- 7.1.6 The target for new homes in Bradford North West is 4500 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 7.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

7.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

7.1.9 For housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 2 : Bradford NW – Possible Development Sites

Ref	Address	Site Area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NW/001	Trafalgar Street, Manningham	0.49	HLR	Land	Previously Developed Land		
NW/002	Drummond Trading Estate, Lumb Lane	3.03	HLR	Both	Previously Developed Land		
NW/003	Bowland Street, Manningham	0.58	OTHER	Land	Previously Developed Land		
NW/004	Midland Road	1.00	HLR	Land	Previously Developed Land		
NW/005	Green Lane, Manningham	1.88	OTHER	Both	Previously Developed Land		U/C
NW/007	Spring Bank Place, Manningham	0.57	OTHER	Both	Previously Developed Land		
NW/010	Mansfield Road, Manningham	0.21	HLR	Both	Previously Developed Land		
NW/012 A	St Marys Road, Manningham	0.22	HLR	Buildings	Previously Developed Land		U/C
NW/012 B	St Marys Road, Manningham	0.22	OTHER	Both	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NW/013	Priestman Street, Manningham	1.19	OTHER	Buildings	Previously Developed Land		
NW/015	Acacia Drive, Sandy Lane	3.72	CFS	Land	Greenfield	Green Belt	
NW/016	Mount Pleasant Farm, Sandy Lane	11.17	CFS	Land	Greenfield	Green Belt	
NW/017	Wilsden Road, Sandy Lane, Bradford	13.75	CFS	Both	Greenfield	Green Belt	
NW/018	High Ash Farm, Allerton Road, Allerton	2.58	CFS	Land	Greenfield	Green Belt	
NW/019	West Avenue, Sandy Lane	0.37	CFS	Land	Greenfield	Green Belt	
NW/020	Haworth Road, Sandy Lane	4.55	CFS	Land	Greenfield	Green Belt	
NW/021	Wilsden Road, Sandy Lane, Bradford	3.24	CFS	Land	Greenfield	Green Belt	
NW/022	Wilsden Road, Sandy Lane	2.22	CFS	Land	Greenfield	Green Belt	
NW/023	West Avenue, Sandy Lane	0.71	CFS	Land	Greenfield	Green Belt	
NW/024	Prune Park Lane, Allerton	2.22	CFS	Land	Greenfield	Green Belt	
NW/025	Prune Park Lane, Allerton	35.43	CFS	Both	Greenfield	Green Belt	
NW/026	Ivy Lane, Allerton	4.84	HLR	Land	Greenfield	Housing site	
NW/028	Chellow Grange Road, Heaton	2.13	HLR	Land	Greenfield	Housing site	
NW/029	Galsworthy Avenue, Daisy Hill	1.25	HLR	Land	Greenfield	Housing site	
NW/030	Lynfield Drive, Daisy Hill	3.03	HLR	Land	Greenfield	Housing site	
NW/031	Hazel Walk, Daisy Hill	8.98	CFS	Land	Greenfield	Green Belt	
NW/032	Chellow Lane, Daisy Hill	0.43	HLR	Land	Greenfield	Housing site	
NW/033	Chellow Dene, Allerton	12.96	CFS	Land	Greenfield	Green Belt	
NW/036	Whitburn Way, Allerton	0.68	OTHER	Both	Previously Developed Land		
NW/037	Brocklesby Drive, Allerton	0.47	OTHER	Land	Previously Developed Land		
NW/038	Allerton Lane, Allerton	0.65	HLR	Both	Mixture		
NW/039	Cote Lane, Allerton	14.81	HLR	Both	Greenfield		
NW/040	Merrivale Road, Allerton	1.34	HLR	Land	Mixture	Housing site	
NW/041	Chevet Mount, Allerton	1.67	HLR	Land	Greenfield		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NW/042	Allerton Road, Four Lane ends	1.65	CFS	Land	Greenfield	Playing Fields	
NW/043	Bull Royd Lane, Allerton	0.98	HLR	Land	Previously Developed Land		U/C
NW/045	Heights Lane, Daisy Hill	0.87	OTHER	Buildings	Previously Developed Land		
NW/046	Haworth Road, Heaton	3.46	OTHER	Land	Greenfield	Recreation Open Space	
NW/047	Haworth Road, Heaton	0.58	OTHER	Land	Greenfield		
NW/048	Thorn Lane, Heaton	3.12	HLR	Buildings	Previously Developed Land		U/C
NW/049	Bingley Road, Heaton	20.34	OTHER	Both	Greenfield	Green Belt	
NW/051	Ashwell Farm, Heaton	0.86	HLR	Land	Greenfield		
NW/052	Carlisle Road, Manningham	1.07	OTHER	Both	Previously Developed Land		
NW/054	Thornton Rd	1.26	OTHER	Land	Greenfield		
NW/055	Off Manningham Lane, Manningham	0.50	HLR	Land	Greenfield	Housing site	
NW/056	Allerton Road, Girdlington	0.61	HLR	Both	Previously Developed Land		U/C
NW/057	Manningham Mills	0.46	HLR	Buildings	Previously Developed Land		
NW/058	Saffron Drive, Allerton	0.34	HLR	Both	Mixture		
NW/060	Bell Dean Road, Allerton	0.25	HLR	Buildings	Previously Developed Land		
NW/063	Pearson Lane, Heaton	0.25	HLR	Land	Greenfield		
NW/064	Allerton Road, Allerton	0.19	HLR	Both	Previously Developed Land		
NW/066	Alton Grove, Frizinghall	0.26	HLR	Both	Previously Developed Land		
NW/067	Saffron Drive, Allerton	0.27	HLR	Land	Previously Developed Land		
NW/068	Allerton Lane east, Allerton	1.63	CFS	Land	Greenfield	Green Belt	
NW/069	Land south of Hoopoe Mews, Allerton	9.39	CFS	Land	Greenfield	Green Belt	
NW/071	Chellow Water Treatment Works, Daisy Hill	17.60	CFS	Both	Previously Developed Land	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NW/072	North Park Road, Heaton	4.58	CFS	Land	Mixture	Urban Greenspace	
NW/073	Church Street, Manningham	0.23	OTHER	Land	Previously Developed Land		
NW/074	Hill Top Lane, Allerton	0.26	OTHER	Land	Previously Developed Land		
NW/075	Rayner Mount, Allerton	0.28	OTHER	Land	Greenfield		
NW/076	Fairmount, North Park Road, Heaton	0.32	OTHER	Both	Previously Developed Land		
NW/078	Shaftesbury House, Shaftesbury Avenue, Daisy Hill	0.38	OTHER	Land	Greenfield		
NW/079	Bingley Road, Heaton	0.31	OTHER	Land	Greenfield	Green Belt	
NW/080	Rayner Mount Allerton	0.24	OTHER	Land	Greenfield		
NW/081	Off Snowden Street, Daisy Hill	3.01	OTHER	Land	Greenfield	Playing Field	
NW/082	Walker Drive, Girdlington	1.07	OTHER	Buildings	Previously Developed Land		
NW/083	Springfield Place, Manningham	0.27	OTHER	Both	Previously Developed Land		
NW/084	Belvedere Terrace, Girdlington	0.33	OTHER	Both	Previously Developed Land		
NW/085	Washington Street, Girdlington	0.07	HLR	Land	Previously Developed Land		U/C
NW/086	Land at Duchy Lane, Heaton	0.36	HLR	Land	Greenfield		
NW/087	Thornton Road, Fairweather Green	0.23	HLR	Land	Previously Developed Land		
NW/088	74 Frizinghall Road	0.17	HLR	Buildings	Previously Developed Land		
NW/089	Whetley Lane, Toller	1.12	OTHER	Land	Previously Developed Land		
NW/090	252 Girdlington Road,	0.05	HLR	Buildings	Previously Developed Land		
NW/091	Duke of York Inn - Dean Lane/Old Allen Road - Bradford	0.15	HLR	Buildings	Previously Developed Land		
NW/092	Clifton Villas, Heaton	0.35	HLR	Land	Previously Developed Land		U/C

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
NW/093	Land behind Meadowbank Avenue, Allerton	1.76	OTHER	Land	Greenfield	Green Belt	
NW/094	Nesfield Street, Manningham	0.02	HLR	Buildings	Previously Developed Land		
NW/095	Lower Swain Royd Farm , Allerton	0.12	HLR	Buildings	Greenfield		
NW/096	Manningham Lane	0.02	HLR	Buildings	Previously Developed Land		
NW/097	150 Wilsden Road, Allerton	0.38	CFS	Both	Mixed	Green Belt	
NW/098	246 Heaton Road	0.03	HLR	Buildings	Previously Developed Land		
NW/099	Patent Street, Manningham	1.35	OTHER	Land	Greenfield		
NW/100	Oaks Lane, Girdlington	0.12	HLR	Land	Greenfield		
NW/101	Heaton Road, Heaton	0.23	HLR	Land	Previously Developed Land		U/C
NW/102	Duckworth Lane, Girdlington	0.35	HLR	Both	Previously Developed Land		U/C
NW/103	Tollgate House, Toller Lane,	0.16	HLR	Buildings	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a “call for site” suggestion by landowner or agent,

HLR = “housing land register” means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

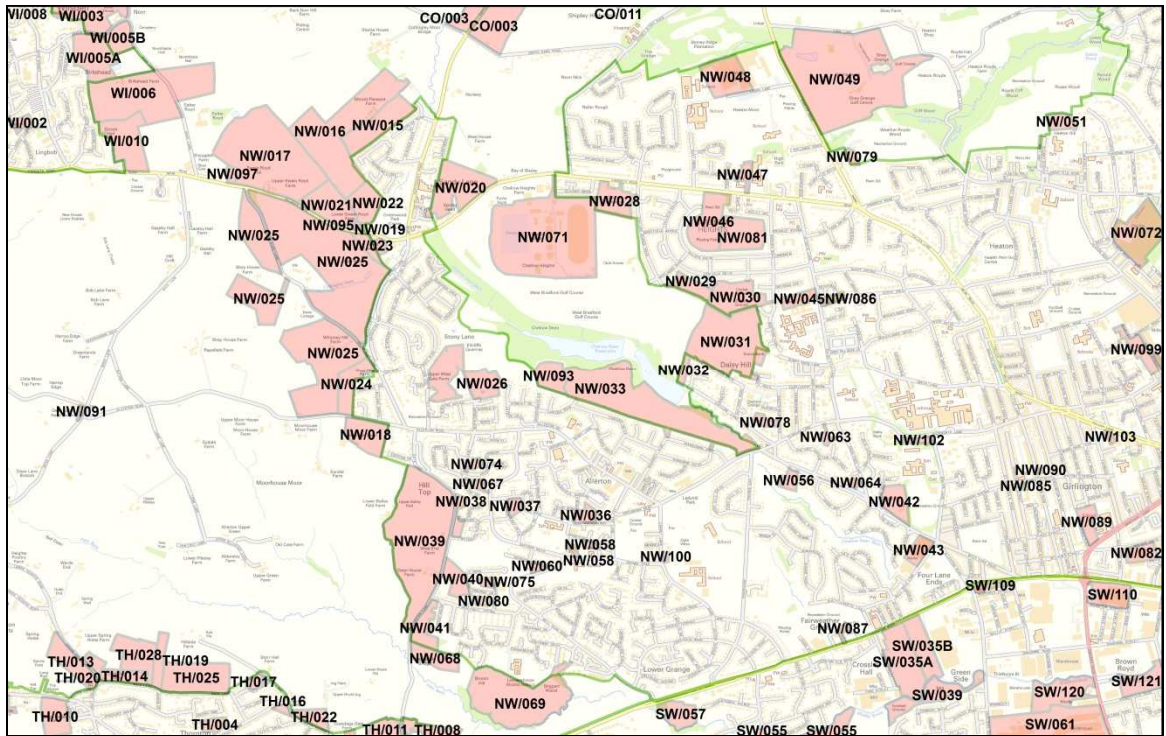
ELR = sites from the “employment land register” which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

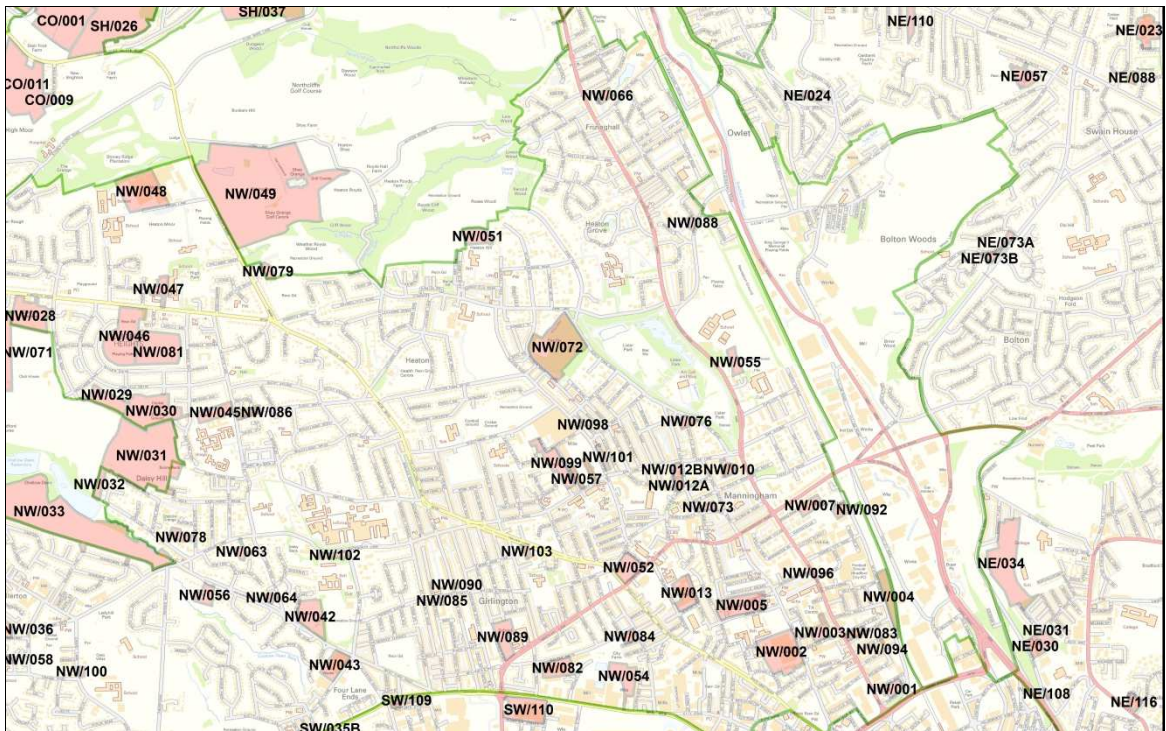
7.1.10 The following maps show the sites in context and do show sites in other adjacent areas. Please use your software’s zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites listed, be identified for development either early in the Plan period or later?

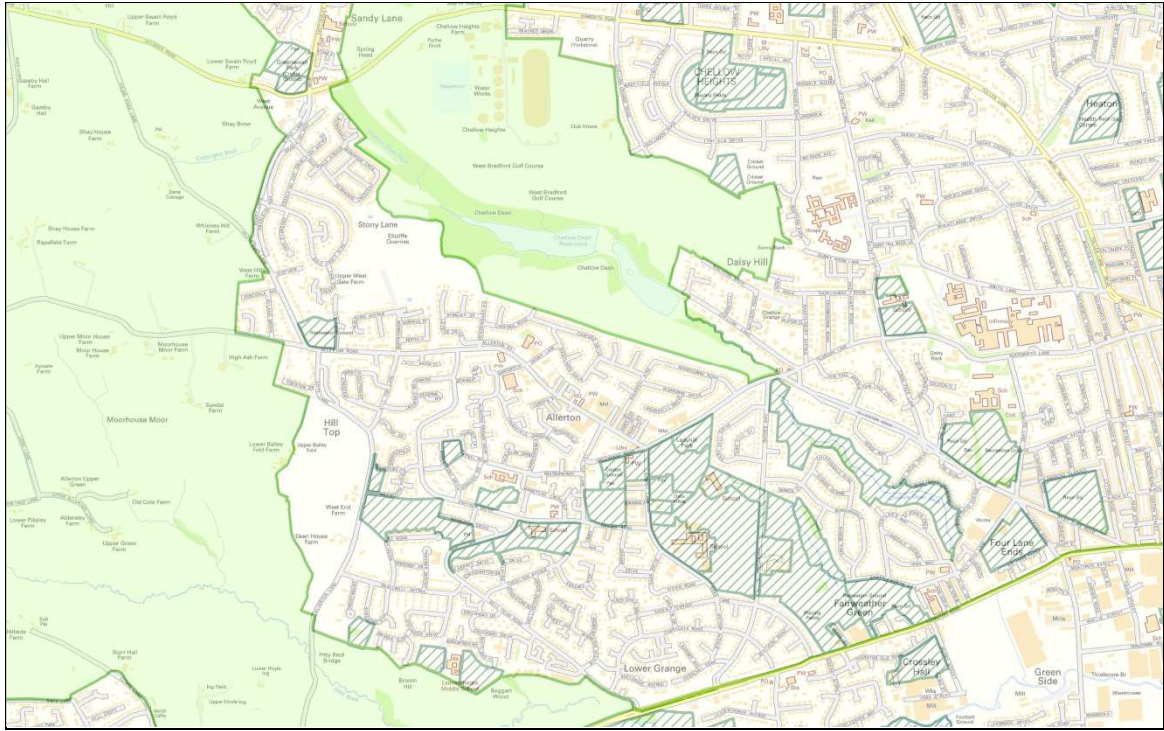
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

7.2 Green Spaces

7.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



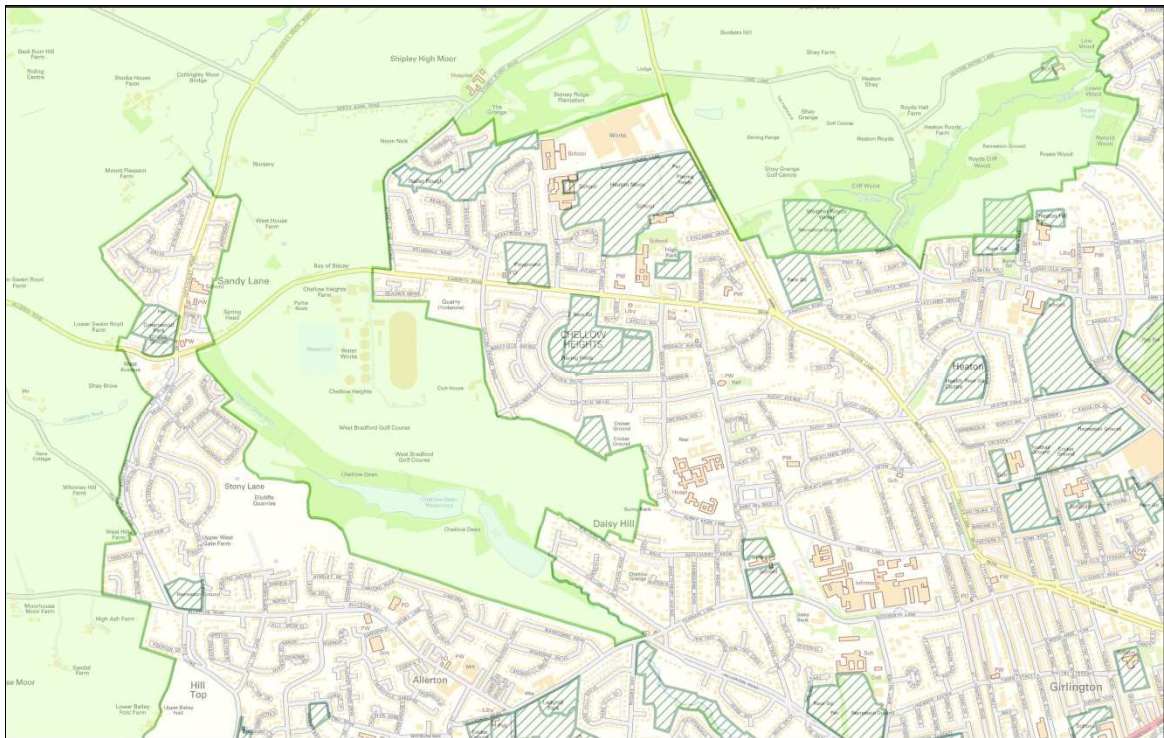
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



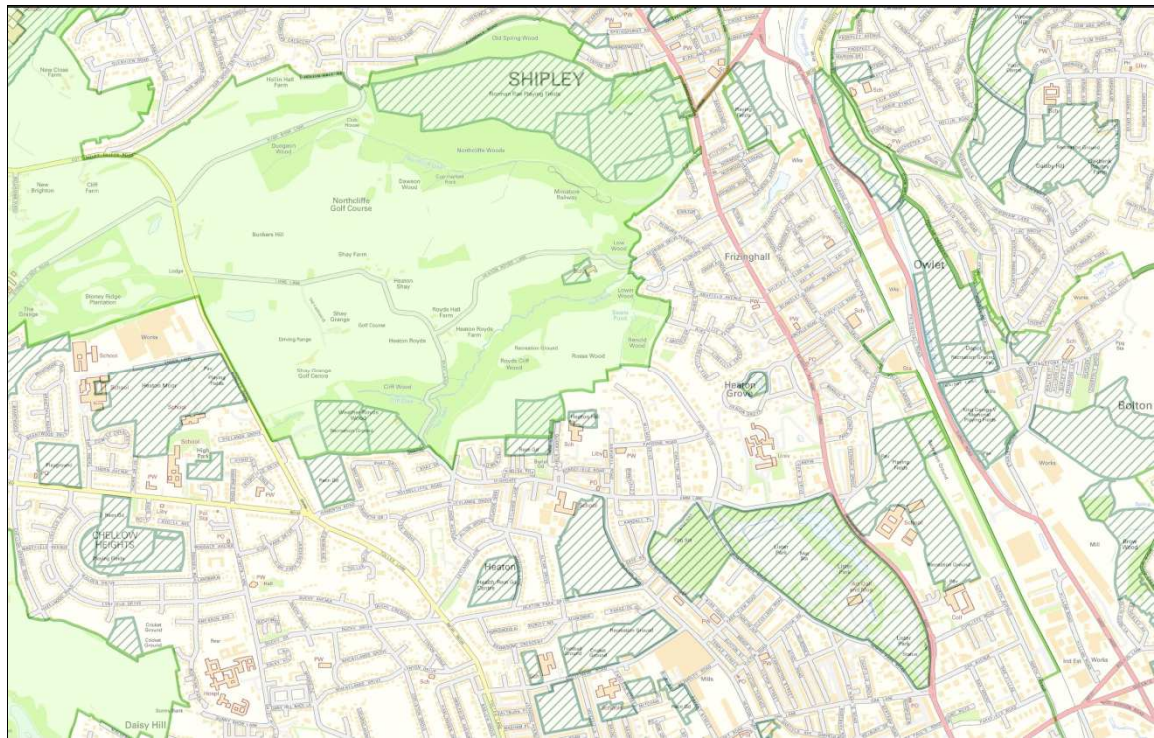
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



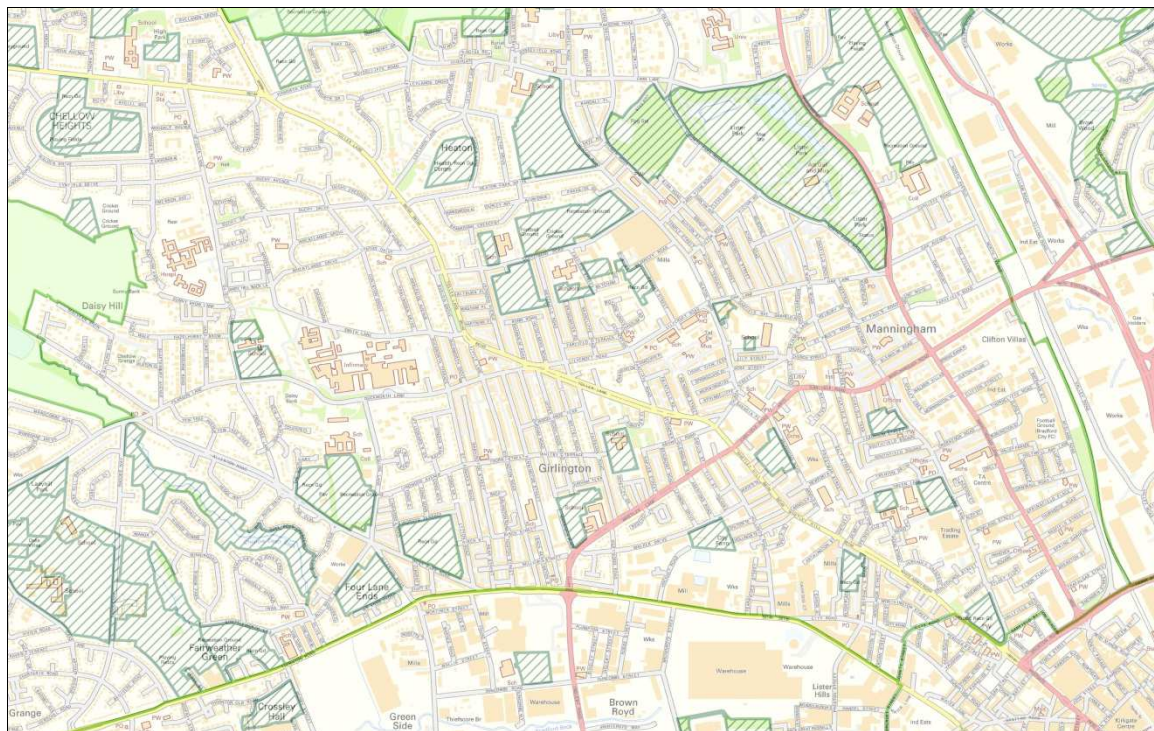
Use your viewers zoom controls for a better view of this map



Green Spaces



Green Belt



Use your viewers zoom controls for a better view of this map



Green Spaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

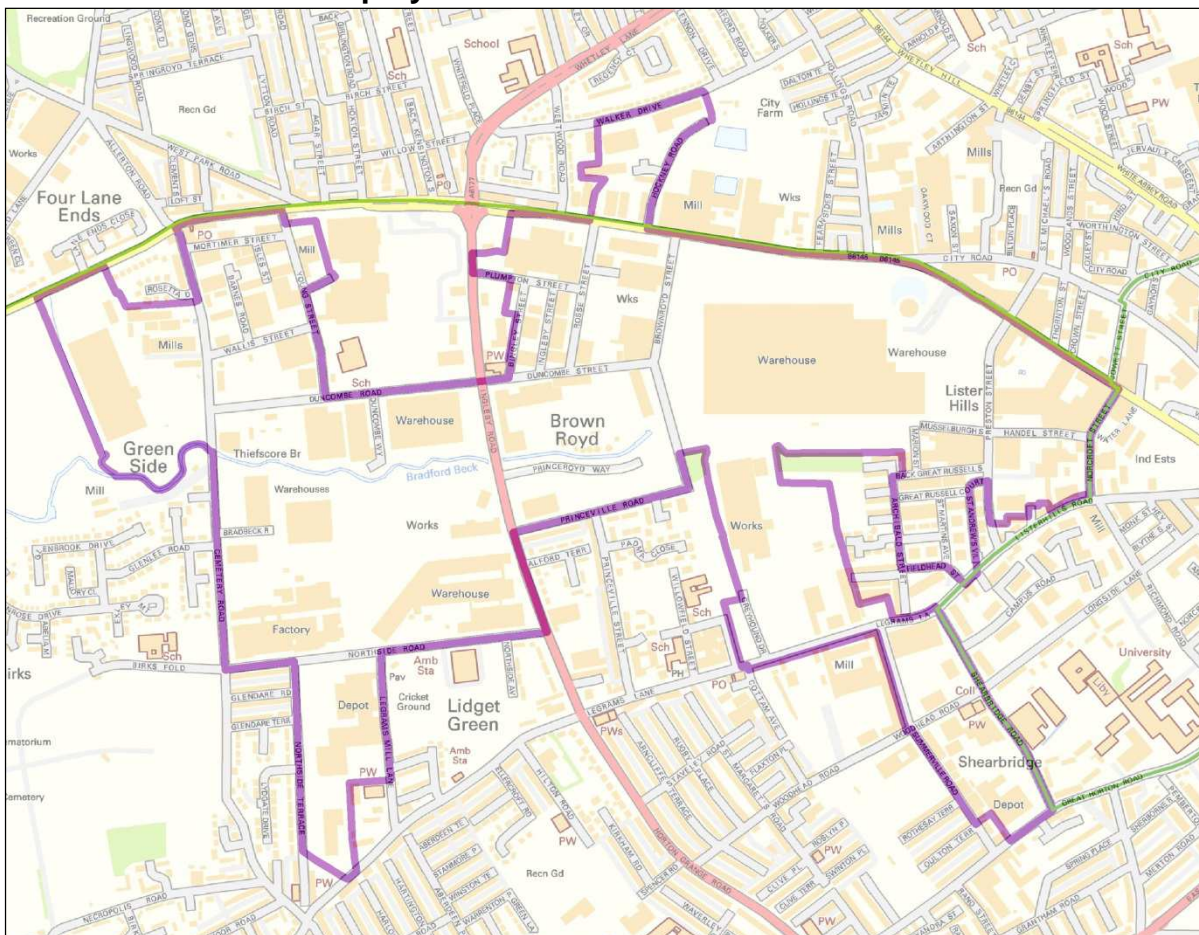
Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

7.3 Employment

7.3.1 The Thornton Road area is the focus of business and industry which the Council considers important. This area is protected by an Employment Zone designation in the current plan and the boundary is provided below. The majority of the area falls within the Bradford south west area, with a small part in Bradford North west. This map is shown for information only, the Interactive Map allows a clearer view and provides the opportunity for comments to be made on this area.

Thornton Road Employment Zone



Use your viewers zoom controls for a better view of this map

EMPLOYMENT QUESTIONS

Do you think the employment zone in this area is still appropriate and if so, are the boundaries correct?

Is there any potential in this settlement for further employment zones to be defined?

8. BRADFORD SOUTH EAST

8.1 Possible Development sites

- 8.1.1 The following table sets out the current available site options for Bradford South East. An illustrative map is also provided
- 8.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed in the table may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 8.1.3 The Table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 8.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 8.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling show people.
- 8.1.6 The target for new homes in Bradford South East is 6000 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 8.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

8.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

8.1.9 For housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 3 : Bradford SE – Possible Development Sites

Ref	Address	Site Area (ha)	Source*	Type of Site	Land Type	Designation	Note **
SE/001	Highbridge Terrace, West Bowling	1.32	HLR	Land	Previously Developed Land	Housing site	
SE/003	Copgrove Road, Holmewood	0.83	HLR	Land	Previously Developed Land	Housing site	
SE/004	Hopefield Way	2.54	HLR	Land	Greenfield		U/C
SE/005	Cleckheaton Road	0.51	HLR	Both	Previously Developed Land	Housing site	
SE/006	Dunsford Avenue, Bierley	2.59	HLR	Land	Greenfield		U/C
SE/007	Shirley Manor, Wyke	4.56	HLR	Land	Previously Developed Land		U/C
SE/008	Burnham Avenue Bierley	0.55	HLR	Land	Greenfield	Housing site	
SE/010	New Lane Laisterdyke	3.88	HLR	Land	Previously Developed Land		U/C
SE/011	Springwood Gardens West Bowling	0.73	HLR	Land	Previously Developed Land		
SE/012	Railway Street	0.54	HLR	Land	Previously Developed Land		
SE/013	Railway Street	0.51	HLR	Land	Greenfield		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SE/014	Spenn View Lane, Bierley	3.77	HLR	Land	Greenfield	Safeguarded Land	
SE/015	Upper Castle Street, West Bowling	1.52	HLR	Land	Previously Developed Land		U/C
SE/016	Dick Lane, Cutler Heights	0.39	HLR	Both	Previously Developed Land		
SE/020	Heshbon Street, Dudley Hill	0.88	HLR	Both	Mixture		U/C
SE/021	Munster Street Dudley Hill	0.28	OTHER	Land	Greenfield		
SE/022	Sticker Lane, Cutler Heights	2.39	OTHER	Both	Previously Developed Land		
SE/023 A	Parry Lane, Cutler Heights	0.29	HLR	Land	Previously Developed Land		
SE/023 B	Parry Lane, Cutler Heights	0.64	HLR	Land	Greenfield		
SE/024	Douglas Road, Cutler Heights	1.41	HLR	Land	Greenfield		
SE/026	Laisterdyke Lane, Laisterdyke	1.99	OTHER	Land	Previously Developed Land		
SE/027	Rooley Lane	1.15	OTHER	Land	Greenfield		
SE/028	Stirling Crescent, Holmewood	0.59	OTHER	Both	Mixture	Recreation Open Space	
SE/029	Kesteven Close, Holmewood	0.66	OTHER	Both	Previously Developed Land		
SE/030	Landscape Avenue, Holmewood	0.62	OTHER	Land	Previously Developed Land		
SE/031	Greyswood Drive, Holmewood	1.02	OTHER	Land	Greenfield	Recreation Open Space	
SE/032	Stonyhurst Square, Holmewood	0.31	OTHER	Land	Greenfield		
SE/033	Land at Muirhead Fold, Holmewood	0.60	OTHER	Land	Previously Developed Land		
SE/035	Bolling Hall Laundry - Off Rooley Lane	0.43	OTHER	Buildings	Previously Developed Land		
SE/036	Site off Shetcliffe Lane	2.30	OTHER	Land	Greenfield		
SE/037	Cordingley Street, Holmewood	0.87	OTHER	Both	Previously Developed Land	Employment site	
SE/038 A	St Marys Square, Wyke	0.22	HLR	Land	Previously Developed Land		
SE/038 B	St Marys Square, Wyke	0.26	OTHER	Land	Previously Developed Land		

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
SE/042	496 Leeds Road	0.78	OTHER	Both	Previously Developed Land		
SE/044	Huddersfield Road, Wyke	7.35	CFS	Land	Greenfield	Green Belt	
SE/045	Burnham Avenue, Bierley	1.09	HLR	Land	Previously Developed Land		U/C
SE/046	Ned Lane, Holmewood	2.92	CFS	Land	Greenfield	Green Belt	
SE/047	Rooley Avenue, Odsal	3.71	HLR	Land	Previously Developed Land		U/C
SE/048	Albert Terrace - Oakenshaw	0.80	HLR	Land	Previously Developed Land		
SE/050	Proctor Street playing fields, Off Tong Street, Holmewood	3.44	CFS	Land	Greenfield	Recreation Open Space	
SE/051	Holme Lane, Holmewood	2.13	CFS	Land	Greenfield	Recreation Open Space	
SE/052	Dane Hill Drive, Holmewood	1.59	CFS	Both	Mixture	Recreation Open Space	
SE/053	Mill Lane, Bradford	3.48	CFS	Both	Previously Developed Land		
SE/054	Kesteven Road/Heysham Drive, Holmewood	1.01	CFS	Both	Mixture	Recreation Open Space	
SE/055	Ned Lane Holmewood	3.73	CFS	Land	Greenfield	Green Belt	
SE/056	WestGate Hill Street	1.22	CFS	Land	Greenfield	Green Belt	
SE/057	Westgate Hill Street, Holmewood	1.55	CFS	Land	Greenfield	Green Belt	
SE/058	Paley Road, Bowling	2.16	CFS	Land	Previously Developed Land		
SE/060	Harper Gate Farm, Tyersal Lane	2.60	CFS	Land	Greenfield	Green Belt	
SE/061	Westgate Hill Street, Tong	0.80	CFS	Both	Previously Developed Land	Green Belt	
SE/062	Raikes Lane, Holmewood	1.01	CFS	Land	Greenfield	Green Belt	
SE/063	Westgate Hill Street, Tong	0.47	HLR	Land	Greenfield		
SE/064	Lower Woodlands Farm, Oakenshaw	6.62	CFS	Both	Greenfield		
SE/065	Holme Lane, Holmewood+	1.13	OTHER	Both	Greenfield	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of Site	Land Type	Current Designation	Note **
SE/066	Wilson Road, Wyke	3.33	OTHER	Land	Previously Developed Land		
SE/069	Dean Beck Avenue	5.94	CFS	Land	Greenfield	Urban Greenspace	
SE/070	Whitehall Road, Wyke	1.78	CFS	Buildings	Mixture	Green Belt	
SE/072	High Fearnley Road, Wyke	4.89	CFS	Land	Greenfield	Green Belt	
SE/073	Parry Lane Bowling	2.94	OTHER	Buildings	Previously Developed Land		
SE/074	Factory Street, Dudley Hill	0.45	OTHER	Buildings	Previously Developed Land		
SE/076	New Lane, Laisterdyke	1.02	HLR	Land	Greenfield		
SE/077	Summer Hall Ing, Delf Hill	2.59	HLR	Land	Greenfield		
SE/079	Furnace Road, Oakenshaw	0.45	HLR	Both	Previously Developed Land		U/C
SE/080	Garden Field, Wyke	0.09	HLR	Buildings	Previously Developed Land		
SE/082	Manchester Road, Bowling	0.16	HLR	Land	Previously Developed Land		
SE/083	De Lacy Mews, Dudley Hill	0.12	HLR	Buildings	Previously Developed Land		
SE/084	Rooley Lane, Bankfoot	0.24	HLR	Land	Mixture		
SE/085	Toftshaw Lane, Dudley Hill	0.32	HLR	Land	Previously Developed Land		
SE/086	200-206 Leeds Road, Barkerend	0.20	HLR	Both	Previously Developed Land		
SE/087	167 Netherlands Avenue, Low Moor	0.34	HLR	Land	Greenfield		
SE/088	1-2 Sugden Street, Low Moor	0.25	HLR	Both	Previously Developed Land		
SE/089	Tennis Avenue, Holmewood	0.23	HLR	Land	Previously Developed Land		
SE/091	Wyke Lane, Oakenshaw	2.02	CFS	Buildings	Greenfield	Green Belt	
SE/092	Upper Castle Street, East Bowling	0.24	HLR	Land	Greenfield		
SE/095	Railway Street, Cutler Heights Lane	0.06	HLR	Land	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SE/096	Booth Holme Farm, Westgate Hill Street, Tong	0.40	HLR	Both	Previously Developed Land		
SE/097	Mayfield Place, Wyke	0.62	HLR	Both	Previously Developed Land		
SE/098	Wyke Mills, Huddersfield Road, Wyke	3.56	CFS	Both	Previously Developed Land	Employment site	
SE/099	Westgate Hill Street. Tong Lane, Holmewood	28.7 2	CFS	Land	Greenfield	Green Belt	
SE/100	Raikes Lane, Holmewood	44.7 7	CFS	Land	Greenfield	Green Belt	
SE/101	New Lane, Tong	54.1 2	CFS	Both	Greenfield	Green Belt	
SE/102	Grayswood Drive, Holmewood	0.41	OTHER	Land	Previously Developed Land		
SE/104	Lower Wyke Lane, Wyke	2.51	CFS	Land	Greenfield	Green Belt	
SE/107	Bierley House Avenue, Bierley	0.16	HLR	Land	Previously Developed Land		
SE/108	Woodside Road, Wyke	0.88	CFS	Both	Mixture	Recreation Open Space	
SE/109	Shetcliffe Lane, Bierley	3.47	CFS	Land	Greenfield	Playing Fields	
SE/110	Highfield, Huddersfield Road, Wyke	0.61	CFS	Land	Greenfield	Green Belt	
SE/111	Mead View, Holmewood	0.26	OTHER	Land	Greenfield		
SE/112	Holme Lane, Holmewood	0.83	OTHER	Land	Mixture	Recreation Open Space	
SE/113	Daniel Court, Holmewood	0.51	OTHER	Land	Greenfield	Recreation Open Space	
SE/114	Somerton Drive, Holmewood	0.27	OTHER	Land	Previously Developed Land		
SE/115	Dane Hill Drive, Holmewood	1.14	OTHER	Land	Greenfield	Recreation Open Space	
SE/116	Broadstone Way, Holmewood	0.23	OTHER	Land	Greenfield		
SE/117	Furnace Inn Street, Cutler Heights	0.23	OTHER	Land	Previously Developed Land		
SE/118	Kaycell Street, Bierley	0.62	HLR	Land	Previously Developed Land		
SE/119	Wakefield Road, East Bowling	0.24	OTHER	Land	Previously Developed Land		
SE/120	Park House Road, Low Moor	5.11	CFS	Both	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SE/121	Manchester Road, Bowling Old Lane	0.76	OTHER	Both	Previously Developed Land	Employment site	
SE/122	Greenhill Mills, Florence Street, Bradford Moor	0.80	OTHER	Both	Previously Developed Land		
SE/123	Coates Street, West Bowling	0.08	HLR	Land	Previously Developed Land		
SE/125	Fallowfield Gardens, Bierley	1.38	HLR	Land	Previously Developed Land		
SE/126	Hudson View Wyke	1.91	CFS	Land	Greenfield	Green Belt	
SE/127	Cross Lane - Tong	0.23	HLR	Land	Greenfield		
SE/128	Bierley Lane - Bierley	3.34	CFS	Land	Greenfield	Urban Greenspace	
SE/129	Shetcliffe Lane, Bierley	8.73	CFS	Land	Greenfield	Green Belt	
SE/130	High Fernley Road, Wyke	0.29	CFS	Land	Greenfield	Green Belt	
SE/131	310 Sticker Lane	0.25	HLR	Buildings	Previously Developed Land		
SE/132	Baibridge Road, Bowling	0.04	HLR	Buildings	Previously Developed Land		
SE/133	LTerry Road, Low Moor	0.10	HLR	Buildings	Previously Developed Land		
SE/134	Tong Lane, Tong	0.02	HLR	Buildings	Previously Developed Land		
SE/135	Shetcliffe Lane/Toftshaw New Road	4.64	OTHER	Both	Greenfield	Green Belt	
SE/136	Hudson View, Wyke	0.90	OTHER	Land	Greenfield	Green Belt	
SE/137	Land west of Ned Lane, Holmewood	2.04	OTHER	Land	Greenfield	Green Belt	
SE/138	Tong Lane	0.52	OTHER	Land	Greenfield	Green Belt	
SE/139	Shetcliffe Lane, Bierley	6.72	OTHER	Land	Greenfield	Green Belt	
SE/140	Coop Place, west Bowling	0.31	HLR	Land	Greenfield		U/C
SE/141	Parkside Road, West Bowling	0.08	HLR	Buildings	Previously Developed Land		
SE/142	Flockton Road, West Bowling	0.63	HLR	Buildings	Previously Developed Land		
SE/143	Flockton Road, Bowling	0.48	HLR	Land	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SE/144	Burnham Avenue, Bierley	0.69	HLR	Land	Previously Developed Land		
SE/145	372 Woodside Road, Wyke	0.15	HLR	Both	Previously Developed Land		
SE/146	Wyke Centre, Green Lane, Wyke	0.13	HLR	Land	Previously Developed Land		
SE/147	Inmoor Road, Tong	2.47	ELR	Land	Greenfield	Employment Site	
SE/148	Land at NuFarm, Wyke	5.34	ELR	Land	Greenfield	Employment Site	
SE/149	Dick Lane, Cutler Heights	0.55	ELR	Land	Previously Developed Land	Employment site	
SE/150	Dick Lane, Cutler Heights	0.00	ELR	Both	Previously Developed Land	Employment site	
SE/151	Neville Road, Bowling	1.17	ELR	Land	Previously Developed Land	Employment site	
SE/152	Westgate Hill Street	1.50	ELR	Land	Greenfield	Employment site	
SE/153	Rooley Lane	9.84	ELR	Land	Greenfield	Employment site	
SE/154	Staithegate Lane	1.30	ELR	Land	Greenfield	Employment site	
SE/155	Staithegate Lane	8.63	ELR	Land	Greenfield	Employment site	
SE/156	306 Leeds Road	0.07	HLR	Buildings	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a “call for site” suggestion by landowner or agent,

HLR = “housing land register” means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

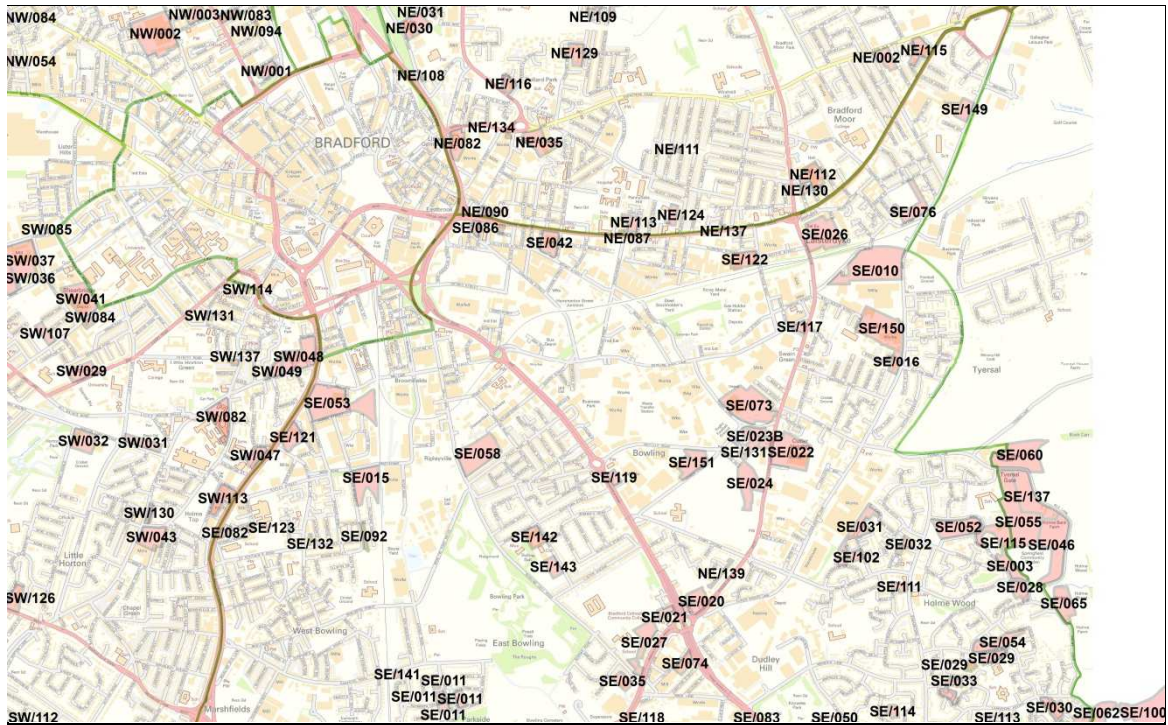
ELR = sites from the “employment land register” which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note**- U/C denotes that the site was under construction after April 2013

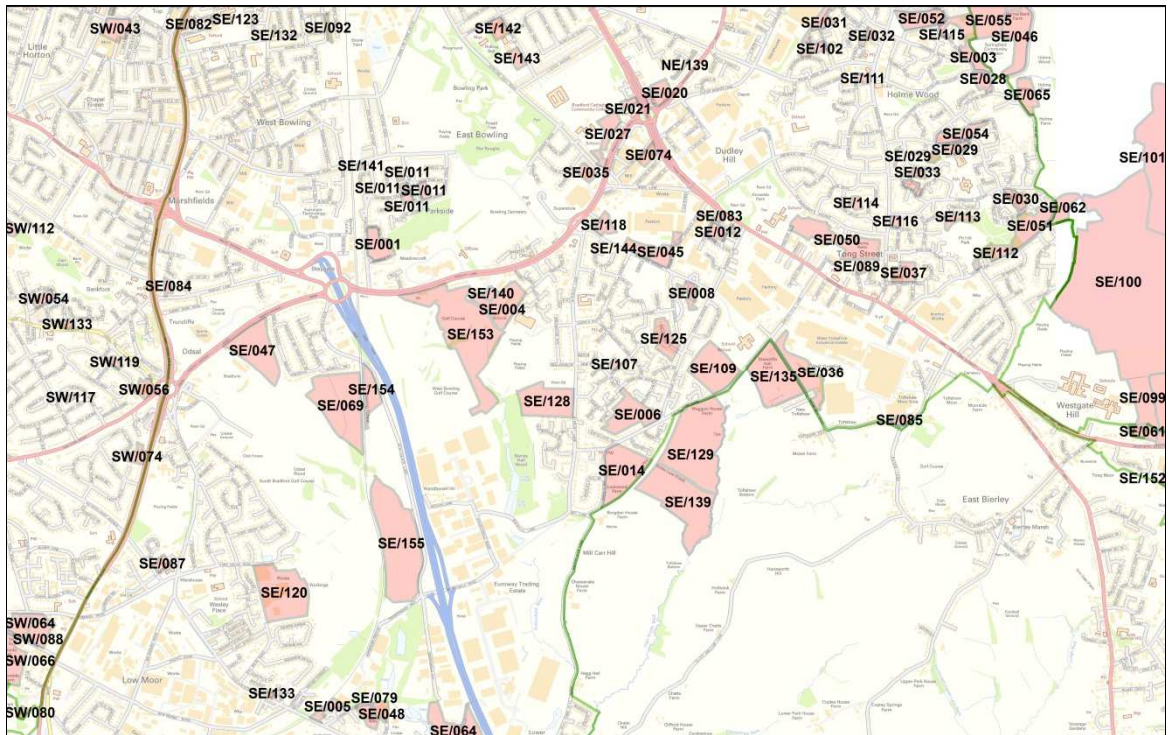
8.1.10 The following maps show the sites in context and do show sites in other adjacent areas. Please use your software’s zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



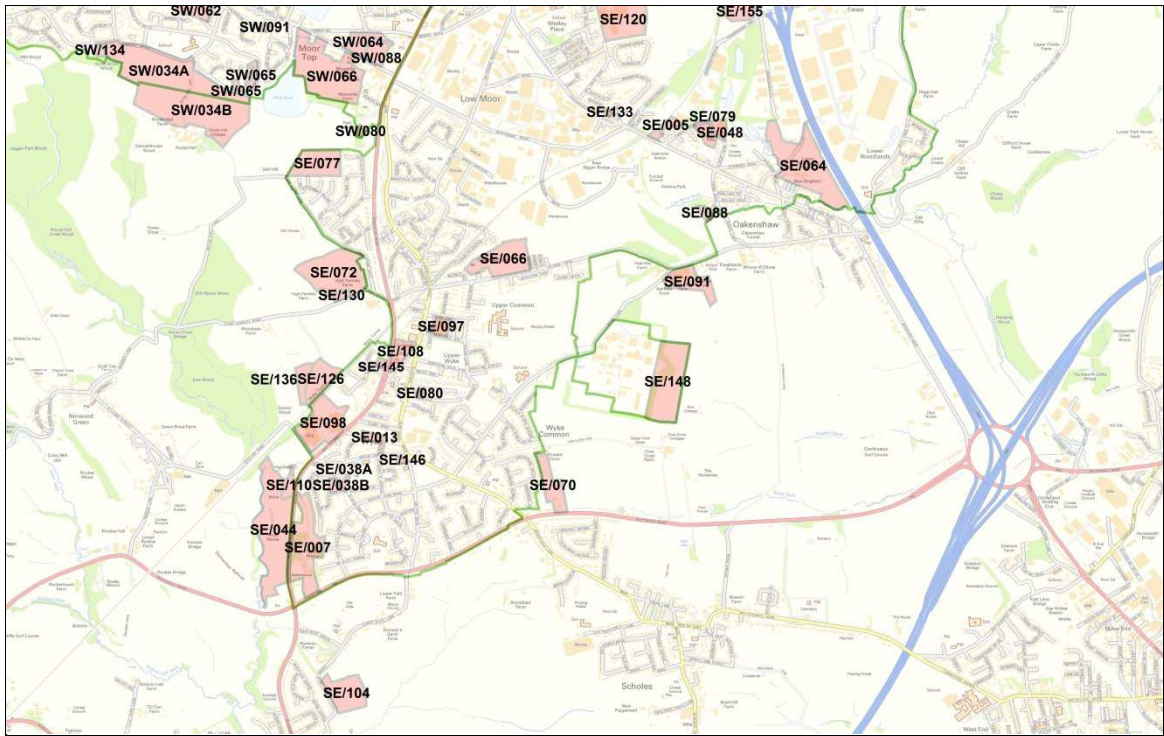
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



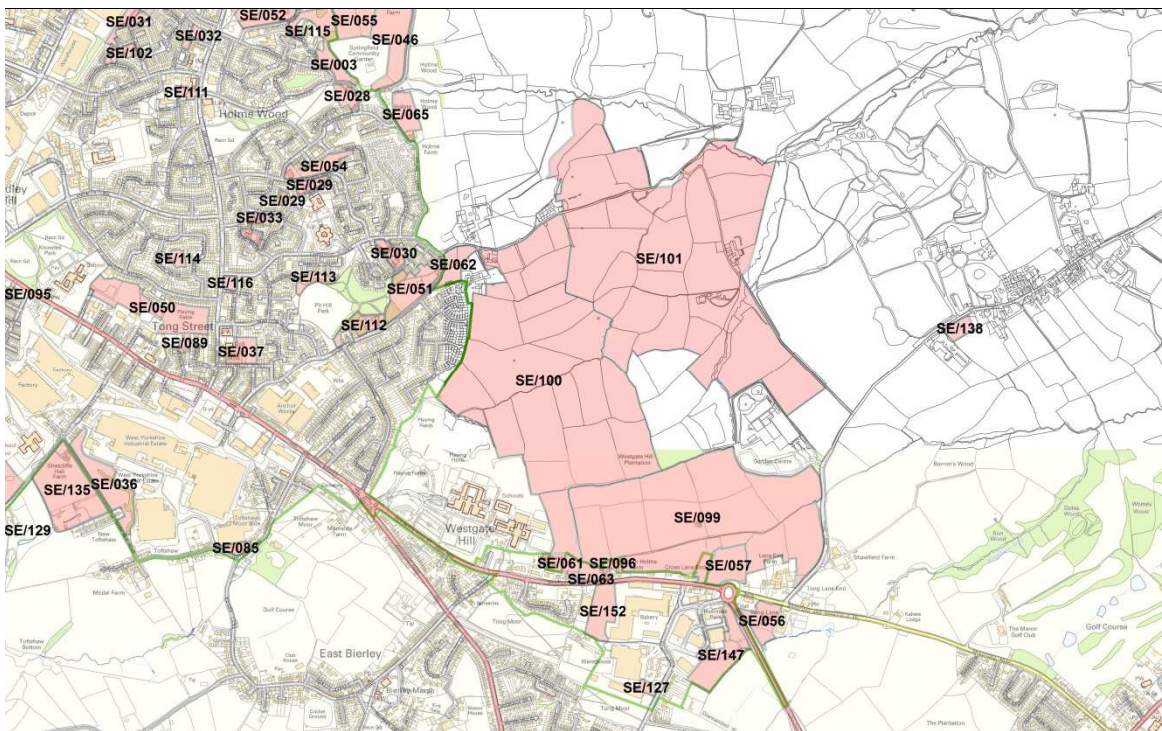
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



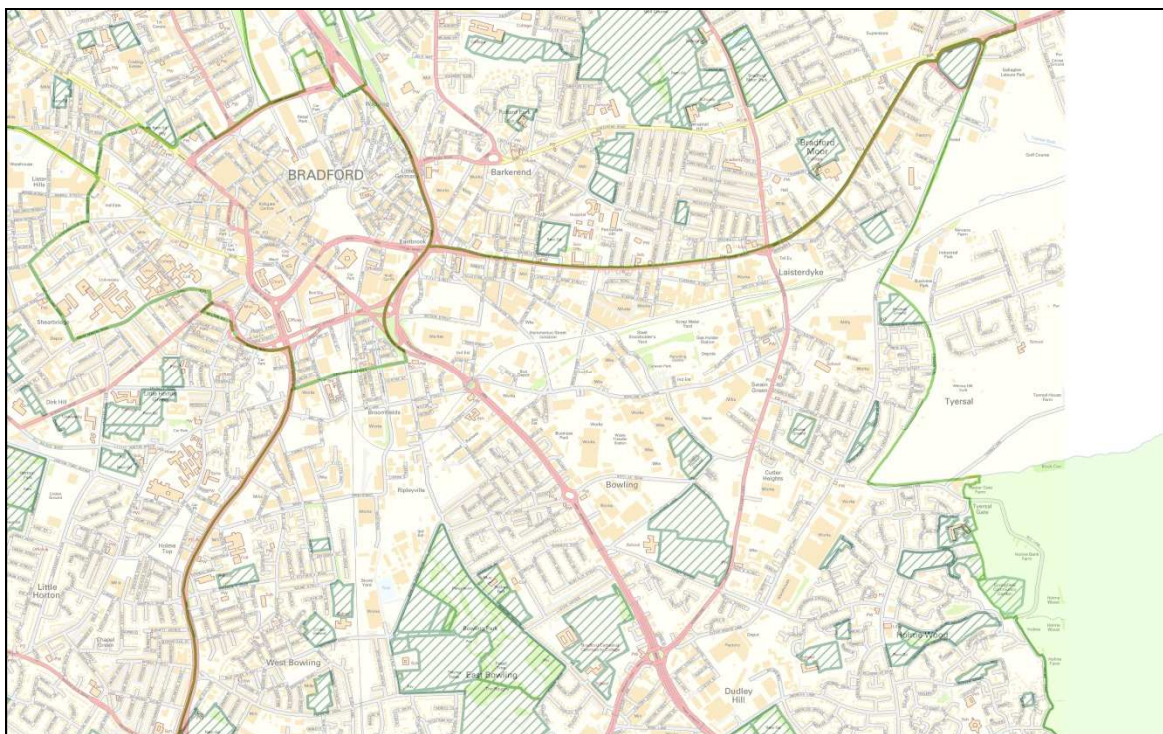
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

8.2 Green Spaces

8.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



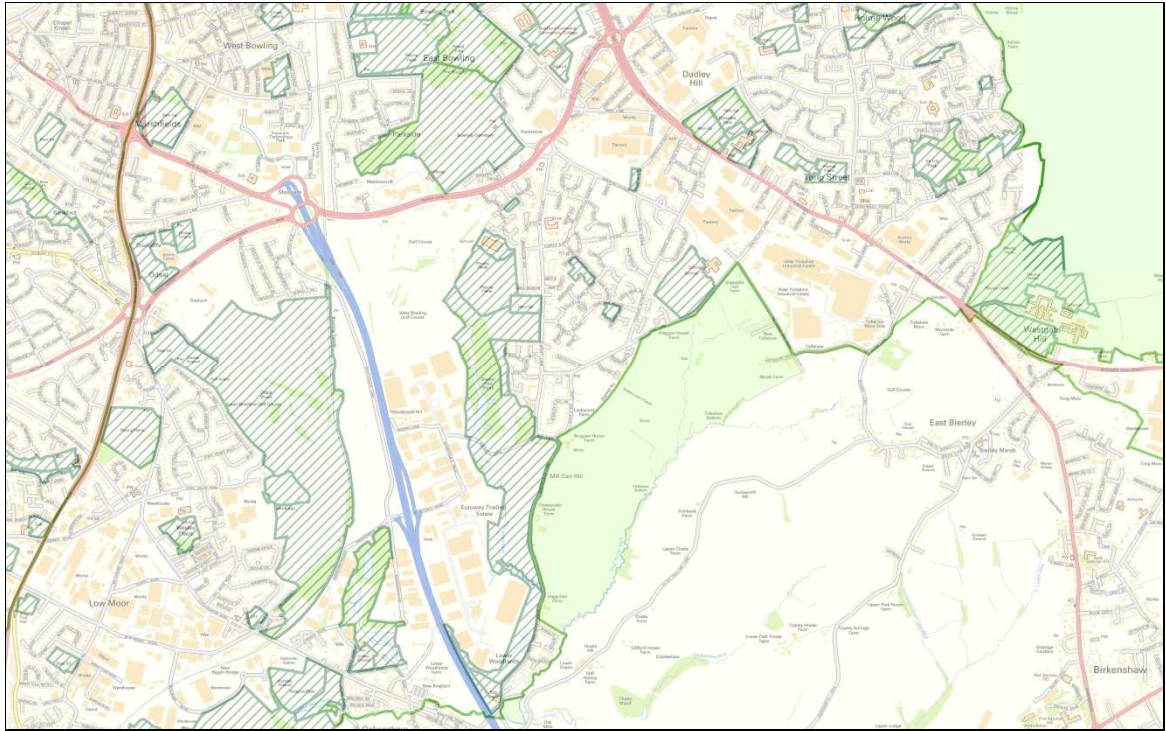
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



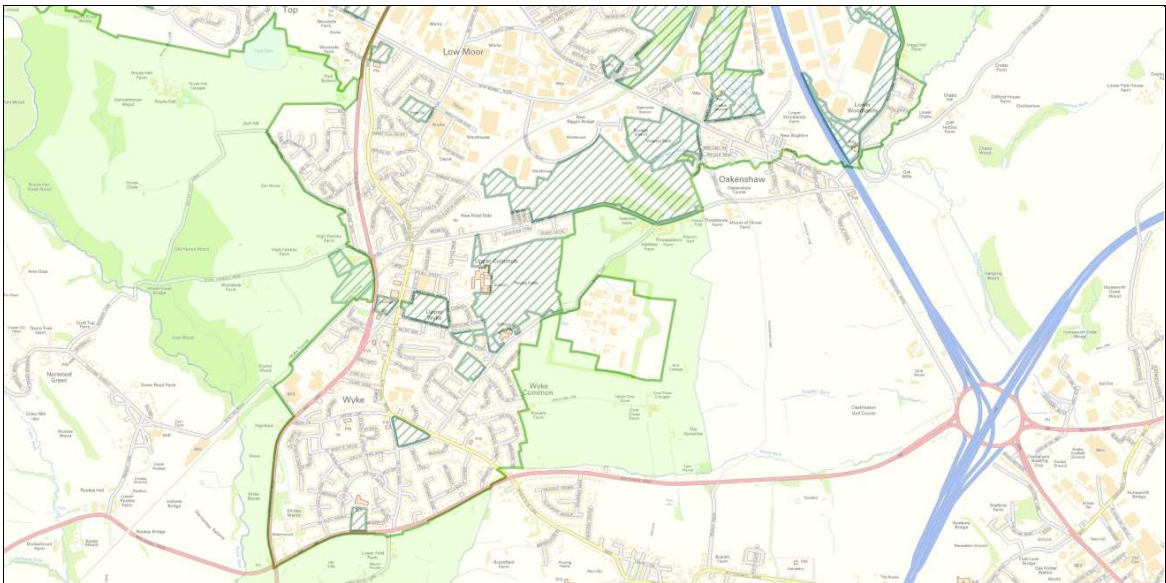
Use your viewers zoom controls for a better view of this map



GreenSpaces



Green Belt



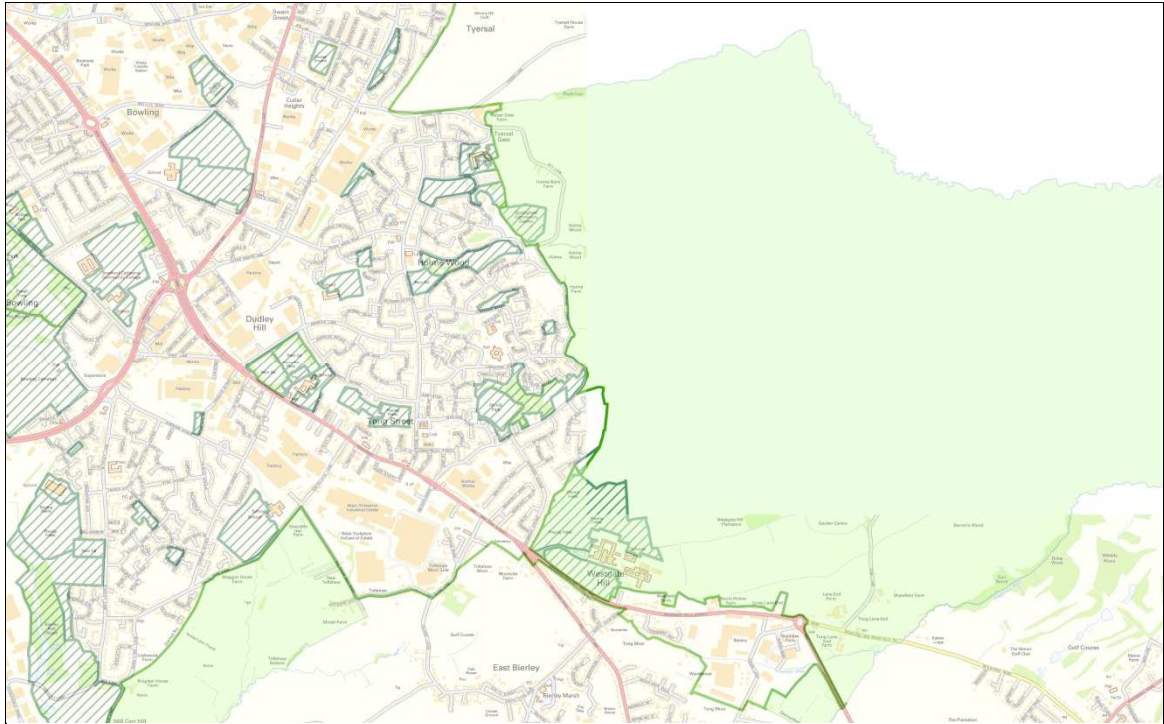
Use your viewers zoom controls for a better view of this map



GreenSpaces



Green Belt



Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

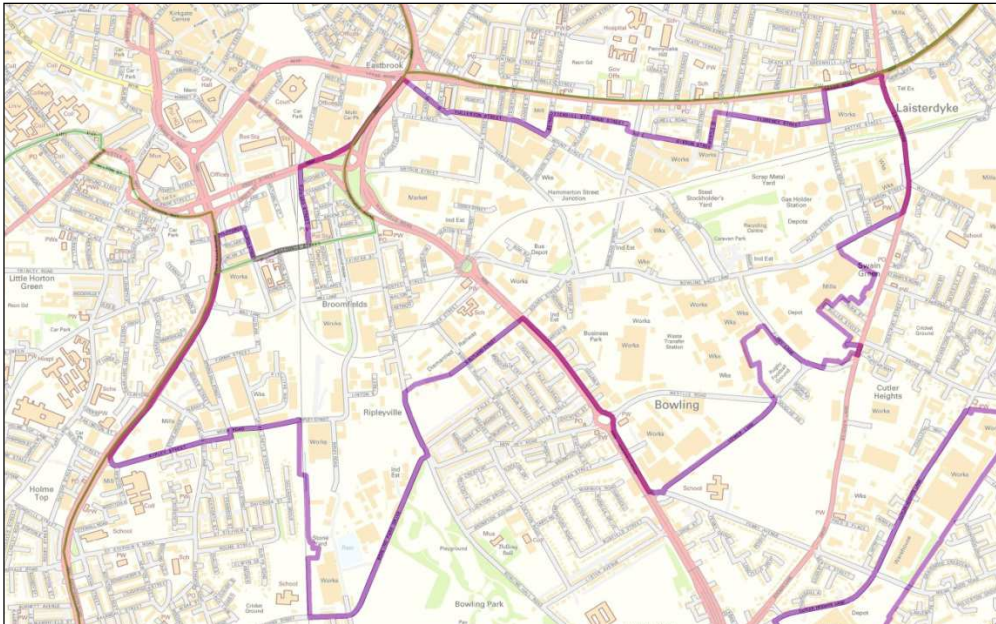
Are there any other areas not shown on the map which should also be protected?

8.3 Employment

8.3.1 There are a number of areas in Bradford South East which are the focus of business and industry which the Council considers important. These areas are protected by an Employment Zone designation in the current plan and the boundaries of these are provided below. These maps are shown for information only, the Interactive Map below allows a clearer view and provides the opportunity for comments to be made on this area.

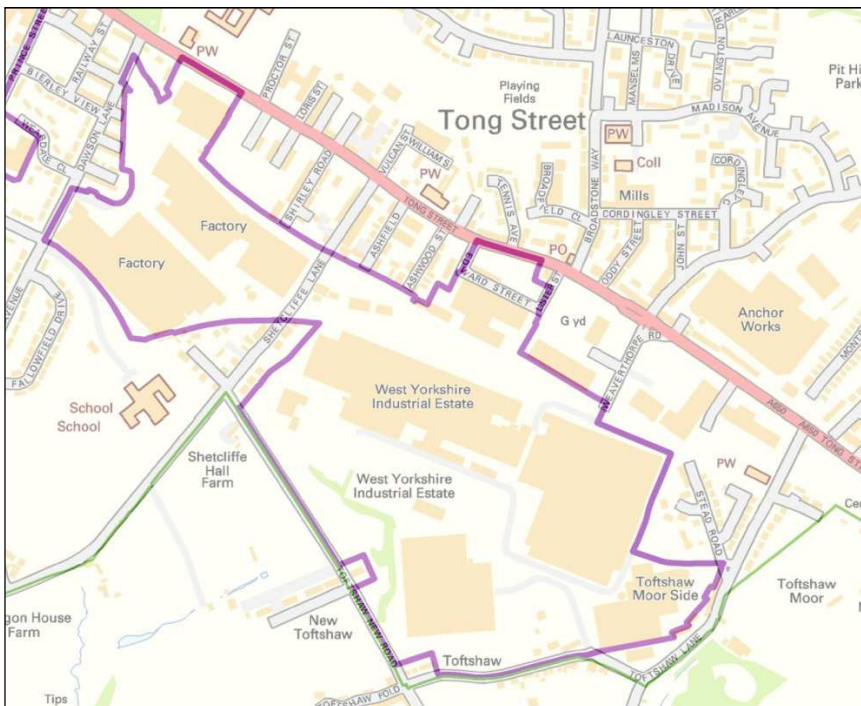
https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/

Bowling



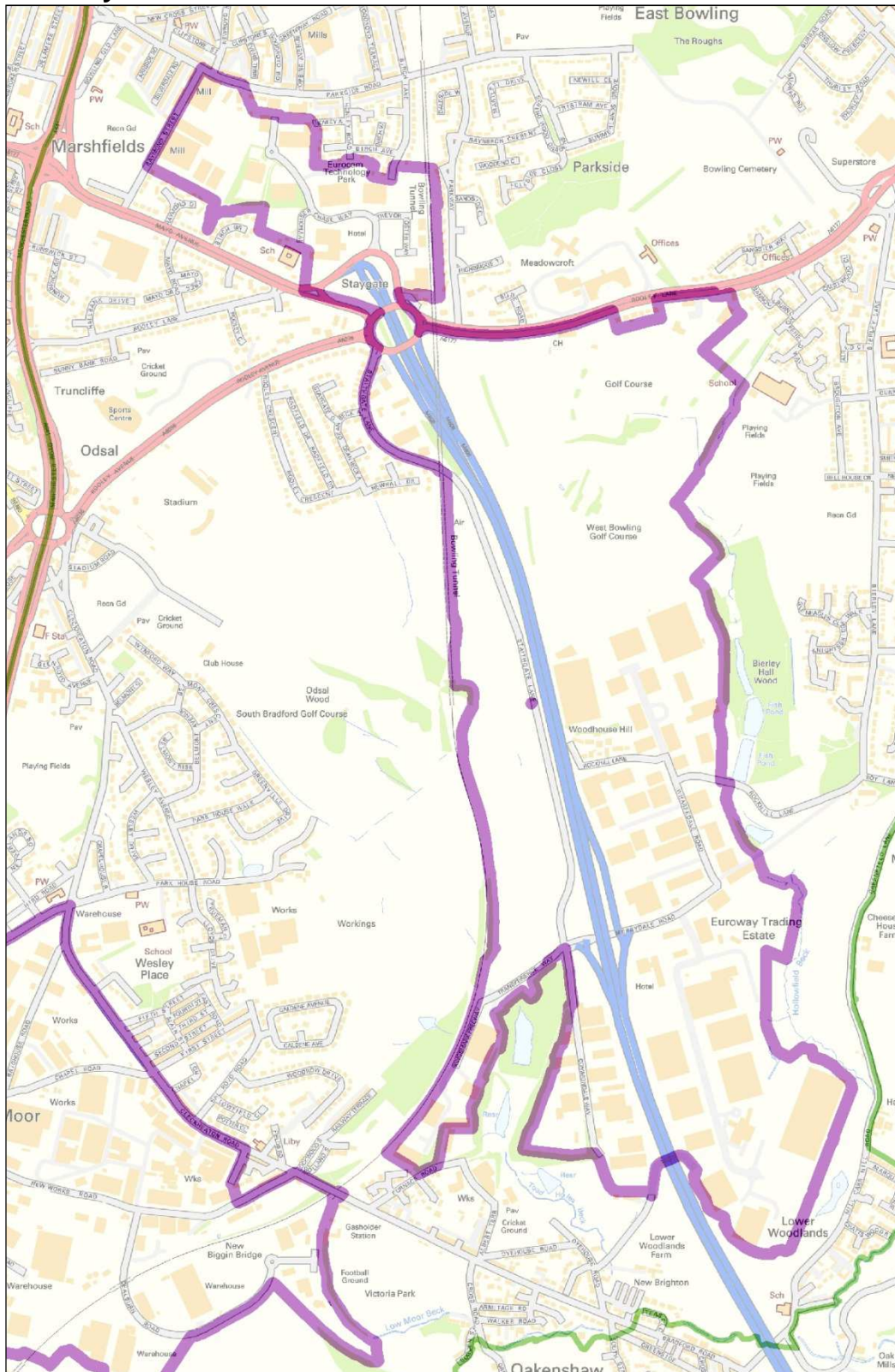
Use your viewers zoom controls for a better view of this map

Low Moor



Use your viewers zoom controls for a better view of this map

Euroway Estate



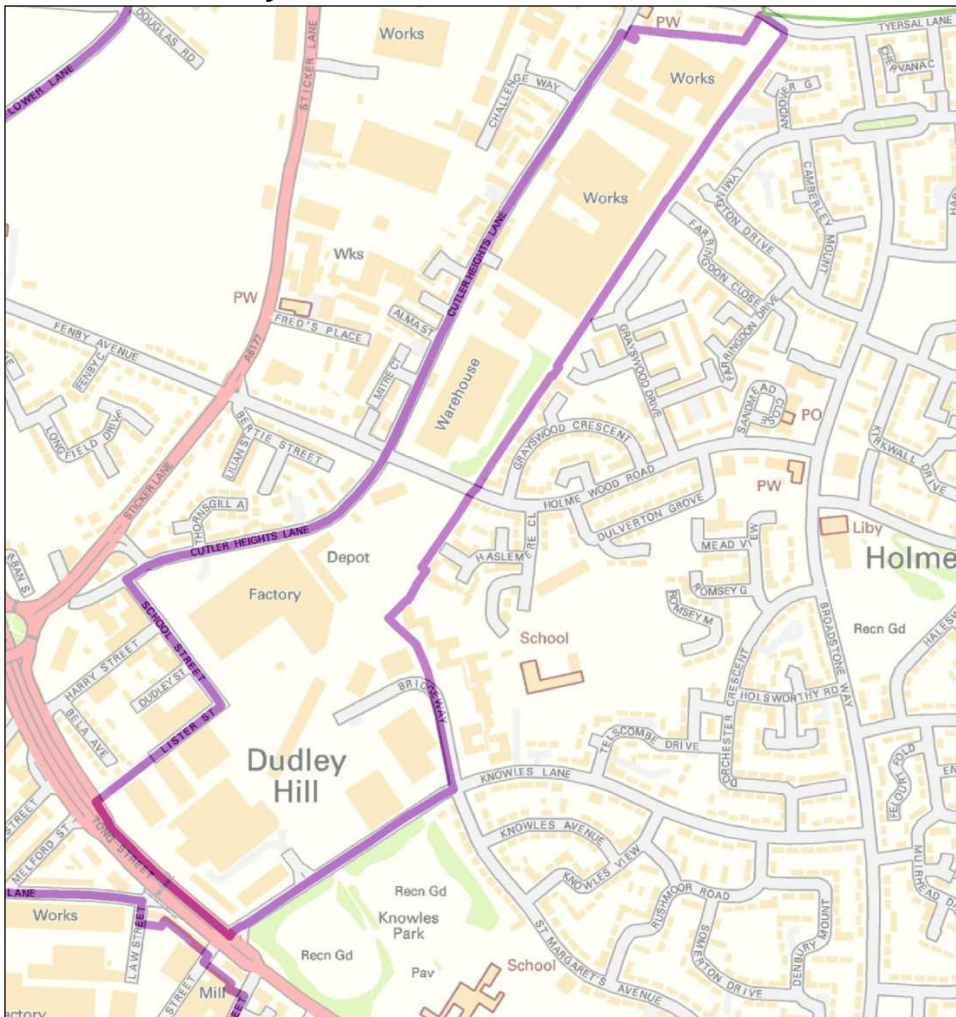
Use your viewers zoom controls for a better view of this map

Cutler Heights



Use your viewers zoom controls for a better view of this map

Low Street/Dudley Hill



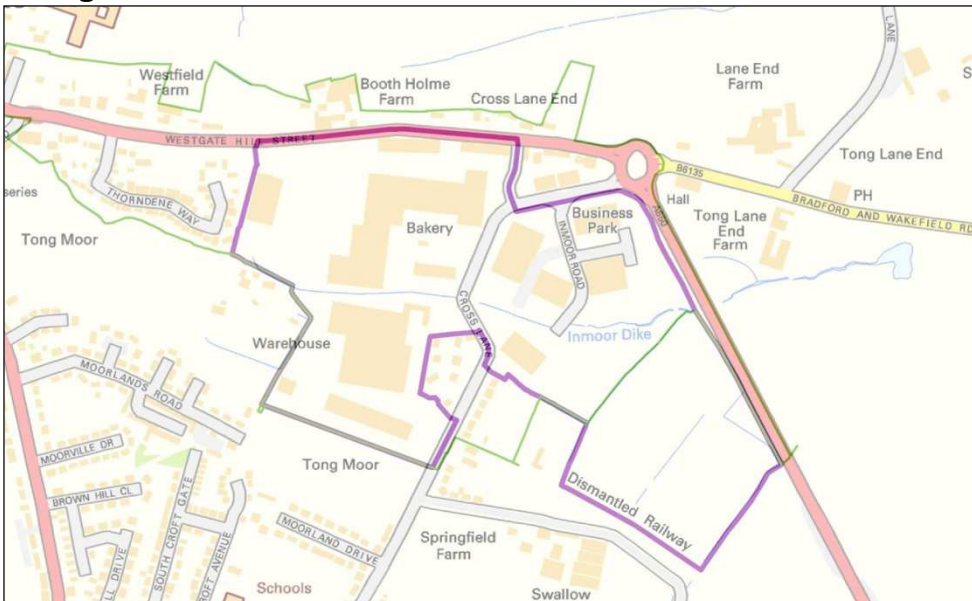
Use your viewers zoom controls for a better view of this map

Tong Street/Shetcliffe lane



Use your viewers zoom controls for a better view of this map

Westgate Hill Street



Use your viewers zoom controls for a better view of this map

EMPLOYMENT QUESTIONS

Do you think the employment zone/s in this area are still appropriate and if so, are the boundaries correct?

Is there any potential in this settlement for further employment zones to be defined?

9. BRADFORD SOUTH WEST

9.1 Possible Development sites

- 9.1.1 The following table sets out the current available site options for Bradford South West. An illustrative map is also provided.
- 9.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used.. Other sites listed include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 9.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 9.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 9.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites of sites for travelling show people.
- 9.1.6 The target for new homes in Bradford South West is 5500 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 9.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

9.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

9.1.9 For housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD

Table 4 : Bradford SW – Possible Development Sites

Ref	Address	Site Area (ha)	Source*	Type of Site	Land Type	Designation	Note **
SW/001	Town End Road, Clayton	1.81	CFS	Land	Greenfield	Green Belt	
SW/002	Back Fold, Clayton	1.53	HLR	Land	Greenfield	Safeguarded Land	
SW/003	Bradford Road, Clayton	0.48	CFS	Land	Greenfield	Green Belt	
SW/004	Holts Lane, Clayton	1.02	CFS	Land	Greenfield	Green Belt	
SW/005	Westminster Drive, Clayton	4.12	HLR	Land	Greenfield	Safeguarded Land	
SW/006	Ferndale, Clayton	2.13	HLR	Land	Greenfield	Safeguarded Land	
SW/007	Brook Lane, Clayton	1.18	HLR	Land	Greenfield	Safeguarded Land	
SW/008	Baldwin Lane, Clayton	0.69	CFS	Land	Greenfield	Green Belt	
SW/009	Langberries, Baldwin Lane	3.31	CFS	Both	Greenfield	Green Belt	
SW/010	Blackberry Way, Clayton	0.62	CFS	Land	Greenfield	Green Belt	
SW/011	Thornton View Road	2.23	CFS	Land	Greenfield	Green Belt	
SW/012	Clayton Lane, Clayton	0.65	HLR	Land	Greenfield	Housing site	
SW/013	Theakston Mead/Thirsk Grove	0.92	OTHER	Land	Greenfield	Playing Field	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/014	Bradford Road, Clayton	3.10	HLR	Land	Greenfield	Urban Greenspace	
SW/015	Clayton Road, Scholemoor	2.78	HLR	Buildings	Previously Developed Land		
SW/017	Frensham Drive, Great Horton, Bradford	0.81	CFS	Land	Greenfield	Green Belt	
SW/018	Highgate Place, Clayton Heights	4.41	CFS	Land	Greenfield	Green Belt	
SW/019	Highgate Grove, Clayton Heights	4.47	CFS	Land	Greenfield	Green Belt	
SW/020	Back Lane & Sheephill Lane	8.17	CFS	Both	Mixture	Green Belt	
SW/021	Woodlands Road	0.83	HLR	Land	Greenfield	Housing site	
SW/022	Stocks Lane, Old Dolphin, Clayton Heights	0.83	CFS	Land	Greenfield	Green Belt	
SW/023	Stocks Lane, Clayton Heights	3.23	CFS	Land	Greenfield	Green Belt	
SW/025	Buttershaw Drive	1.54	HLR	Land	Previously Developed Land	Housing site	
SW/026	Reevy Road west, Buttershaw	0.71	CFS	Land	Mixture		
SW/027	Bishopdale Holme, Buttershaw	0.53	OTHER	Land	Greenfield	Recreation Open Space	
SW/028	Braine Croft, Buttershaw	0.71	OTHER	Land	Greenfield	Playing Fields	
SW/029	Dirkhill Road	0.73	HLR	Land	Greenfield	Housing site	
SW/031	Horton Park Avenue	0.59	HLR	Land	Previously Developed Land		
SW/032	Horton Park Avenue cricket ground, Horton Park Avenue	0.94	CFS	Land	Greenfield		
SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	4.99	OTHER	Both	Previously Developed Land	Mixed Use Area	
SW/034A	Fenwick Drive, Woodside	7.80	HLR	Land	Greenfield	Housing site	
SW/034B	Land south of Fenwick Drive, Woodside	8.35	CFS	Land	Greenfield	Green Belt	
SW/035A	Thornton Road/Munby Street	4.35	HLR	Land	Previously Developed Land	Mixed Use Area	
SW/035B	Thornton Road/Munby Street	2.45	HLR	Land	Previously Developed Land	Mixed Use Area	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/036	Cottam Avenue	1.55	HLR	Land	Previously Developed Land	Mixed Use Area	
SW/037	Legrams Lane	2.19	OTHER	Both	Previously Developed Land	Mixed Use Area	
SW/038	St Andrews Mill, Legrams Lane	0.59	HLR	Buildings	Previously Developed Land		
SW/039	Cemetery Road	2.70	OTHER	Both	Mixture	Mixed Use Area	
SW/040	Westcroft Road, Great Horton	0.44	HLR	Land	Mixture		
SW/041	Shearbridge Road	1.56	CFS	Both	Previously Developed Land		
SW/043	Little Horton Lane	1.08	HLR	Land	Previously Developed Land	Housing site	
SW/045	Fall Top Farm, Brook Lane, Clayton	7.80	CFS	Land	Greenfield	Green Belt	
SW/047	Between Clayton Lane and Lister Arms	0.52	OTHER	Land	Previously Developed Land		
SW/048	Junction with Park Road, Manchester Road, Little Horton	1.76	HLR	Land	Previously Developed Land		
SW/049	Park Road, Little Horton	0.44	OTHER	Both	Previously Developed Land		
SW/050	Bartle Lane	0.84	OTHER	Both	Previously Developed Land		
SW/052	Quaker Lane, Southfield Lane	0.23	CFS	Land	Greenfield		
SW/053	Northfield Road, Wibsey	3.29	CFS	Land	Greenfield	Playing Fields	
SW/054	Chapel Street, Wibsey	0.45	OTHER	Land	Greenfield		
SW/055	Leaventhorpe Lane, Thornton	8.63	CFS	Land	Greenfield	Urban Greenspace	
SW/056	Odsal Road	0.56	OTHER	Land	Previously Developed Land		
SW/057	Thornton Road, Leaventhorpe	1.63	CFS	Land	Greenfield	Urban Greenspace	
SW/059	Baldwin Lane, Clayton	3.39	CFS	Land	Greenfield	Green Belt	
SW/060	Northside Road Gillington	1.67	CFS	Land	Greenfield	Playing Fields	
SW/061	Northside Road, Gillington	9.78	HLR	Both	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/062	Royds Hall Lane, Woodside	4.74	HLR	Land	Previously Developed Land		U/C
SW/063	Eaglesfield drive, Woodside	0.67	HLR	Land	Previously Developed Land		
SW/064	Common Road, Low Moor	1.25	HLR	Land	Previously Developed Land	Housing site	
SW/065	Lingdale Road, Woodside	0.61	OTHER	Land	Previously Developed Land		
SW/066	Abb Scott Lane, Low Moor	6.77	HLR	Land	Greenfield	Housing site	
SW/067	Halifax Road/Western Way, Woodside	3.58	HLR	Land	Previously Developed Land		U/C
SW/068A	Northside Terrace, Lidget Green	0.39	HLR	Land	Greenfield		
SW/068B	Legrams Lane	0.17	HLR	Both	Previously Developed Land		
SW/070	John Street/Henry Street, Clayton	0.34	HLR	Buildings	Previously Developed Land		
SW/071	Cooper Lane, Buttershaw	0.13	HLR	Land	Greenfield		U/C
SW/072	Manorley Lane, Woodside	0.37	HLR	Land	Previously Developed Land		
SW/073	223 Moore Avenue, Wibsey	0.24	HLR	Both	Previously Developed Land		
SW/074	Huddersfield Road, Odsal	0.49	HLR	Both	Previously Developed Land		
SW/075	Scholemoor Road, Lidget Green	0.14	HLR	Buildings	Previously Developed Land		
SW/076	Saint Street, Great Horton	0.24	HLR	Buildings	Previously Developed Land		
SW/077	Mandale Grove Buttershaw	0.14	HLR		Greenfield		
SW/080	Low Royd, Park Bottom, Low Moor	0.21	HLR	Land	Greenfield		
SW/081	Pannal Street, Great Horton	1.00	HLR	Both	Previously Developed Land		
SW/082	St Lukes, Little Horton Lane, Little Horton	1.25	HLR	Land	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/083	Paradise Fold, Great Horton	0.21	HLR	Land	Previously Developed Land		
SW/084	Great Horton Road, Shearbridge	0.12	HLR	Both	Previously Developed Land		
SW/085	Legrams Lane/Archibald Street	0.03	HLR	Land	Previously Developed Land		
SW/088	Abb Scott Lane, Low Moor	1.02	CFS	Land	Greenfield		
SW/090	Cooper Lane, Buttershaw	0.18	HLR	Both	Previously Developed Land		
SW/091	Trenholme Avenue, Low Moor	0.10	HLR	Land	Previously Developed Land		
SW/093	Leaventhorpe Hall, Thornton Road, Thornton	0.39	HLR	Both	Greenfield		U/C
SW/095	Paternoster Square Great Horton	0.06	HLR	Land	Previously Developed Land		
SW/096	Land at Scarlet Heights,	0.24	CFS	Land	Greenfield	Green Belt	
SW/097	43 Beaconsfield Road, Clayton	0.22	CFS	Both	Mixture	Green Belt	
SW/098	Harris Court Mill, Great Horton Road, Great Horton	0.57	OTHER	Buildings	Previously Developed Land		
SW/100	Stanbeck Gardens, Buttershaw	0.24	OTHER	Land	Greenfield		
SW/101	Thornaby Drive, Clayton	0.20	OTHER	Both	Mixture		
SW/102	Little Moor, Clayton Heights	12.12	CFS	Both	Greenfield		
SW/103	Rear Edge End Road, Buttershaw	0.37	OTHER	Land	Previously Developed Land		
SW/104	Cecil Avenue, Great Horton	2.15	OTHER	Land	Greenfield	Allotments	
SW/105	Clover Street/Haycliffe Lane, Wibsey	0.23	OTHER	Buildings	Previously Developed Land		
SW/107	Summerseat Place Great Horton Road	0.38	CFS	Land	Greenfield		
SW/108	Brafferton Arbor, Buttershaw	0.32	OTHER	Land	Previously Developed Land		
SW/109	Thornton Road, Four Lane, Ends	0.36	OTHER	Both	Mixture		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/110	Hilmore House, Thornton Road, Gillington	1.93	OTHER	Buildings	Previously Developed Land		
SW/111	Bradford Road/Thirsk Grove, Clayton	0.37	HLR	Land	Greenfield		
SW/112	Briarwood Grove, Odsal	1.09	OTHER	Land	Greenfield	Urban Greenspace	
SW/113	Newall Street/Bottomley Street Off Manchester Road	0.81	HLR	Both	Previously Developed Land		
SW/114	Land East Of Unity House, Little Horton Lane	0.04	HLR	Land	Previously Developed Land		
SW/115	Bradford Road Clayton	0.17	HLR	Land	Previously Developed Land		
SW/116	Polit Farm - Dan Lane/Dunnoch Avenue	0.34	HLR	Buildings	Previously Developed Land		
SW/117	47 Crawford Avenue	0.17	HLR	Land	Greenfield		
SW/119	Odsal Road	0.21	HLR	Buildings	Previously Developed Land		
SW/120	Ingleby Road	3.25	ELR	Land	Previously Developed Land	Employment Site	
SW/121	Princeroyd Way	2.01	ELR	Land	Previously Developed Land	Employment Site	
SW/122	Church Street - Buttershaw	0.13	HLR	Land	Previously Developed Land		
SW/123	246 - 248 Haycliffe Lane - Great Horton	0.14	HLR	Land	Previously Developed Land		
SW/124	Land off Buckingham Crescent, Clayton	11.26	CFS	Land	Greenfield	Green Belt	
SW/125	Land south of Blackberry Way, Clayton	3.07	OTHER	Land	Greenfield	Green Belt	
SW/126	Daily Court	0.62	CFS	Buildings	Previously Developed Land		
SW/129	Cockin Lane Farm, Clayton	0.45	CFS	Land	Greenfield	Green Belt	
SW/130	Little Horton Lane	0.15	HLR	Buildings	Previously Developed Land		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SW/131	Sawrey Place	0.09	HLR	Land	Previously Developed Land		
SW/132	Brackenbeck Road	0.78	ELR	Land	Previously Developed Land	Employment site	
SW/133	Holroyd Hill, Wibsey	0.17	HLR	Buildings	Previously Developed Land		
SW/134	Meadway, Wibsey	0.23	HLR	Land	Previously Developed Land		
SW/136	Roy Road Buttershaw	0.15	HLR	Land	Greenfield		
SW/137	Little Horton Lane	0.10	HLR	Buildings	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

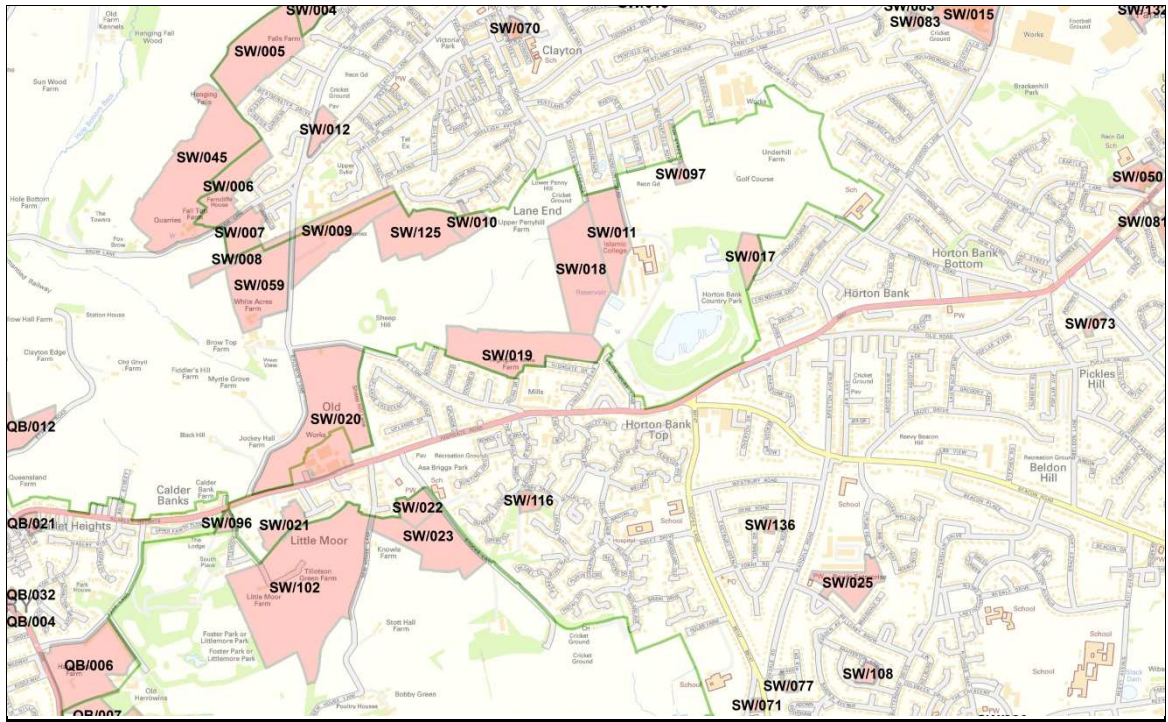
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

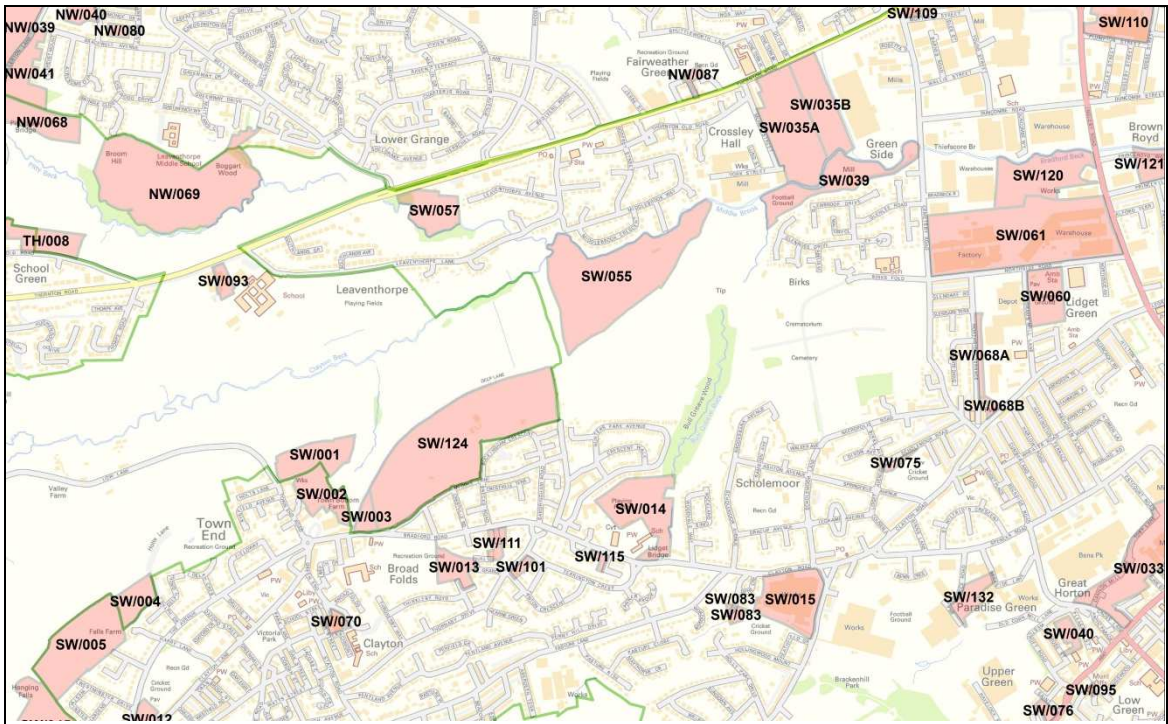
9.1.10 The following maps show the sites in context and do show sites in other adjacent areas. Please use your software's zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



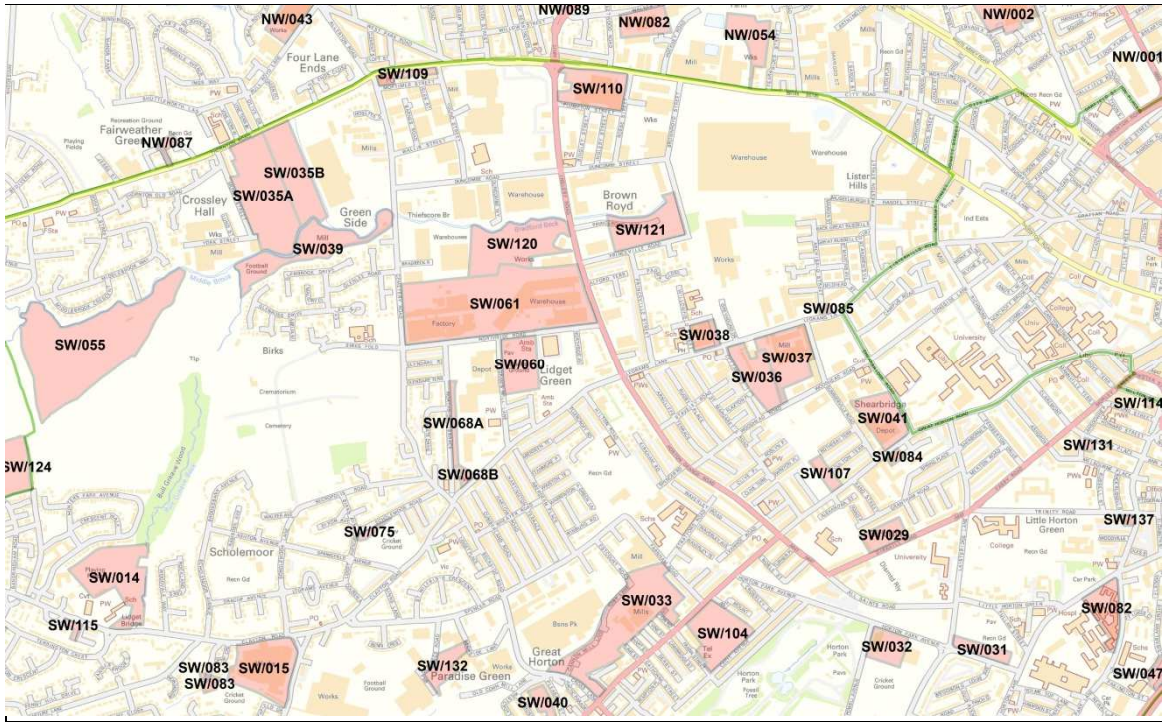
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



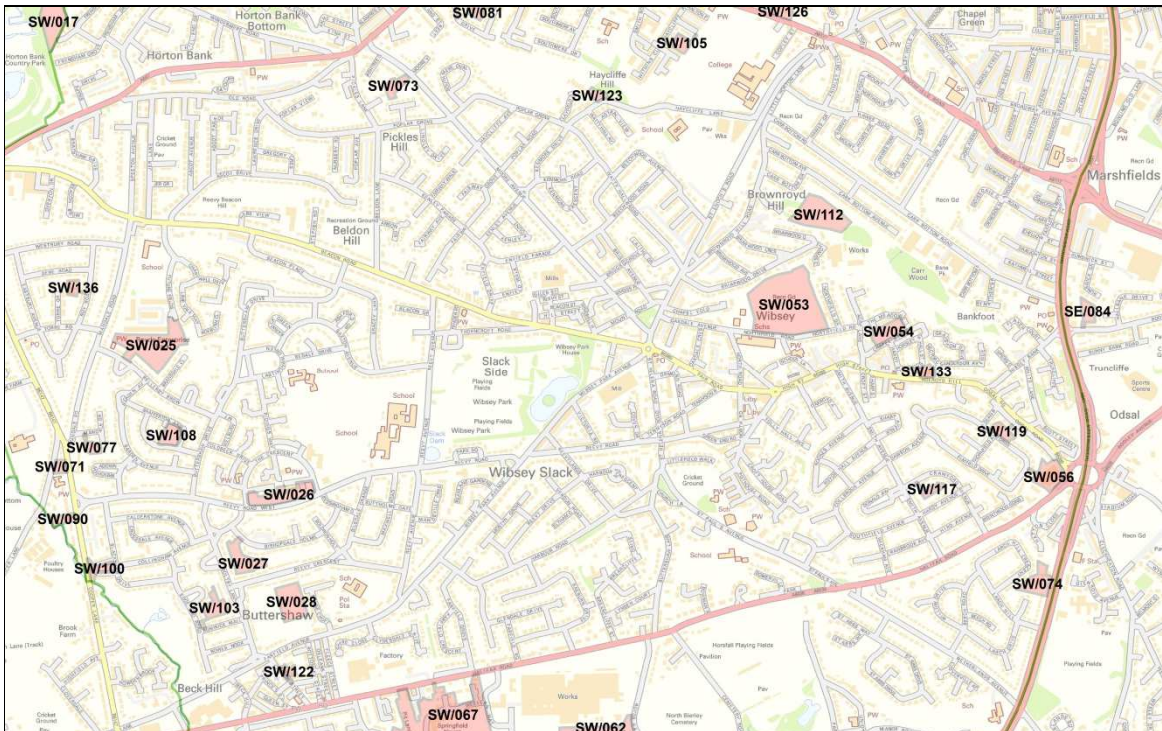
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge



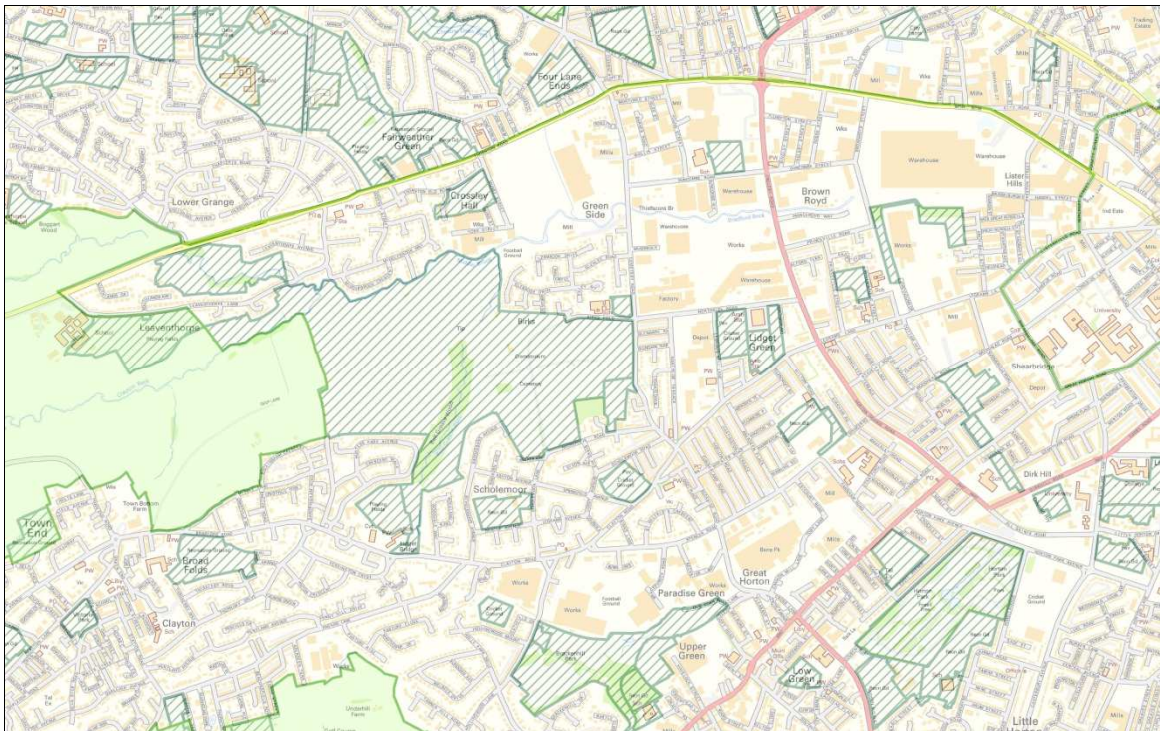
Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

9.2 Green Spaces

9.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



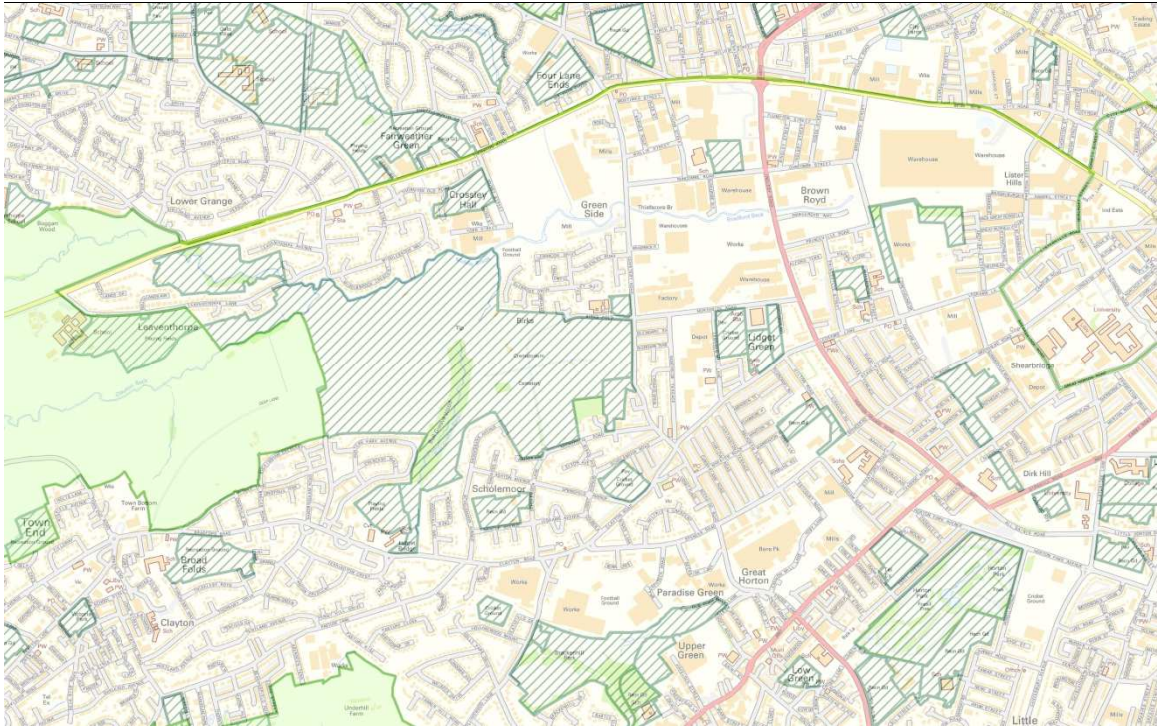
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



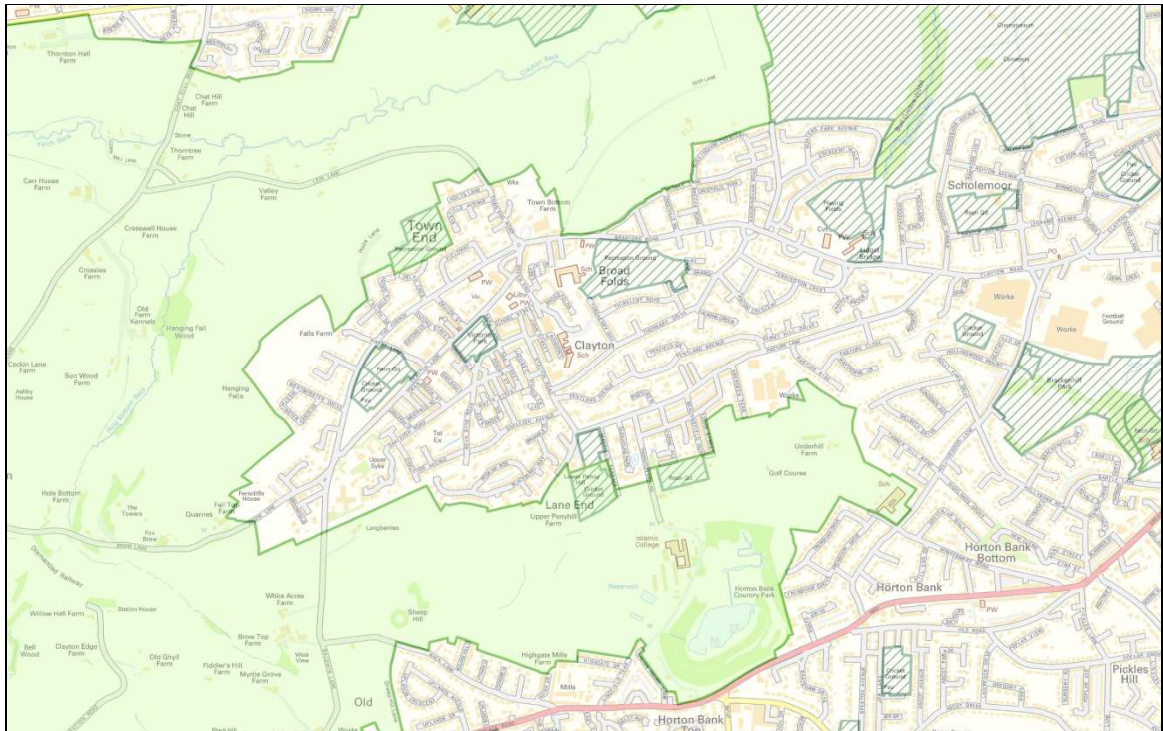
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



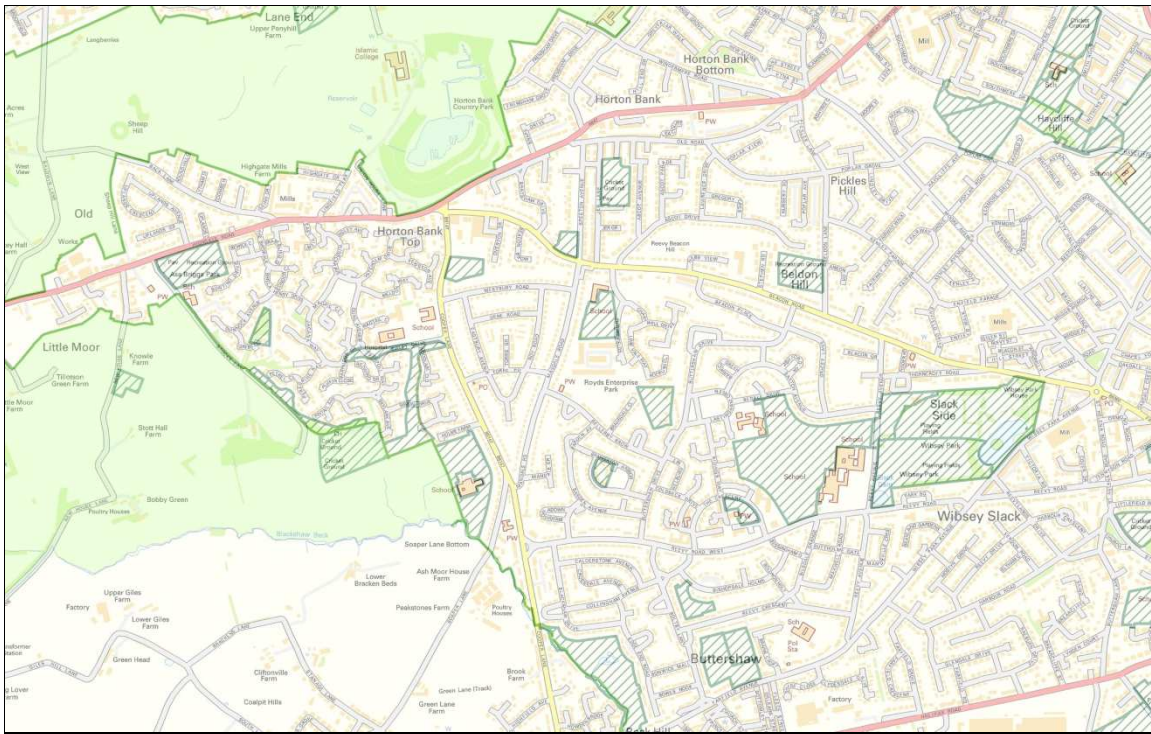
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



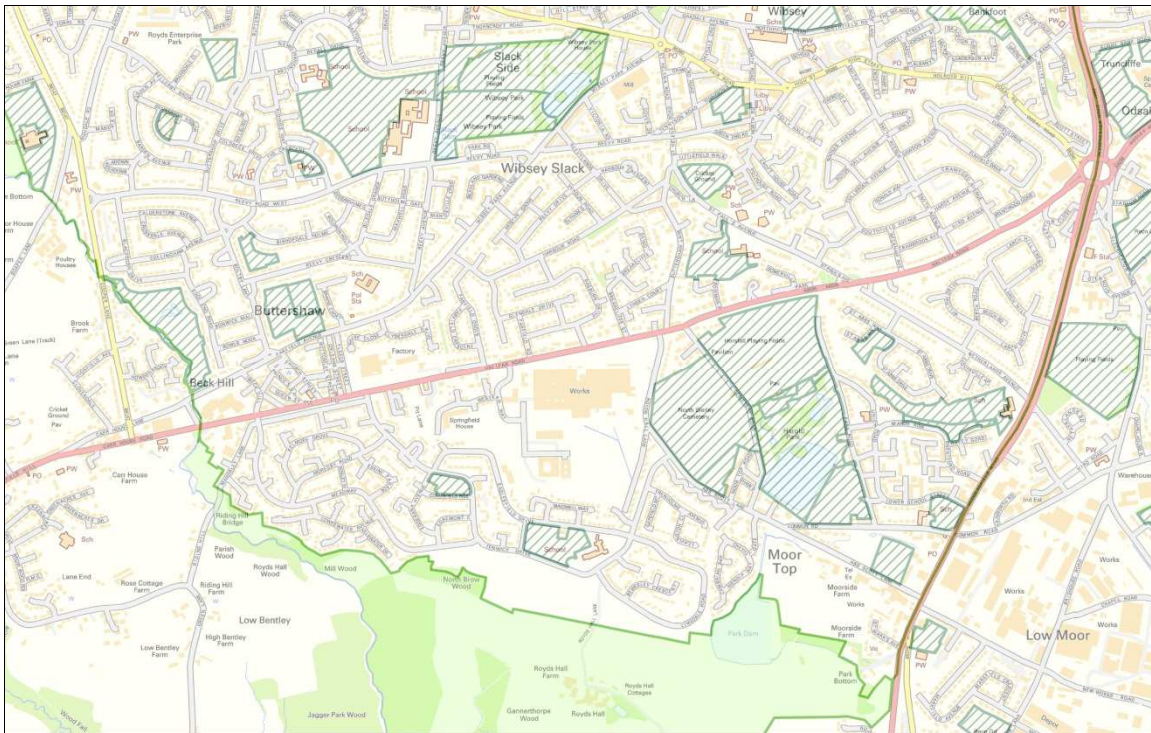
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



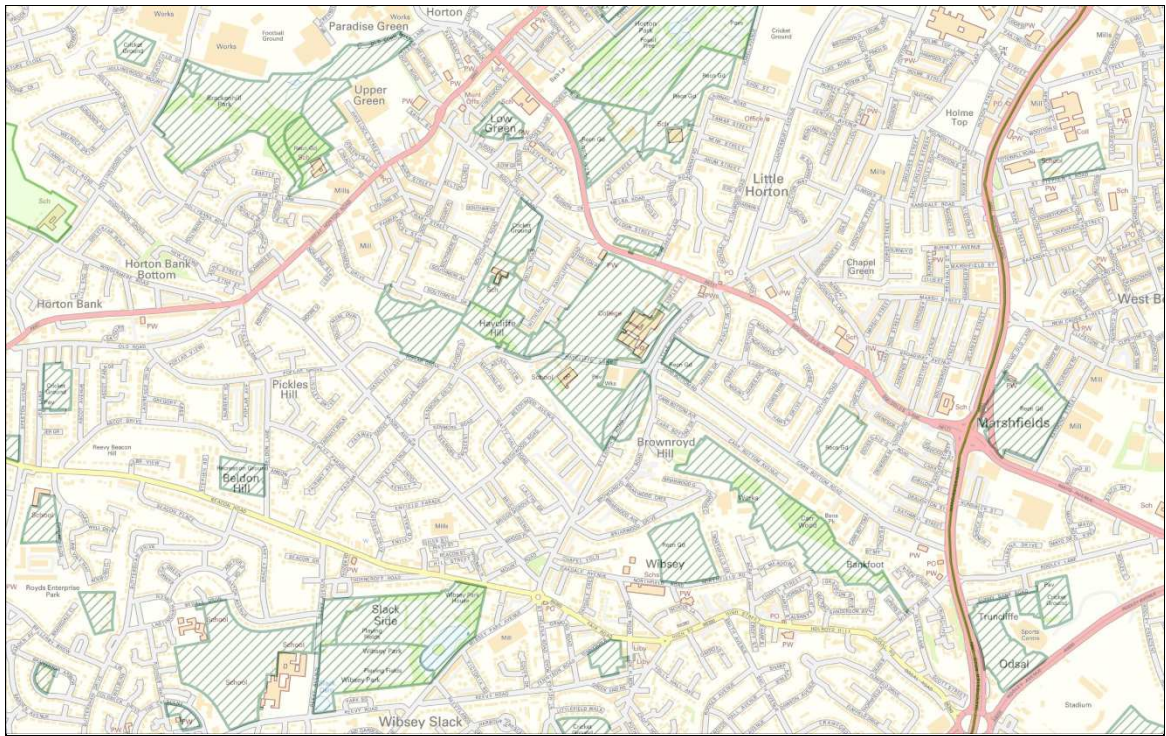
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



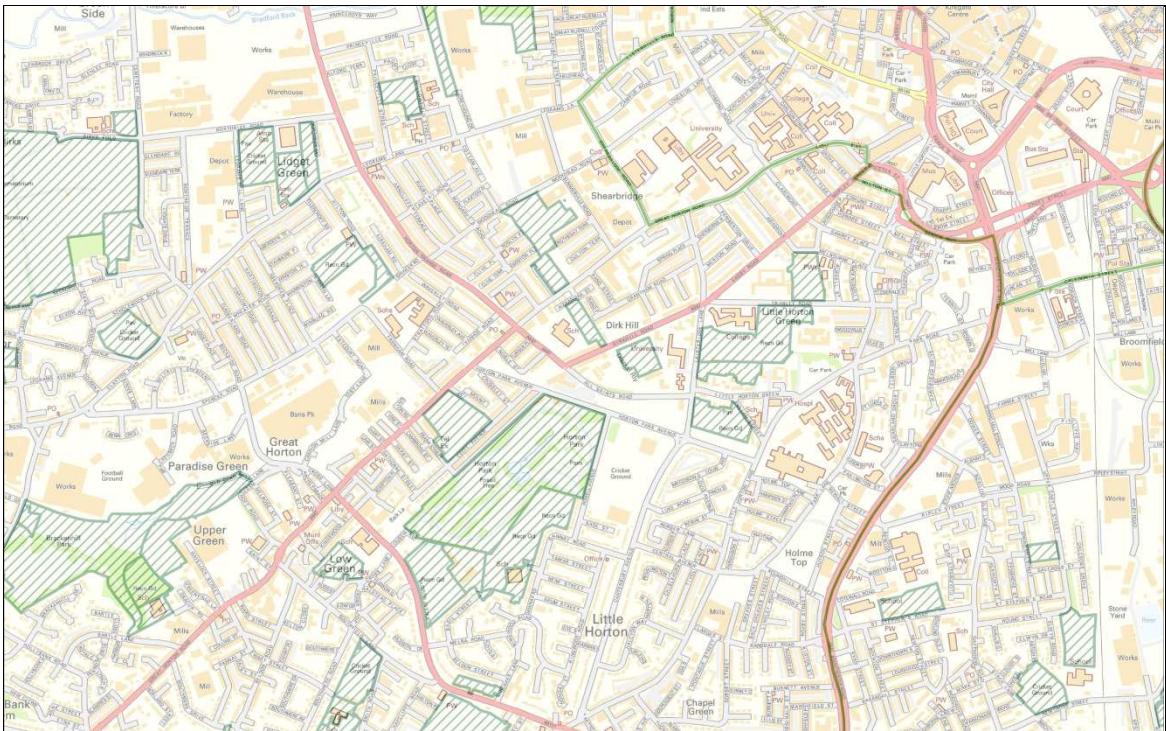
Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt



Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

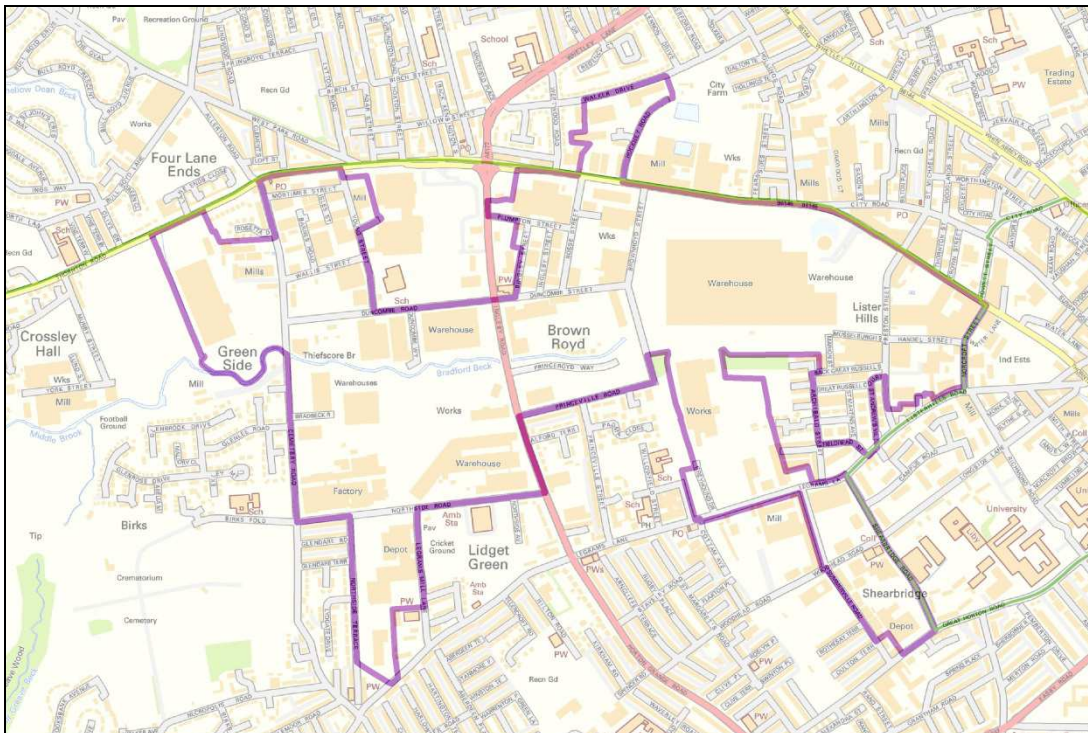
Are there any other areas not shown on the map which should also be protected?

9.3 Employment

9.3.1 There are two locations in Bradford South West with large concentrations of employment uses which the Council considers as important. They are found at Thornton Road (a small part of this area falls in Bradford North West) and at Paradise Green and are protected by an Employment Zone allocation in the current plan. The boundaries are provided below. These maps are shown for information only, the Interactive Map allows a clearer view and provides the opportunity for comments to be made on this area.

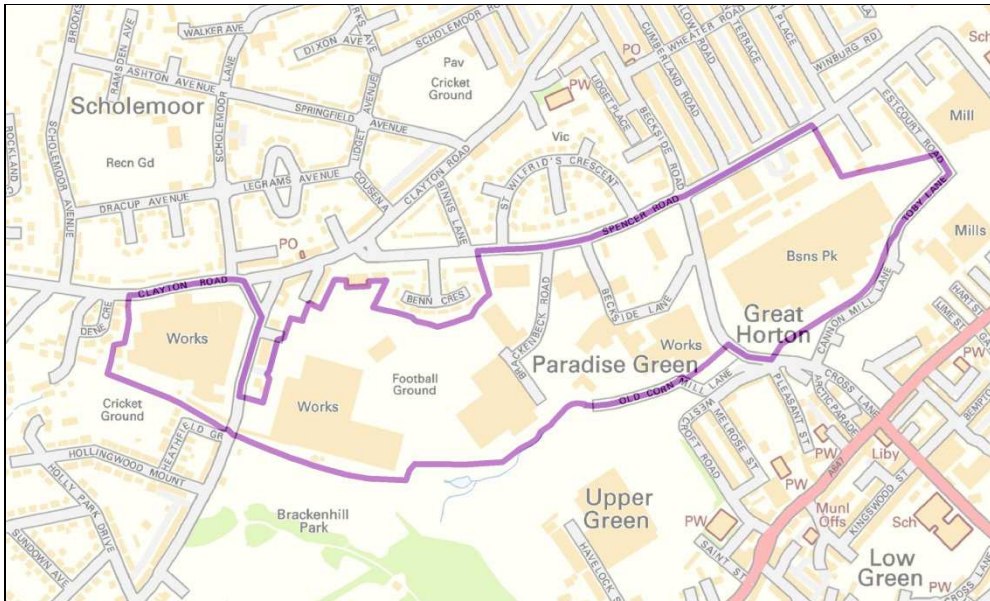
https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/

Thornton Road



Use your viewers zoom controls for a better view of this map

Paradise Green



Use your viewers zoom controls for a better view of this map

10. SHIPLEY

Please note: Shipley town centre falls within the boundary of the Shipley and Canal Road corridor Area Action Plan (AAP) and is not part of this consultation. Please see paragraph 2.7 above

10.1 Possible Development sites

- 10.1.1 The following table sets out the current available site options for Shipley. An illustrative map is also provided
- 10.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 10.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 10.1.4 The table includes sites equal or greater to 0.20ha, but also includes any sites which are capable of accommodating at least 5 homes below that threshold. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 10.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment and retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling show people.
- 10.1.6 The target for new homes in Shipley is 750 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.

10.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

10.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development would best be delivered, through concentration of development on a small number of large sites, or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts, or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

10.1.9 For housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD

Table 5 : Shipley –Potential Development Sites

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
SH/005	Wood End Crescent/Leeds Road	2.16	HLR	Land	Previously Developed Land		U/C
SH/012	Dockfield Road	3.63	OTHER	Land	Previously Developed Land		
SH/014	East Victoria Street	0.36	OTHER	Buildings	Previously Developed Land		
SH/015	Land off Otley Road, Charlestown	0.36	HLR	Land	Greenfield		
SH/016	Leeds Road/Thackley Old Road	0.51	OTHER	Land	Greenfield		
SH/018	Otley Road	0.42	HLR	Land	Previously Developed Land		U/C
SH/019	Carr Lane	1.25	HLR	Land	Previously Developed Land	Housing site	
SH/022	Wycliffe Road	1.38	OTHER	Land	Greenfield		

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
SH/026	Glenview Drive, Bankfield Road, Nabwood, Shipley	6.23	CFS	Land	Greenfield	Green Belt	
SH/027	Bingley Road, Nabwood	5.31	CFS	Land	Greenfield	Green Belt	
SH/028	Bankfield Farm, Nabwood	1.57	HLR	Both	Greenfield	Green Belt	
SH/030	Christ Church, Hall Lane, Windhill	0.10	HLR	Buildings	Previously Developed Land		
SH/032	Westroyd Avenue, Leeds Road, Windhill	0.37	HLR	Land	Previously Developed Land		U/C
SH/037	Hollin Hall Farm, High Bank Lane,	4.18	CFS	Land	Greenfield		
SH/039	West Royd Gardens, Windhill	0.23	OTHER	Land	Greenfield		
SH/041	Former Tannery, Hollins Hill Works, Hollins Hill	1.79	CFS	Both	Previously Developed Land	Green Belt	
SH/042	Queens Road/Ferncliffe Road - Saltaire	0.63	HLR	Land	Previously Developed Land		
SH/043	Springhurst Road	0.26	HLR	Both	Mixture		
SH/044	Glenview Close Nab Wood	1.80	CFS	Land	Greenfield	Green Belt	
SH/045	The Old School Building - Wrose Brow Road	0.22	HLR	Buildings	Previously Developed Land		
SH/046	46 Kirkgate	0.06	HLR	Buildings	Previously Developed Land		U/C
SH/048	New Close Road, Nabwood	4.12	CFS	Land	Greenfield	Green Belt	
SH/049	Saltaire Road, Saltaire	0.23	OTHER	Both	Previously Developed Land		
SH/050	Berry Drive	0.37	HLR	Land	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

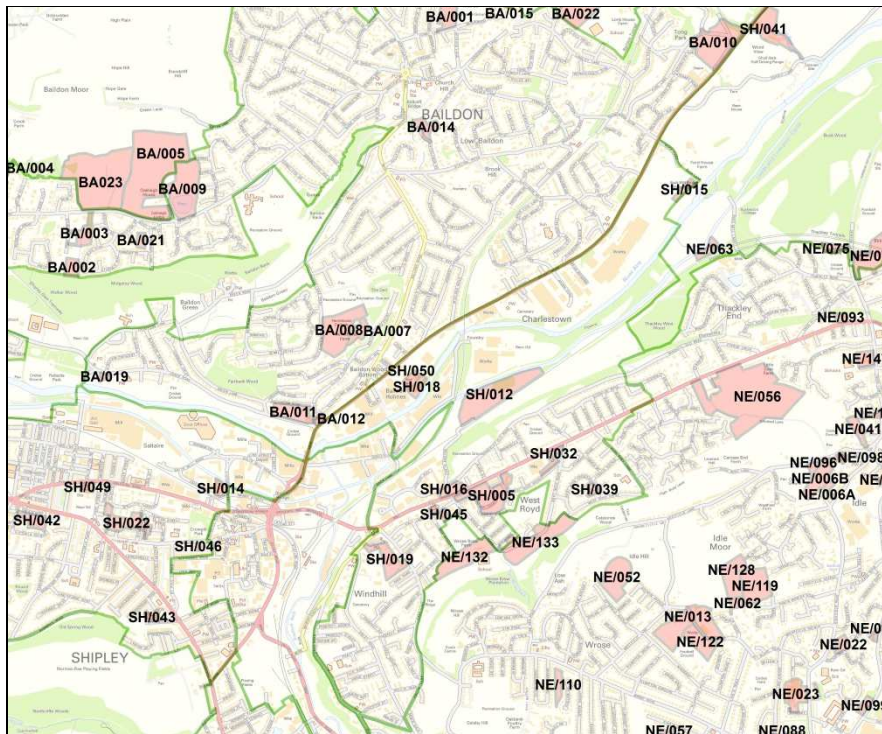
****Note** - U/C denotes that the site was under construction after April 2013

10.1.10 The following maps show the sites in context and do show sites in other adjacent areas. Please use your software's zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however

wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/

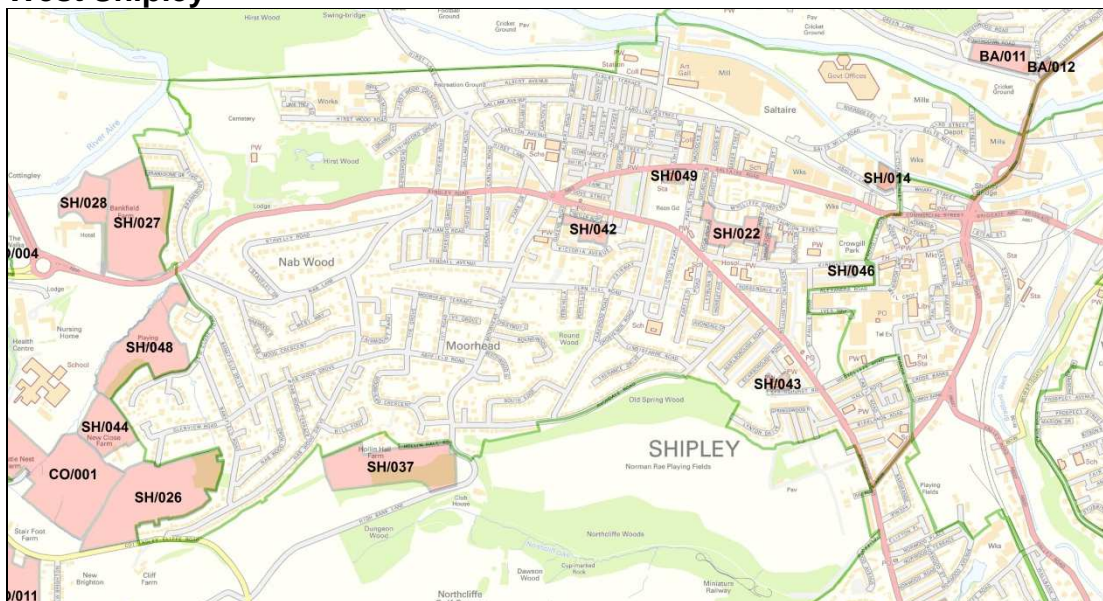
East Shipley



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

West Shipley



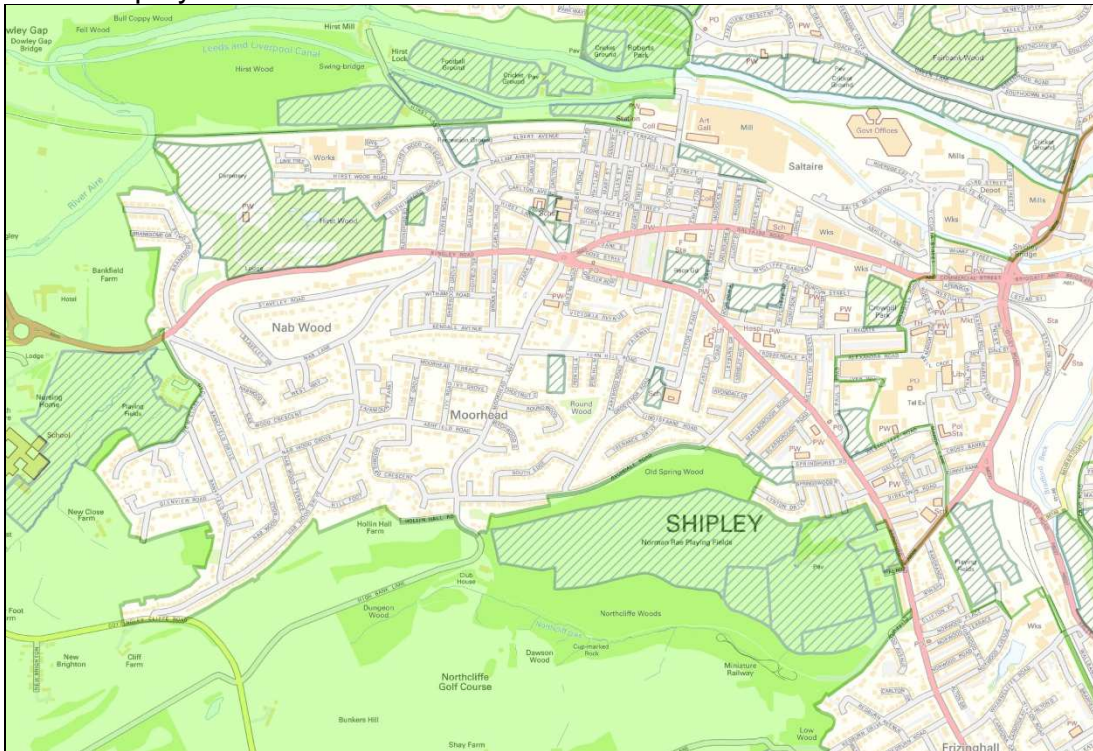
Use your viewers zoom controls for a better view of this map

10.2 Green Spaces

10.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/

West Shipley



Use your viewers zoom controls for a better view of this map

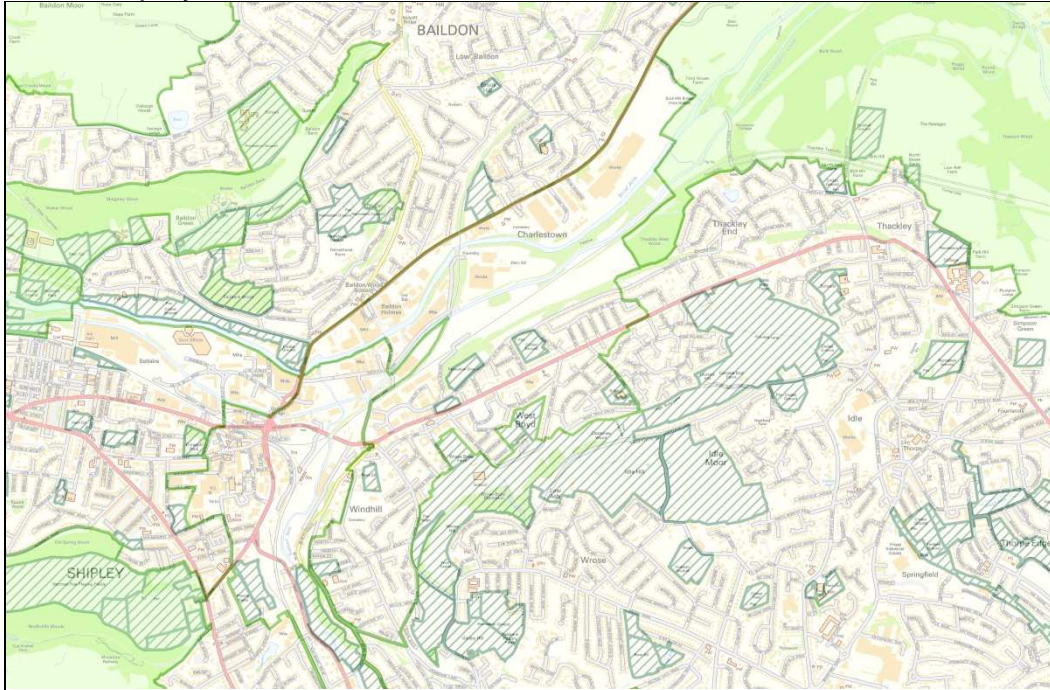


Greenspaces



Green Belt

East Shipley



Use your viewers zoom controls for a better view of this map



Greenspaces



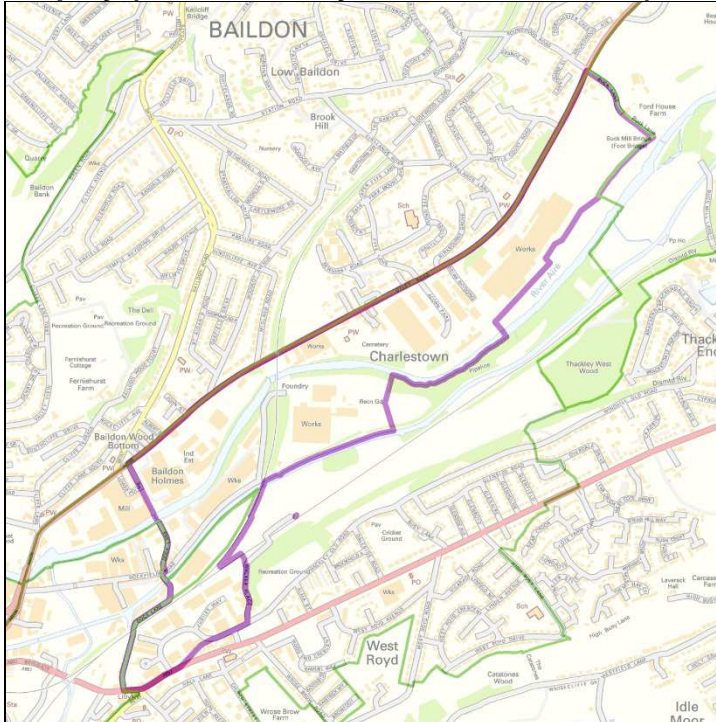
Green Belt

10.3 Employment

10.3.1 Shipley has a number of areas where there is a strong focus on uses which provide employment within classes B1,B2 and B8 of the use class order. Such uses include light industrial uses and research, more general industrial use and storage and distribution operations. The largest of these areas is defined and protected in the RUDP as an Employment Zone and is shown on the map extract below. This map is shown for information only, the Interactive Map allows a clearer view and provides the opportunity for comments to be made on this area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/

Shipley (south of Otley Road,Charlestown)



Use your viewers zoom controls for a better view of this map

EMPLOYMENT QUESTIONS

Do you think the employment zone in this area is still appropriate and if so, are the boundaries correct?

Is there any potential in this settlement for further employment zones to be defined?

The wording in this publication can be made available in other formats such as large print.

Please call 01274 434050 or email Planning.Policy@bradford.gov.uk

