

Appendix 2b - Schedule of "Other Sites" 2014

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00299	Medium term	Land adjacent to Kershaws Garden Centre Halifax Road Hove Edge	Brighouse	5.13	CFS-0204	154	Yes	Possibly	Possible	Mix of B and G	Potential mixed brownfield and greenfield site adjacent to urban area - suitable, available and achievable. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Rights of Way; Possible Contamination; Trees worthy of protection on/adjacent site
00306	Medium term	Denehurst Garage St. Giles Road, Lightcliffe Hipperholme	Brighouse	1.73	CFS-0047	62	Yes	Possibly	Possible	Brownfield	Developable and deliverable site but historical uses may require remediation works before site developed. Future of adjacent sites may influence timing. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing	Lack of Infrastructure - Drainage; Listed Building

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											SHLAA deliverability category retained in current review.	
00308	Medium term	Land at St Giles Road, Lightcliffe Hove Edge	Brighouse	9.33	CFS-0054	280	Yes	Possibly	Possible	Greenfield	Potential site in the green belt, adjacent to the existing urban area. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Listed Building; Trees worthy of protection on/adjacent site
00310	Long term	Land adjacent Crosslee PLC Brighouse Road Hipperholme	Brighouse	3.45	CFS-0160	103	Yes	Possibly	Possible	Greenfield	Potential site, suitable and available. Identified as long-term deliverable due to site constraints	Bad Neighbours
00322	Long term	Site of Former Pond Quarry Lightcliffe Road	Brighouse	1.82		51	Low Possibility	Yes	Possible	Brownfield	Developable and deliverable site once remediation measures (for which proposals exist) are completed.	Quarry/Proximity to Quarry
00323	Long term	Land Adjacent 12 Cawcliffe Road	Brighouse	1.35		48	Low Possibility	Possibly	Possible	Mix of B and G	Developable site should owner's intentions be to release this land. Importance of open space function noted as per Open Space Update	Topography; Trees worthy of protection on/adjacent site

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00324	Medium term	Land adjacent St. Andrews C of E School Blackburn Road	Brighouse	0.50		14	Low Possibility	Possibly	Highly Likely	Greenfield	Attractive housing site within urban area. Timing dependent on disposal timetable. Capacity reduced to reflect presence of mature trees. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Trees worthy of protection on/adjacent site; Highways Access
00330	Long term	Land off Elland Road Brookfoot	Brighouse	2.01	CFS-0036	54	Yes	Possibly	Possible	Mix of B and G	Developable site but constraints, particularly flood mitigation, will reduce capacity. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be	Possible Contamination; Bad Neighbours; Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Occupiers to Relocate;

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											determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Highways Access
00331	Medium term	Land adjacent Brookfoot Mills Elland Road Brookfoot	Brighouse	0.30		10	Low Possibility	Possibly	Possible	Brownfield	Developable site but constraints, particularly flood mitigation, will reduce capacity. Consider with 00330.	Flooding Risk - Zone 2; Bad Neighbours
00336	Short Term	Land at junction of Ogden Lane & Toothill Bank Rastrick	Brighouse	1.65		42	High Possibility	Yes	Possible	Greenfield	Developable site but previous quarrying activity will reduce capacity.	Rights of Way
00339	Medium term	Land adjacent to 1 Tofts Grove Place Rastrick	Brighouse	0.11		2	Low Possibility	Yes	Possible	Brownfield	Small developable site in urban area. Capacity reduced by slope.	Listed Building
00342	Medium term	Land to the South of Southages Quarry & to the west of Toothill Lane Toothill Bank Rastrick	Brighouse	3.30	CFS-0120	80	Yes	Possibly	Possible	Greenfield	Developable site but capacity reduced due to previous potential quarrying activity. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be	Trees worthy of protection on/adjacent site; Topography; Rights of Way

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											taken. Therefore existing SHLAA deliverability category retained in current review.	
00343	Medium term	Land to the rear of 34-60 New Hey Road Rastrick	Brighouse	0.13		3	Low Possibility	Possibly	Possible	Mix of B and G	Developable but ideally needs to come forward with 00682 to west. Alone shape will reduce capacity.	
00344	Medium term	Land to the south of Clough Lane and to the rear of New Hey Road New Hey Road Rastrick	Brighouse	4.68	CFS-0121	100	Yes	Possibly	Highly Likely	Mix of B and G	Developable site but noise and air quality constraints resulting from M62 will reduce capacity.	Proximity to Major Road; Rights of Way; Topography
00350	Medium term	Land adjacent Mill Royd Street Mill Royd Street	Brighouse	3.09	CFS-0035	117	High Possibility	Yes	Possible	Brownfield	Developable for apartments but possibly only deliverable in medium term as currently no market for town centre apartments.	Flooding Risk - Zone 3a; Highways Access; Overhead Power Lines/Pylons; Flooding Risk - Zone 2
00352	Medium term	Land adjacent Thornhills Lane Clifton	Brighouse	13.75	CFS-0038	260	Yes	Possibly	Highly Likely	Greenfield	Developable and deliverable site but subject to outcome of Green Belt Review.	Rights of Way
00389	Medium Term	Mytholm Works Halifax Old Road Hipperholme	Brighouse	7.78	CFS-0140	170	Yes	Possibly	Possible	Mix of B and G	Developable but capacity adjusted to reflect presence of constraints.	Listed Building; Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Possible Contamination;

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												Trees worthy of protection on/adjacent site; Rights of Way; Topography
00390	Medium term	Land at Station Road Hipperholme	Brighouse	1.65	CFS-0227	30	Yes	Possibly	Possible	Brownfield	Developable but capacity adjusted to reflect presence of constraints.	Trees worthy of protection on/adjacent site; Rights of Way; Highways Access
00539	Medium term	Crosslee PLC St Giles Road, Lightcliffe Hipperholme	Brighouse	1.40	CFS-0162	53	Yes	Possibly	Possible	Greenfield	Developable site within urban area.	
00541	Long term	Land at Station Road Hipperholme	Brighouse	1.17		30	Low Possibility	Possibly	Possible	Greenfield	Locationally restricted site but with greater potential if adjacent sites come forward. Capacity reduced to reflect presence of trees.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Trees worthy of protection on/adjacent site; Highways Access
00554	Medium term	Thornhills Lane	Brighouse	4.77	CFS-0002	181	Yes	Possibly	Possible	Greenfield	More logical settlement extension if site to west comes forward as well.	Overhead Power Lines/Pylons
00593	Short term	Green Farm Cam Lane Clifton	Brighouse	0.33	CFS-0042	13	Yes	Possibly	Possible	Greenfield	Potential site, adjacent to existing residential area, no apparent constraints.	
00605	Medium term	Land off Halifax Road Lightcliffe Hipperholme	Brighouse	1.96	CFS-0055	71	Yes	Possibly	Possible	Greenfield	Potential site, likely to be of interest to the market if the constraints can be dealt with.	Pipeline; Bad Neighbours; Overhead Power Lines/Pylons

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00611	Long term	Land off St Giles Road Lightcliffe Lightcliffe	Brighouse	0.59	CFS-0061	21	High Possibility	Yes	Possible	Brownfield	Potential site, close to local services and facilities, appears to be viable.	Possible Contamination; Highways Access
00637	Medium term	Land at Station Road Station Road Hipperholme	Brighouse	0.51		18	Low Possibility	Possibly	Possible	Greenfield	Potential site but dependent on adjacent sites 389 and 390 coming forward to provide adequate access and form more logical planning unit.	Highways Access
00646	Short term	Land at 164 Huddersfield Road and Toothill Lane Rastrick	Brighouse	0.44	CFS-0080	16	Yes	Possibly	Possible	Greenfield	Potential greenfield site immediately adjacent to urban area - site is considered available and achievable.	Trees worthy of protection on/adjacent site
00682	Medium term	Land North of Dewsbury Road West of New Hey Road & Land off Lower Edge Rd Rastrick	Brighouse	27.25	CFS-0119	780	Yes	Yes	Highly Likely	Greenfield	Site would form a significant settlement extension to Rastrick - site is deemed suitable, available now and achievable.	Highways Access; Listed Building; Quarry/Proximity to Quarry; Rights of Way; Bad Neighbours; Overhead Power Lines/Pylons
00685	Medium term	Hoyle House Farm (STATION SITE 2) Smith House Lane Lightcliffe	Brighouse	0.60	CFS-0124	22	Yes	Possibly	Possible	Greenfield	Potential site adjacent to urban area. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken.	Lack of Infrastructure - Drainage; Trees worthy of protection on/adjacent site

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Therefore existing SHLAA deliverability category retained in current review.	
00686	Short term	Hoyle House Farm (SITE1) Smith House Lane Lightcliffe	Brighouse	0.87	CFS-0125	28	Yes	Possibly	Possible	Mix of B and G	SHLAA sites 00686, 00687 and 00688 form a potential single development site - considered available, suitable and achievable.	Trees worthy of protection on/adjacent site; Overhead Power Lines/Pylons
00687	Short term	Hoyle House Farm (SITE 2) Smith House Lane Lightcliffe	Brighouse	0.23	CFS-0126	9	Yes	Possibly	Possible	Brownfield	SHLAA sites 00686, 00687 and 00688 form a potential single development site - considered available, suitable and achievable.	Infrastructure on or adjacent site
00688	Short term	Hoyle House Farm (SITE 3) Smith House Lane Lightcliffe	Brighouse	0.42	CFS-0127	15	Yes	Possibly	Possible	Greenfield	SHLAA sites 00686, 00687 and 00688 form a potential single development site - considered available, suitable and achievable.	Overhead Power Lines/Pylons
00689	Short term	Hoyle House Farm (SITE 4) Smith House Lane Lightcliffe	Brighouse	0.31	CFS-0128	12	Yes	Possibly	Highly Likely	Greenfield	Potential greenfield site immediately adjacent to existing urban area - site considered to be available, suitable and achievable	Trees worthy of protection on/adjacent site
00710	Medium term	Land and Buildings at Boothroyd School Rastrick Rastrick	Brighouse	13.07	CFS-0154	392	Yes	Possibly	Possible	Mix of B and G	Site is available, suitable and achievable.	Trees worthy of protection on/adjacent site

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00717	Medium term	Land at Lees Lane and Whitehall Road Lightcliffe	Brighouse	5.28	CFS-0164	158	Yes	Possibly	Possible	Greenfield	Greenfield site located on the edge of the urban area - site is suitable, available and achievable.	Rights of Way
00748	Long term	Land at Break Neck Hipperholme	Brighouse	1.26	CFS-0197	40	Yes	Possibly	Possible	Mix of B and G	Site not sequentially preferable, and various constraints present - however, potentially a long term deliverable site, likely market interest. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Flooding Risk - Zone 2; Flooding Risk - Zone 3a; Flooding Risk - Zone 3b; Trees worthy of protection on/adjacent site; Highways Access; Overhead Power Lines/Pylons
00769	Medium term	Former Railway Yard Off Halifax Road Hipperholme	Brighouse	0.56	CFS-0222	20	Yes	Possibly	Possible	Mix of B and G	Potential brownfield site immediately adjacent to existing urban area - other sites would be more attractive to developers, however potentially moderate sales values means that site is likely to be developed eventually	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00792	Short term	Land to the East of Groveville Hipperholme	Brighouse	0.56	CFS-0246	20	Yes	Possibly	Possible	Greenfield	Potential greenfield site forming small settlement extension to North Edge, Hipperholme - considered suitable, available and achievable.	Trees worthy of protection on/adjacent site
00830	Medium term	Site of Former Southedge Quarry Brighouse Road Hipperholme	Brighouse	15.07	CFS-0152	452	Yes	Possibly	Possible	Greenfield	Greenfield site within the existing urban boundary. Mitigation costs from former quarry use offset by size of site - considered suitable, available and achievable	Possible Contamination; Trees worthy of protection on/adjacent site; Bad Neighbours
01889	Short term	Woodhead Denholme Gate Road Hipperholme	Brighouse	1.53	CFS-0304	55	Yes	Possibly	Possible	Greenfield	Potential site located adjacent to the urban area, available to develop, and viable. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
01931	Short term	Lightcliffe Works Halifax Road Hipperholme	Brighouse	3.50	CFS-0332	105	Yes	Yes	Highly Likely	Brownfield	Developable and deliverable brownfield site within the urban area.	
02178	Medium term	Land off Wakefield	Brighouse	1.92	CFS-0360	69	High Possibility	Possibly	Possible	Mix of B and G	Potential as a medium term housing allocation given current agricultural	Lack of Infrastructure - Drainage; Trees

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
		Road Lightcliffe									tenancy and green belt location. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	worthy of protection on/adjacent site; Highways Access
02452	Medium term	land Adjacent 6 Stoney Hill	Brighouse	0.21	CFS-0406	11	Yes	Possibly	Highly Likely	Mix of B and G	Potential development site with market interest.	
02461	Medium term	Land off Sowden Lane Norwood Green	Brighouse	0.53	CFS-0415	17	Yes	Possibly	Possible	Mix of B and G	Potential housing allocation which could come forward early in plan period.	Rights of Way
02462	Medium term	Former Hill Crest Quarry Halifax Road Hove Edge	Brighouse	1.16	CFS-0416	42	Yes	Possibly	Possible	Brownfield	Medium term site due to its current use and designation. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability	Lack of Infrastructure - Drainage

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											category retained in current review.	
02467	Long term	Land at Thornhills Lane	Brighouse	1.14	CFS-0421	51	Yes	Possibly	Possible	Greenfield	Uncertainty concerning the impact on viability of improvements to Thornhills Lane and the site's location.	Trees worthy of protection on/adjacent site; Lack of Infrastructure - Water; Gas; Electricity; Drainage; Highways Access
02468	Long term	Land at Thornhills Lane	Brighouse	2.60	CFS-0422	68	High Possibility	Possibly	Possible	Greenfield	Uncertainty concerning the impact on viability of improvements to Thornhills Lane and the site's location.	Overhead Power Lines/Pylons; Rights of Way; Lack of Infrastructure - Water; Gas; Electricity; Drainage; Highways Access
02484	Medium term	The Gatehouse Huddersfield Road	Brighouse	1.33	CFS-0430	48	Low Possibility	Possibly	Highly Likely	Greenfield	Potential housing site likely to come forward in medium term.	Trees worthy of protection on/adjacent site
02485	Medium term	1 Mayfield Northedge Lane Hipperholme	Brighouse	0.15	CFS-0431	6	Low Possibility	Possibly	Possible	Mix of B and G	Potential housing site likely to come forward in medium term.	
02549	Long term	Land Off Station Road Norwood Green	Brighouse	1.95	CFS-0451	30	Yes	Possibly	Possible	Greenfield	This site is adjacent to SHLAA 02550 (CFS0452) and SHLAA 01479 on the East and Norwood Green Village Envelope on the West.	Trees worthy of protection on/adjacent site; Possible Contamination

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02554	Short term	Land adjacent 27 Syke Lane Lightcliffe	Brighouse	0.52	CFS-0457	18	Yes	Possibly	Possible	Greenfield	Medium term site adjacent to urban area	
02563	Medium term	Land off Brookfoot Lane Brookfoot	Brighouse	0.60	CFS-0466	19	Yes	Possibly	Possible	Greenfield	Potential site but current greenbelt status makes it a medium term site	Rights of Way; Quarry/Proximity to Quarry
02565	Medium term	Land off Well Lane and Green Lane Clifton	Brighouse	1.91	CFS-0468	68	Yes	Possibly	Possible	Greenfield	Green Belt site dependent on outcome of Green Belt Review and finding a suitable access point.	
02566	Long term	Land East of Park View Lightcliffe	Brighouse	1.93	CFS-0469	69	Yes	Possibly	Possible	Greenfield	Green Belt site dependent on green belt review and overcoming access constraint but may have potential in longer term.	Possible Contamination; Trees worthy of protection on/adjacent site
02579	Medium term	Land Adjacent Northedge Lane Hipperholme	Brighouse	0.73	CFS-0482	26	Yes	Possibly	Possible	Greenfield	Medium term site due to current green belt status and dependant upon suitability/achievability of adjacent land.	Highways Access; Overhead Power Lines/Pylons
02715	Medium term	Land South of Northedge Lane Northedge Lane Hipperholme	Brighouse	1.89	CFS-0488	60	Yes	Possibly	Possible	Greenfield	Green Belt site in sustainable location but dependent on green belt review.	Trees worthy of protection on/adjacent site

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00208	Long term	Land north-west Nab End Lane West Vale	Elland	1.22		44	Low Possibility	Possibly	Possible	Greenfield	Potential site but uncertainty over owner's intentions and suitable access. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Highways Access
00219	Long term	Land between Crawstone Knowl Farm & 346 Rochdale Road Greetland	Elland	0.31		10	High Possibility	Possibly	Possible	Greenfield	Developable site that is viable and available.	Trees worthy of protection on/adjacent site
00222	Long term	Site of Former Ing Wood Mills Stainland Road West Vale	Elland	2.07		70	Low Possibility	Possibly	Possible	Brownfield	Potential site but uncertainty over owner's intentions and mitigation against flood risk.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00235	Short term	Land to the west of West View Church Lane Stainland	Elland	1.04		37	High Possibility	Possibly	Highly Likely	Greenfield	Retain as Short term site yrs 6 & 7 but review once Planning Application decided.	Trees worthy of protection on/adjacent site; Conservation Area; Highways Access
00244	Medium term	Land adjacent 2-14 Whitwell Green Lane	Elland	1.86	CFS-0171	75	High Possibility	Yes	Possible	Mix of B and G	Potential medium term site	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00246	Medium term	Spa Field Mills Dewsbury Road	Elland	0.40		20	High Possibility	Yes	Possible	Brownfield	Although the owner has indicated an intention to develop the site for residential in the period 1-7 years, it is likely that the site will not come forward until the market is strong enough to cope with more apartments.	
00550	Short term	Hollyns Mill Rochdale Road West Vale	Elland	0.32		16	Yes	Yes	Highly Likely	Brownfield	Short term site located within a suitable location for residential use and would contribute to the creation of sustainable, mixed communities.	
00562	Medium term	Appleyard Farm Lower Edge Road Old Earth	Elland	5.87	CFS-0010	205	Yes	Possibly	Possible	Greenfield	Developable and deliverable site adjacent urban area although may need re-configuring to form more logical extension.	Listed Building
00563	Medium term	Land off Blackley Road Hammerstone Leach Lane Blackley	Elland	5.62	CFS-0011	197	Yes	Possibly	Possible	Greenfield	Developable and deliverable site adjacent urban area.	Infrastructure on or adjacent site
00572	Long term	Land off Lindley Road Outlane	Elland	0.80	CFS-0021	28	Yes	Possibly	Possible	Greenfield	Potential longer term deliverable site in conjunction with 00229.	
00609	Short term	Land off Stainland Road Holywell Green Stainland	Elland	0.59	CFS-0293	21	Yes	Possibly	Highly Likely	Greenfield	Site is within a sustainable location and in relatively close proximity to existing residential development.	Listed Building; Conservation Area; Rights of Way
00640	Long term	Land at South Parade Adj Maple Fold	Elland	0.59	CFS-0073	21	Yes	Yes	Possible	Greenfield	Developable site but overhead power lines likely to reduce viability and	Overhead Power Lines/Pylons

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											attractiveness to market, particularly in the short term.	
00647	Medium term	Land to rear of Burrwood Mill Stainland Road Holywell Green	Elland	0.58	CFS-0081	16	Yes	Yes	Not Achievable	Greenfield	Developability facilitated by conversion of adjacent mill and associated infrastructure works. Owner wishes to develop remainder of site but requires policy change.	Highways Access; Trees worthy of protection on/adjacent site; Topography
00650	Long term	Bradley Mills Little Bradley West Vale	Elland	0.89	CFS-0085	32	Yes	Possibly	Possible	Brownfield	Brownfield site in sustainable location where viability tempered by need to resolve potential impacts of development on water course.	Highways Access; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00683	Medium term	Land at Ainley Top North & South West of A643 Jnct and New Hey Road Ainley Top	Elland	6.98	CFS-0122	180	Yes	Yes	Highly Likely	Greenfield	Developable site but noise mitigation measures likely to reduce capacity.	Proximity to Major Road
00696	Medium term	The Gate Farm Saddleworth Road Greetland	Elland	2.13	CFS-0135	64	Yes	Possibly	Highly Likely	Greenfield	Developable site attractive to the market.	
00697	Medium term	Field between Burrwood Terrace, Stainland Road and Burrwood Way Holywell Green	Elland	2.04	CFS-0136	71	Yes	Possibly	Highly Likely	Greenfield	Developable site attractive to the market.	Trees worthy of protection on/adjacent site
00698	Long term	Land below Bradley Lane Stainland Road Greetland	Elland	4.39	CFS-0137	132	Yes	Possibly	Possible	Greenfield	Greenfield site adjacent to urban area in sustainable location and of sufficient size to potentially remain viable	Flooding Risk - Zone 3a; Flooding Risk - Zone 2

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											notwithstanding any mitigation measures required by the Environment Agency in relation to impact of development on water courses. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00700	Medium term	Sunnybank Saddleworth Road Greetland	Elland	10.00	CFS-0139	250	High Possibility	Possibly	Highly Likely	Mix of B and G	Developable site attractive to the market. Trees will reduce capacity.	Rights of Way; Highways Access; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00721	Medium term	West Vale Works Stainland Road, West Vale Greetland	Elland	0.80	CFS-0168	32	Yes	Possibly	Possible	Brownfield	Developable site in sustainable location and attractive to the market once more buoyant.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00725	Long term	Long Heys Farm Long Heys Greetland	Elland	0.95	CFS-0173	34	Yes	Possibly	Possible	Greenfield	Greenfield site adjacent to urban area in sustainable location and if developed with adjacent site of sufficient size to potentially remain viable notwithstanding any mitigation measures required by the Environment	Flooding Risk - Zone 3a; Flooding Risk - Zone 2

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Agency in relation to impact of development on water course.	
00736	Medium term	Land adjacent to 155 Rochdale Road Greetland	Elland	0.55	CFS-0184	20	High Possibility	Possibly	Possible	Greenfield	Potential site following provision of suitable access. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Highways Access
00741	Short term	Land to the south of Stainland Road Stainland	Elland	0.43	CFS-0189	15	Yes	Possibly	Highly Likely	Mix of B and G	Developable site attractive to the market.	Lack of Infrastructure - Drainage; Highways Access; Conservation Area
00775	Short term	Land at Laithe Croft Farm, Bowling Green Road Stainland	Elland	0.40	CFS-0229	21	Yes	Yes	Highly Likely	Mix of B and G	Developable site attractive to market.	Conservation Area; Infrastructure on or adjacent site
00776	Medium term	Land at Wilderness Farm Gosport Lane Outlane	Elland	0.52	CFS-0230	21	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to existing residential area, and some local services.	Highways Access; Listed Building
00832	Long term	Land off Lower Edge Road Old Earth	Elland	4.11		148	Low Possibility	Yes	Possible	Greenfield	Developable site attractive to market and complimenting site 00810.	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
01427	Short Term	Marshall Hall, Elland Lane	Elland	0.37		15	Yes	Yes	Highly Likely	Brownfield	Reply received to questionnaire stating owner intentions to reapply for PP	
01915	Medium term	Woodman Works South Lane	Elland	5.16	CFS-0316	173	High Possibility	Yes	Highly Likely	Brownfield	Developable and deliverable predominantly brownfield site within the urban area capable of making a significant contribution to housing provision.	Possible Contamination
02144	Long term	Land and works Off Northgate	Elland	0.44		20	Low Possibility	Yes	Highly Likely	Brownfield	Developable brownfield site within the urban area but owner's intentions unclear and potential access constraint.	Conservation Area; Highways Access
02161	Long term	Land off Dewsbury Road	Elland	7.70		230	Low Possibility	Possibly	Possible	Greenfield	Potential urban extension to Elland, the actual boundaries and extent of which would need further consideration through the early Land Allocations and Designations document consultation.	Rights of Way; Lack of Infrastructure - Water; Gas; Electricity; Drainage; Trees worthy of protection on/adjacent site; Overhead Power Lines/Pylons
02188	Medium term	Town Ing Field Cliffe Manor Stainland Road Stainland	Elland	0.53	CFS-0370	19	High Possibility	Possibly	Possible	Mix of B and G	Potential brownfield/greenfield site adjacent to existing village boundary but majority of site currently in green belt and would require a policy change.	Topography; Possible Contamination; Conservation Area
02202	Long Term	Agricultural Building Adjacent To	Elland	0.10		2	High Possibility	Yes	Possible	Greenfield	Place in LT category due to efforts made to get original PP	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
		Springhill Farm New Hey Road Outlane										
02451	Medium term	Land off Lower Edge Road Old Earth	Elland	8.28	CFS-0405	248	Yes	Possibly	Possible	Greenfield	Potential deliverable site in medium to longer term forming urban extension on eastern edge of Elland.	Rights of Way; Overhead Power Lines/Pylons
02552	Medium term	Land at New Gate Farm Saddleworth Road Greetland	Elland	10.63	CFS-0455	425	Yes	Possibly	Possible	Greenfield	Good access to Greetland and Elland and adjacent to existing houses. However there are a number of sites which should come forward before which may be more appropriate locations.	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00002	Medium term	St Ann's Place Angel Road	Halifax	0.28		10	Low Possibility	Possibly	Possible	Greenfield	Sustainable location within walking distance of Halifax town centre. Capacity reduced due to irregular shape of site. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Rights of Way
00006	Long term	Clarence Mill Pellon lane	Halifax	0.28		11	Low Possibility	Yes	Possible	Brownfield	Potential long term brownfield site.	Bad Neighbours
00023	Medium term	Ryburne Mills & Windsor Business Park Ryburn Terrace (Hanson Lane)	Halifax	0.60		35	High Possibility	Yes	Possible	Brownfield	Potential site, sustainable location, although concerns over viability and availability.	Occupiers to Relocate; Bad Neighbours
00035	Medium term	114 Ivy Street Savile Park	Halifax	0.19		8	Low Possibility	Yes	Possible	Mix of B and G	Potential site, within an existing residential area, concerns over availability and access.	Highways Access
00042	Long term	Quarry site Wakefield Gate Savile Park	Halifax	0.49		18	Low Possibility	Yes	Possible	Mix of B and G	Developable site in sustainable location but multiple ownerships indicate longer term site.	Highways Access

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00043	Long term	Land at Scar Bottom Pye Nest	Halifax	0.97		35	Low Possibility	Possibly	Possible	Mix of B and G	Developable and deliverable site in longer term. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Listed Building
00053	Medium term	Martins Mill Pellon Lane	Halifax	0.15		62	High Possibility	Yes	Possible	Brownfield	Developable site in buoyant market with previous planning permissions demonstrating interest for conversion.	Land Ownership
00060	Medium term	Allotments Savile Park Gardens Savile Park Savile Park	Halifax	0.59	CFS-0008	26	Yes	Possibly	Highly Likely	Greenfield	Potential site, located within an existing residential area, close to services and facilities. Barring possible access issues, it is likely to be attractive to the market. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing	Highways Access

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											SHLAA deliverability category retained in current review.	
00077	Long term	Junction of Warley Road/Parkinson Lane	Halifax	0.26		11	Low Possibility	Possibly	Possible	Brownfield	Potential of site dependent on future of adjacent employment premises.	Land Ownership; Bad Neighbours
00078	Long term	Halifax PLC Mile Cross Road	Halifax	0.32		13	Low Possibility	Possibly	Possible	Brownfield	Potential longer term brownfield housing site.	Land Ownership
00079	Long term	Mile Cross Works Mile Cross Road	Halifax	0.47		17	Low Possibility	Possibly	Possible	Brownfield	Potential longer term brownfield housing site.	
00085	Long term	Land rear of 287 Willowfield Road Willowfield	Halifax	0.73		33	Low Possibility	Possibly	Possible	Greenfield	Potential site, likely to be attractive to the market, surrounded by existing residential development.	Land Ownership; Highways Access
00114	Long term	Land off Luddenden Lane Luddenden Lane Luddenden	Halifax	0.18		7	Low Possibility	Yes	Possible	Brownfield	Potential site, appears to be viable and likely to be of interest to the market.	
00119	Medium term	Adjacent High Ridge Denfield Lane Wheatley	Halifax	2.87	CFS-0272	86	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to existing residential development, likely to be of interest to the market in the medium term.	Topography
00120	Medium term	Rear of Ovenden Way (Public House) Ovenden Way Ovenden	Halifax	0.22		5	High Possibility	Yes	Possible	Greenfield	Potential site, within an existing residential area, previous planning permissions for residential development, although its location means it would require a strong housing market to be of interest.	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00121	Short term	Fountain Head Brewery Ovenden Wood Road Ovenden Wood	Halifax	4.59		134	Yes	Yes	Highly Likely	Brownfield	2014 - Majority of site covered by two different planning permissions 05/01672 and 13/01543 therefore moved to Short term.	Lack of Infrastructure - Drainage; Topography
00140	Long term	Land at Canker Lane Boothtown	Halifax	5.66		170	Low Possibility	Possibly	Not Achievable	Mix of B and G	Potential site, although neighbouring uses may impact on market interest in the site. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Trees worthy of protection on/adjacent site; Bad Neighbours; Possible Contamination; Overhead Power Lines/Pylons
00156	Long term	Transco Site Bank Bottom/Cripplegate	Halifax	2.76		105	Low Possibility	Yes	Highly Likely	Brownfield	Potential site, brownfield in a sustainable location. Flood risk issues need addressing. Timing of any development uncertain. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning	Hazardous Installation Buffer Zone; Flooding Risk - Zone 3b; Flooding Risk - Zone 3a; Flooding Risk - Zone 2

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00158	Long term	Car Park Between Well Lane / King Street	Halifax	0.39		23	Low Possibility	Possibly	Highly Likely	Brownfield	Potential site but uncertainty over availability and attractiveness to market. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Hazardous Installation Buffer Zone
00195	Medium term	Land at Jubilee Road Siddal	Halifax	0.83		30	High Possibility	Possibly	Possible	Greenfield	Developable site, in a sustainable location, available and viable.	Trees worthy of protection on/adjacent site; Topography
00196	Short term	Land off Park Lane Siddal	Halifax	1.18	CFS-0288	43	High Possibility	Possibly	Possible	Brownfield	Developable site in a sustainable location that is viable and available.	
00270	Short term	Empire Works Blackmires/Shay Lane Holmfield	Halifax	1.30	CFS-0206	47	Yes	Yes	Highly Likely	Brownfield	Potential site, adjacent to existing residential properties, appears to be viable, and available.	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00271	Medium term	Shay Lane Riding Stables Shay Lane Ovenden	Halifax	1.15	CFS-0075	42	Yes	Yes	Highly Likely	Brownfield	Potential site, sustainable location, appears to be viable, and available.	Listed Building
00272	Long term	Land at Furness Avenue Ovenden	Halifax	3.37		101	Low Possibility	Yes	Possible	Brownfield	Potential site, sustainable location, close to local facilities, appears to be viable.	Listed Building
00273	Medium term	Land at Turner Avenue South Ovenden	Halifax	2.71		81	Low Possibility	Possibly	Possible	Brownfield	RCUDP housing allocation likely to be more attractive to market in medium term and possibly requiring gap funding. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00289	Medium term	Rear of 150-170 Mixenden Road Mixenden	Halifax	0.24		10	Low Possibility	Yes	Possible	Brownfield	Potential brownfield site in a sustainable location.	
00374	Short term	Land adjacent 1 Common Lane Bank Top	Halifax	0.14		5	High Possibility	Possibly	Possible	Greenfield	Developable site within urban area. Importance of open space function noted as per Open Space Update Study. However, future decision on designation	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00376	Short term	Land Adjacent to & Rear of 8 Back Clough Northowram	Halifax	0.37	CFS-0148	15	Yes	Possibly	Possible	Greenfield	Potential site located within existing urban area - suitable, available and achievable.	
00378	Long term	Land Adjacent 1 Anderton Fold Northowram	Halifax	0.15		6	Low Possibility	Possibly	Possible	Greenfield	Potential site but availability needs confirming.	Land Ownership
00380	Long term	Land Opposite 16 Penrose Place Northowram	Halifax	0.07		5	Low Possibility	Yes	Possible	Mix of B and G	Potential site, suitable for smaller developer. Availability information unknown.	
00381	Long term	Land between West Street & Halifax Road Shelf	Halifax	1.55		56	Low Possibility	Possibly	Possible	Greenfield	Potential site for longer term due to marginal suitability and lack of availability information. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Trees worthy of protection on/adjacent site; Topography

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00515	Long term	Land adjacent The Bradshaw Tavern Bradshaw Lane Bradshaw	Halifax	0.28		14	Low Possibility	Possibly	Possible	Greenfield	Possible site for housing in village if required. 2010 Review - Land Registry enquiry - Owners of Bradshaw Taverns responded stating they no longer own the majority of site, and as regards the part they do own, the company do not have any plans to change the pub into residential land. Leave as LT.	Lack of Infrastructure - Drainage
00519	Medium term	Land adjacent to 81 Hunter Hill Road Mixenden	Halifax	0.35		14	Low Possibility	Possibly	Possible	Greenfield	May need gap funding to bring site forward. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00556	Medium term	7 Upper Brockholes Farm Per Lane Illingworth	Halifax	2.94	CFS-0004	100	Yes	Possibly	Possible	Greenfield	Potential site, likely to be viable and attractive to the market.	Overhead Power Lines/Pylons; Highways Access
00557	Short term	Opposite 61-73 Park Lane Siddal	Halifax	0.59	CFS-0005	23	Yes	Possibly	Possible	Greenfield	Potential site, close to local facilities, would appear to be viable.	Rights of Way

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00564	Medium term	Land off Windmill Drive Northowram	Halifax	2.03	CFS-0013	61	Yes	Possibly	Possible	Greenfield	Potential greenfield site immediately adjacent to urban area - suitable, available and achievable.	Trees worthy of protection on/adjacent site; Topography
00594	Medium term	Land at Westercroft Lane Northowram	Halifax	18.20	CFS-0043	72	Yes	Possibly	Possible	Greenfield	Potential greenfield site immediately adjacent to urban area - suitable, available and achievable. This site forms part of a much larger site put forward under CFS submission. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Trees worthy of protection on/adjacent site; Rights of Way; Highways Access
00595	Medium term	Land adjacent to Park Lane Siddal	Halifax	1.06	CFS-0044	63	Yes	Possibly	Possible	Greenfield	Potential site, adjacent to existing residential area, close to local services and facilities, no apparent reason why the site should not be viable.	Trees worthy of protection on/adjacent site
00608	Medium term	Near Royd Farm Near Royd Ovenden	Halifax	5.71	CFS-0058	171	Yes	Possibly	Possible	Greenfield	Developable subject to access solution being acceptable and achievable. Steep slope may still limit potential density on site.	Highways Access

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00618	Medium term	Burned Road and Soaper Lane Shelf	Halifax	1.97	CFS-0068	71	Yes	Possibly	Possible	Greenfield	Potential greenfield site adjacent to urban area - site is available and achievable and presence of overhead power lines should not affect viability.	Rights of Way; Overhead Power Lines/Pylons
00627	Medium term	Adjacent to High Ridge Denfield Lane Wheatley	Halifax	1.06		38	Low Possibility	Possibly	Possible	Greenfield	Developable and deliverable site.	
00630	Short term	Land to east of Siddal Cricket and athletic WMC Park Lane Siddal	Halifax	0.21		8	High Possibility	Possibly	Highly Likely	Greenfield	Potential site, close to local facilities, no obvious constraints, would form larger overall site with SHLAA ref 00557.	
00641	Short term	Costalot Stables 30 Burned Road Shelf	Halifax	0.95	CFS-0074	34	Yes	Possibly	Possible	Greenfield	Potential greenfield site immediately adjacent to urban area - site is considered available and achievable.	
00653	Short term	Land adjacent to 28 Burned Road Shelf	Halifax	0.10	CFS-0088	3	Yes	Possibly	Possible	Brownfield	Small site considered to be viable and deliverable.	
00654	Short term	Tenterfields Burnley Road Luddendenfoot	Halifax	2.48	CFS-0089	74	Yes	Possibly	Possible	Greenfield	Potential greenfield site within the urban area - site considered suitable, available and achievable	Topography
00670	Medium term	Peakstones Farm Soaper Lane Shelf	Halifax	0.71	CFS-0107	23	Yes	Possibly	Possible	Brownfield	Potential brownfield site within the greenbelt, close to existing urban area - site considered to be available and achievable	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00671	Short term	Land adjacent to 20 Sunwood Avenue Shelf	Halifax	0.24	CFS-0108	10	Yes	Possibly	Possible	Greenfield	Greenfield site within the existing urban area - site considered to be suitable, available and achievable	Highways Access
00690	Medium term	Rake Bank Quarry Cragg Lane Wheatley	Halifax	1.22	CFS-0129	22	Yes	Possibly	Possible	Greenfield	2013 review - potentially deliverable site with reduced density due to tree and topographical constraints.	Trees worthy of protection on/adjacent site; Highways Access; Topography
00701	Long term	Land at South of Heathmoor Park Road & North of Whitegate Illingworth	Halifax	0.47	CFS-0141	15	Yes	Possibly	Possible	Greenfield	Site constraints and suitability suggest that market interest in the site would be low - however the site does offer potential and is available immediately.	Highways Access; Topography
00707	Medium term	Hough Mills Bradford Road Northowram	Halifax	0.34	CFS-0150	14	High Possibility	Yes	Possible	Brownfield	Brownfield site within the existing urban area - however market interest in the site is likely to be low. Considered that a small developer may be interested in the medium term.	Highways Access
00713	Medium term	Warley Springs Garage Burnley Road Warley	Halifax	0.78	CFS-0157	28	Yes	Yes	Possible	Mix of B and G	Potential brownfield site located in a sustainable location. Remediation and relocation issues to resolve but potentially viable site, available immediately.	Occupiers to Relocate; Possible Contamination
00718	Long term	Hargreaves Head Northowram	Halifax	10.49	CFS-0165	157	Yes	Possibly	Possible	Greenfield	Sustainable location with longer term potential,	Lack of Infrastructure - Drainage;

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											possibly as part of a mixed use scheme. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Restrictive Covenants; Listed Building; Trees worthy of protection on/adjacent site; Landfill/Adjacent landfill site; Rights of Way; Overhead Power Lines/Pylons
00740	Short term	Land adjoining Whitehouse Farm Holmfield	Halifax	1.48	CFS-0188	53	Yes	Possibly	Possible	Greenfield	Greenfield site immediately adjacent to existing urban area - likely to be of market interest to smaller developers - site is suitable, available and achievable	Listed Building; Trees worthy of protection on/adjacent site
00742	Short term	Land at Green Hill Warley	Halifax	1.31	CFS-0190	47	Yes	Possibly	Possible	Greenfield	Greenfield site immediately adjacent to existing urban area - site considered suitable, available and achievable	Highways Access; Topography
00743	Long term	Land adjacent to Cliffe Hill Lane Warley	Halifax	0.84	CFS-0191	30	High Possibility	Possibly	Possible	Greenfield	Uncertainty loss of site would have on cricket provision in Halifax/Sowerby Bridge area however owner intends to develop site and cricket club are only tenants therefore set to	Trees worthy of protection on/adjacent site; Occupiers to Relocate; Highways Access

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											potential Long Term Deliverable site.	
00749	Short term	Burnley Hill Farm Shelf	Halifax	1.67	CFS-0198	60	Yes	Possibly	Possible	Greenfield	Potential greenfield urban extension - site considered suitable, available and achievable subject to designing in of right of way into any scheme.	Rights of Way
00750	Short term	Goosegate Farm Heathy Lane Holmfield	Halifax	0.78	CFS-0199	28	Yes	Possibly	Possible	Mix of B and G	Potential settlement extension - site considered suitable, available and achievable.	Rights of Way
00768	Medium term	Site at the Rear of the Arches Claremount Road Claremount	Halifax	3.06	CFS-0221	116	Yes	Possibly	Possible	Greenfield	Developable and deliverable site where constraints can potentially be overcome relatively easily.	Rights of Way; Land Stability; Topography
00780	Short term	Land at Boy Lane Wheatley	Halifax	0.74	CFS-0234	27	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension to Wheatley - site considered suitable, available and achievable	Topography
00781	Short term	Windmill Farm Burned Road Shelf	Halifax	0.93	CFS-0235	34	Yes	Possibly	Possible	Mix of B and G	Potential greenfield settlement extension/infill to Shelf - site considered suitable, available and achievable	
00783	Medium term	Land at Lane Head Farm Roils Head Road Norton Tower	Halifax	2.33	CFS-0237	70	Yes	Possibly	Possible	Mix of B and G	Potential brownfield/greenfield urban extension - site considered suitable, available and achievable	Overhead Power Lines/Pylons

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00789	Short term	Land at Horley Green Farm Horley Green Road Claremount	Halifax	0.95	CFS-0243	32	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension to Horley Green - part of site constrained by pylons but site considered to be potentially viable and is available now.	Overhead Power Lines/Pylons
00791	Medium term	Land at Stoney Brow Whitegate Top Siddal	Halifax	0.91	CFS-0245	29	Yes	Possibly	Possible	Mix of B and G	Predominately Greenfield site located immediately adjacent to the existing urban area - development likely to be viable however market interest expected to be low	Listed Building; Trees worthy of protection on/adjacent site; Highways Access; Rights of Way
00793	Long term	Land at Chapel Lane Salterhebble	Halifax	0.37	CFS-0247	15	Yes	Yes	Not Achievable	Mix of B and G	Potential greenfield site within the existing urban area in a sustainable location - likely to be low market interest due to shape, access and tree constraints.	Trees worthy of protection on/adjacent site; Highways Access; Topography
00794	Short term	Hebble Brook House Wood Lane Wheatley	Halifax	0.17	CFS-0248	7	Yes	Possibly	Highly Likely	Greenfield	Developable and deliverable greenfield site adjacent to existing urban area but subject to outcome of Green Belt Review.	Trees worthy of protection on/adjacent site; Highways Access
00796	Long term	Land to rear of 12-14 Bairstow Lane	Halifax	0.42	CFS-0250	15	Yes	Possibly	Not Achievable	Greenfield	Developable and deliverable greenfield site within existing urban area where potential access constraint is surmountable. Importance of open space function noted as	Highways Access; Topography

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00801	Medium term	Land adjacent to St Johns Cross Farm School Lane Bradshaw	Halifax	13.19	CFS-0255	396	Yes	Possibly	Possible	Greenfield	Potential large greenfield settlement extension to Illingworth - site considered suitable, available and achievable.	Trees worthy of protection on/adjacent site
00803	Medium term	Land off Hambleton Drive Mixenden	Halifax	0.85	CFS-0257	31	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension to Mixenden - site considered suitable, available and achievable however likely to be delivered in the medium term due to distance from local services and amenities (less sustainable location than other sites)	Overhead Power Lines/Pylons
00807	Long term	Howes Lane Northowram	Halifax	10.61	CFS-0262	384	Yes	Possibly	Possible	Greenfield	Potential settlement expansion to Northowram - high remediation costs (former quarry part of site) and impacts on highway may lead to site being a long term deliverable option.	Infrastructure on or adjacent site; Highways Access

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00812	Long term	Elmwood Bus Garage Shaw Hill	Halifax	1.30	CFS-0268	23	Low Possibility	Possibly	Possible	Brownfield	Potential mixed use site with residential element, sustainable location. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage
00819	Short term	Land at Cherry Tree Farm Denholme Gate Road Shelf	Halifax	0.32	CFS-0277	13	Yes	Possibly	Possible	Greenfield	Potential small settlement extension greenfield site at Cross Roads, suitable, available and achievable.	
00831	Medium term	Land at Bank Top/Common Lane Bank Top	Halifax	1.82	CFS-0082	66	Yes	Possibly	Possible	Greenfield	Potential site, close to local facilities, may be of interest to the market.	Listed Building
01087	Long term	Land and buildings at Victoria Buildings Burnley Road Luddendenfoot	Halifax	0.03		2	High Possibility	Yes	Highly Likely	Brownfield	Placed in Long term category due to location	
01314	Short term	Milans Hotel	Halifax	0.04		20	Yes	Yes	Highly Likely	Brownfield	Reply received to questionnaire stating owner intentions to reapply for PP therefore Short term site	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
01710	Long Term	Site of former Savile Park J & I School Mellor Street Savile Park	Halifax	0.35		24	Yes	Yes	Possible	Brownfield	PP for 24 units lapsed but deliverability set to long-term due to principle for housing being established and the likelihood of the site coming forward again	
01814	Long Term	Crown Road Boothtown	Halifax	0.14		14	High Possibility	Yes	Highly Likely	Brownfield	PP for 14 units lapsed but deliverability set to long-term due to principle for housing being established and the likelihood of the site coming forward again	
01816	Medium term	Garage Site off Woodside Road Boothtown	Halifax	0.32		14	Yes	Possibly	Possible	Greenfield	Medium term site - although planning application submitted no decision made.	
01839	Long Term	Stoney Royd Mill Albion Mills Bailey Hall Road	Halifax	0.27		22	High Possibility	Yes	Highly Likely	Brownfield	PP for 22 units lapsed but deliverability set to long-term due to principle for housing being established and the likelihood of the site coming forward again	
01870	Long Term	Windsor Mills, Ryburn Terrace	Halifax	0.36		18	Yes	Yes	Highly Likely	Brownfield	2010 - PP for 18 units lapsed but deliverability set to long-term due to principle for housing being established and the likelihood of the site coming forward again	
01882	Medium term	Land Adjacent Green Lane Illingworth	Halifax	3.63	CFS-0292	145	Yes	Possibly	Possible	Greenfield	Potential site, edge of the urban area, short term deliverable site.	Rights of Way

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
01883	Short term	Land to rear of Green Hall Wheatley	Halifax	0.47	CFS-0295	19	Yes	Possibly	Highly Likely	Greenfield	Developable and deliverable greenfield site adjacent urban area.	
01884	Medium term	Land East Halifax Road Ripponden	Halifax	4.32	CFS-0297	173	Yes	Possibly	Possible	Greenfield	Potential site, although currently in the green belt and separated from the main built up area by the main Halifax Road. Flood risk and land stability assessment required.	Trees worthy of protection on/adjacent site; Land Stability; Flooding Risk - Zone 2
01887	Short term	Land adjacent City Lane Wheatley	Halifax	0.24	CFS-0302	8	Yes	Yes	Highly Likely	Brownfield	Site is suitable, available and deliverable in the short term.	
01890	Long term	Land at Lower Bracken Farm Soaper Lane Shelf	Halifax	9.63	CFS-0305	250	Yes	Possibly	Possible	Greenfield	Potential site, considered to be viable and free from constraints, possibly stronger links with Bradford rather than Calderdale.	
01892	Medium term	Raw Lane/Abbey Park Road Illingworth	Halifax	2.11		63	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to the urban area, likely to be of interest to the market. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Listed Building

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
01893	Medium term	Belle Vue Rise Shelf	Halifax	0.54		19	High Possibility	Possibly	Possible	Mix of B and G	Potential site, within existing housing area, appears to be viable and likely to be of interest to the market.	
01894	Medium term	Cockhill Lane Shelf	Halifax	5.85		176	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to the urban area, appears to be viable and likely to be of interest to the market.	Listed Building; Rights of Way; Overhead Power Lines/Pylons
01911	Long term	Land at Stocks Lane Warley	Halifax	1.23	CFS-0312	44	Yes	Possibly	Highly Likely	Greenfield	Potential site which is available and deliverable in longer term but subject to Green Belt Review.	Topography
01918	Long term	Greystones House Greystones Wheatley	Halifax	3.28	CFS-0319	98	Yes	Possibly	Highly Likely	Greenfield	Developable and deliverable site but subject to overall approach in Core Strategy and Green Belt Review given visibility in landscape.	Trees worthy of protection on/adjacent site; Topography
01927	Medium term	2-4 Regent Street	Halifax	0.06	CFS-0328	4	High Possibility	Yes	Possible	Brownfield	Developable and deliverable brownfield site in urban area but will need more favourable market conditions to come forward.	Conservation Area
01928	Medium term	The Halifax Courier Building 9 King Cross Street	Halifax	0.09	CFS-0329	15	High Possibility	Yes	Possible	Brownfield	Developable and deliverable brownfield site in urban area but will need more favourable market conditions to come forward.	
01934	Short term	Hud Hill Farm Hud Hill Shelf	Halifax	0.22	CFS-0335	8	Yes	Possibly	Highly Likely	Greenfield	Developable site adjacent to the urban	Overhead Power Lines/Pylons

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											area but subject to outcome of Green Belt Review.	
01939	Short term	Calderdale College Francis Street	Halifax	0.31	CFS-0340	15	Yes	Yes	Highly Likely	Brownfield	Developable and deliverable brownfield site within the urban area.	
01940	Short term	Calderdale College Hopwood Lane	Halifax	0.18	CFS-0341	9	Yes	Possibly	Highly Likely	Greenfield	Developable and deliverable greenfield site within the urban area. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
01991	Medium Term	Ellen Royd Farm Ellen Royd Lane, Luddendenfoot	Halifax	0.11		2	Yes	Yes	Highly Likely	Greenfield	2014 - Owners wish to develop for residential therefore placed in Medium Term until decision made on latest Planning Application.	
02138	Medium term	Land at Wrigley Hill Keighley Road Illingworth	Halifax	0.12		5	Low Possibility	Yes	Highly Likely	Brownfield	Developable brownfield site within the urban area.	Proximity to Major Road
02139	Medium term	Land at Richmond Street Stannary Place	Halifax	0.67		30	High Possibility	Yes	Highly Likely	Brownfield	Developable and deliverable brownfield site within urban area.	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02147	Medium term	Junction of Grosvener Place Burnley Road Luddendenfoot	Halifax	0.11		4	Low Possibility	Yes	Possible	Brownfield	Potential brownfield site within the existing settlement boundary but owner's intentions unknown.	Possible Contamination
02151	Long term	Junction of Baines Street Pellon Lane Pellon	Halifax	0.15		8	Low Possibility	Yes	Possible	Brownfield	Potential longer term brownfield site.	Bad Neighbours
02154	Medium term	Land off Park Lane Siddal	Halifax	3.48		109	Low Possibility	Possibly	Possible	Greenfield	Potential urban extension to be weighed with other potential urban extensions but care required regarding landscape implications.	Trees worthy of protection on/adjacent site; Topography
02155	Medium term	Land Adjacent Keswick Close Siddal	Halifax	2.50		75	Low Possibility	Possibly	Possible	Greenfield	Potential urban extension to be weighed with other potential urban extensions but care required regarding landscape implications.	Trees worthy of protection on/adjacent site; Topography
02158	Long term	Land off School Lane Riley Lane Illingworth	Halifax	1.09		39	Low Possibility	Possibly	Possible	Greenfield	Potential longer term housing site with few constraints but subject to Green Belt Review.	Highways Access; Trees worthy of protection on/adjacent site
02166	Medium term	Land Adjacent Rosemary Cottage Rosemary Lane Siddal	Halifax	1.30	CFS-0352	47	Yes	Possibly	Highly Likely	Greenfield	Potential site adjacent to existing residential area.	Topography; Trees worthy of protection on/adjacent site; Highways Access
02179	Medium term	Land at Rose Cottage Farm	Halifax	5.40	CFS-0361	162	High Possibility	Possibly	Possible	Mix of B and G	Potential medium term greenfield allocation but dependent on green belt	Lack of Infrastructure - Drainage; Trees

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
		Green Lane Shelf									amendments via Local Plan process. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	worthy of protection on/adjacent site; Highways Access
02185	Short term	Land at Ingham Lane and Ingham Close Bradshaw	Halifax	2.24	CFS-0367	71	Yes	Possibly	Possible	Greenfield	Potential site but currently in green belt and requires policy change.	Rights of Way; Lack of Infrastructure - Drainage
02214	Long Term	Former Shelf Library 11 Wade House Road Shelf	Halifax	0.02		4	High Possibility	Yes	Highly Likely	Brownfield	2014 - Vacant property therefore set to LTD not HIA	
02271	Long term	Victoria Reservoir Gibbet Street	Halifax	1.67	CFS-0374	60	High Possibility	Yes	Possible	Brownfield	Potential longer term brownfield site within urban area	Bad Neighbours; Highways Access
02272	Long term	Roils Head Service Reservoir Vicar Park Road Norton Tower	Halifax	0.89	CFS-0375	32	High Possibility	Yes	Possible	Brownfield	Potential longer term brownfield site within urban area.	Topography; Highways Access
02274	Short term	Barn Cottage 5 Lower Exley Exley	Halifax	0.09	CFS-0377	3	Yes	Possibly	Highly Likely	Brownfield	Potential additional small brownfield site if developed with larger adjacent site 00196.	Highways Access

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02281	Medium term	Land to North East Lower Ox Heys Farm Norwood Green	Halifax	0.22	CFS-0384	8	High Possibility	Possibly	Possible	Greenfield	Potential small extension to village but although viable requires policy change	Topography
02440	Short term	Land at Upper Lane Northowram	Halifax	0.31	CFS-0394	15	Yes	Yes	Highly Likely	Greenfield	Suitable, available and achievable site within Primary Housing Area with identified market interest.	
02444	Medium term	White House Walt Royd Wheatley	Halifax	1.16	CFS-0398	42	Yes	Possibly	Possible	Greenfield	Placed in medium term category due to greenfield nature of the site and being immediately outside the urban area.	Trees worthy of protection on/adjacent site; Topography; Highways Access
02446	Medium term	Land at Stanage Lane Shelf	Halifax	0.17	CFS-0400	7	Yes	Possibly	Highly Likely	Greenfield	Potential infill site.	
02459	Medium term	Land adjacent Emstead Works Old Lane	Halifax	0.65	CFS-0413	23	Yes	Possibly	Highly Likely	Greenfield	Medium term site within the urban area.	Trees worthy of protection on/adjacent site; Rights of Way
02460	Medium term	Land off West Lane Southowram	Halifax	4.07	CFS-0414	122	Yes	Possibly	Possible	Greenfield	Potential urban extension to be weighed with other potential urban extensions but care required regarding landscape implications.	Rights of Way
02463	Long term	Grantham Works Grantham Road Boothtown	Halifax	2.32	CFS-0417	70	High Possibility	Possibly	Possible	Mix of B and G	Potential longer term site due to constraints. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be	Trees worthy of protection on/adjacent site; Landfill/Adjacent landfill site; Possible Contamination; Topography;

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage
02465	Medium term	Land off Coley Road Northowram	Halifax	2.35	CFS-0419	61	Yes	Possibly	Possible	Greenfield	Potential housing site with no known constraints. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage
02466	Medium term	Land to the East Horley Green Road Claremount	Halifax	3.64	CFS-0420	109	Yes	Possibly	Possible	Greenfield	Potential housing site of a reasonable size with few known major constraints.	Overhead Power Lines/Pylons
02471	Medium term	Ridings Business Park Hopwood Lane	Halifax	1.69	CFS-0425	60	Yes	Yes	Highly Likely	Brownfield	Potential brownfield housing site likely to be attractive to market in medium term.	Bad Neighbours
02486	Long term	Land at Field House Farm Burnley Road Warley	Halifax	3.00	CFS-0432	114	Yes	Possibly	Possible	Greenfield	Potential greenfield site adjacent to the urban boundary, subject to resolution of site	Conservation Area; Topography; Highways

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											constraints which may impact on number of units	Access; Quarry/Proximity to Quarry
02487	Long term	Land at Whitty Lane Warley	Halifax	4.98	CFS-0433	150	Yes	Possibly	Possible	Greenfield	Potential greenfield site adjacent to the urban boundary, subject to resolution of site constraints which may impact on number of units	Conservation Area; Trees worthy of protection on/adjacent site; Topography
02488	Long term	Land at Windle Royd Lane Warley	Halifax	3.95	CFS-0434	119	Yes	Possibly	Possible	Greenfield	Potential greenfield site adjacent to the urban boundary, subject to resolution of site constraints which may impact on number of units	Trees worthy of protection on/adjacent site; Rights of Way; Lack of Infrastructure - Drainage; Topography
02490	Medium term	Land at Maltings Road Ovenden Wood	Halifax	1.10		30	Yes	Possibly	Possible	Greenfield	Site placed in medium term due to uncertainty over exact intention of current owner and tree concerns.	Trees worthy of protection on/adjacent site
02494	Long term	South Lane Shelf	Halifax	3.20		96	Low Possibility	Possibly	Possible	Greenfield	Potential housing site but longer term as issues relating to former tipping likely to require resolution.	Possible Contamination
02495	Long term	Stanage Lane Shelf	Halifax	0.28		11	Low Possibility	Possibly	Possible	Greenfield	Potential housing site but longer term as issues relating to former tipping likely to require resolution.	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02496	Long term	Westercroft Lane Northowram	Halifax	1.48		47	Low Possibility	Possibly	Possible	Greenfield	Potential longer term housing site. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Highways Access
02531	Long term	Land at Shelf Cricket Ground Off Carr House Lane Shelf	Halifax	2.50	CFS-0437	75	Low Possibility	Possibly	Possible	Mix of B and G	Potential to contribute to housing supply in longer term but number of issues to resolve including current use as cricket field.	Possible Contamination
02532	Long term	Mill Building Dunkirk Lane	Halifax	0.46		16	Low Possibility	Possibly	Possible	Brownfield	Potential longer term housing site given surrounding employment premises.	
02543	Long term	Land adjacent to St Johns Cross Farm Bradshaw	Halifax	3.45	CFS-0445	90	Yes	Possibly	Possible	Greenfield	Site could be suitable if brought forward in conjunction with other adjacent SHLAA sites	Lack of Infrastructure - Water; Gas; Electricity; Drainage; Trees worthy of protection on/adjacent site; Rights of Way; Highways Access;

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
												Overhead Power Lines/Pylons
02544	Medium term	Hud Hill Farm Northowram	Halifax	1.88	CFS-0446	56	Low Possibility	Possibly	Possible	Mix of B and G	The site has the potential to extend the settlement of Northowram however, its current green belt status and ownership uncertainty makes it a medium term site.	Land Ownership
02546	Long term	Land adjacent Rough Hall Lane 7 Lower Slack Wainstalls Road Wainstalls	Halifax	0.27	CFS-0448	10	Yes	Possibly	Possible	Greenfield	Placed in Long term category due to access constraints	Rights of Way; Highways Access
02547	Medium term	18 Yarborough Croft Northowram	Halifax	0.33	CFS-0449	9	Yes	Possibly	Possible	Greenfield	A potential site depending on greenbelt and overcoming constraints	Highways Access; Lack of Infrastructure - Drainage; Trees worthy of protection on/adjacent site
02551	Long term	Land Off Brighouse and Denholme Gate Road Northowram	Halifax	0.31	CFS-0454	9	Low Possibility	Possibly	Possible	Greenfield	An accessible site with few constraints. The land ownership would require resolving and the site to the south (SHLAA 02544) would need to be brought forward first to create an appropriate settlement extension.	
02561	Medium term	Land Off Hall Lane Northowram	Halifax	5.81	CFS-0464	174	Yes	Possibly	Possible	Greenfield	Potential for a large extension on an attractive accessible site dependant on the green belt review.	Trees worthy of protection on/adjacent site

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02564	Long term	Junction of Keighley Road and Cow Hill Gate Lane	Halifax	2.11	CFS-0467	55	Yes	Not Currently Suitable	Possible	Greenfield	Not currently suitable unless site comes forward in conjunction with other near by SHLAA sites	Lack of Infrastructure - Water; Gas; Electricity; Drainage; Rights of Way; Overhead Power Lines/Pylons
02568	Medium term	Land to the West of Royd Lane Far Royd Farm, Shay Lane Ovenden	Halifax	1.30	CFS-0471	47	Yes	Possibly	Possible	Greenfield	Potential medium term site, maybe reduced capacity.	Topography
02571	Medium term	Land off Wakefield Road Copley	Halifax	0.94	CFS-0474	25	Yes	Possibly	Possible	Greenfield	The site is available, suitable and would be attractive to small housebuilders. However will be dependant on green belt review	Trees worthy of protection on/adjacent site
02573	Long term	Scausby Hall Illingworth	Halifax	1.99	CFS-0476	64	Yes	Possibly	Possible	Greenfield	Site could be suitable if brought forward in conjunction with other adjacent SHLAA sites	Trees worthy of protection on/adjacent site
02574	Medium term	Holdsworth Croft Holdsworth Farm Holmfield	Halifax	0.30	CFS-0477	12	High Possibility	Possibly	Possible	Greenfield	Potential medium term site but access may be an issue	Highways Access
02576	Medium term	Land Off John Naylor Lane Warley	Halifax	1.37	CFS-0479	49	Yes	Possibly	Possible	Greenfield	Potential medium term site adjacent to urban area with good access.	
02710	Long term	North Cockhill Farm Cow Hill Gate Lane Bradshaw	Halifax	3.55	CFS-0484	92	Yes	Possibly	Possible	Greenfield	Site could be suitable if brought forward in conjunction with other adjacent SHLAA sites	Lack of Infrastructure - Water; Gas; Electricity; Drainage; Rights of Way;

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
												Overhead Power Lines/Pylons
02713	Medium term	Next to 230 Boothtown Road Boothtown	Halifax	0.27	CFS-0486	11	Yes	Possibly	Possible	Mix of B and G	Site adjacent to urban area with good access to and from town centre.	Overhead Power Lines/Pylons; Topography
02717	Long term	Beacon Lodge Quarry Long Lane Bank Top	Halifax	6.99	CFS-0489	75	Yes	Possibly	Possible	Greenfield	Possible Long term site - submission proposes a mixed use development with the residential element at the southern end of the site adjacent to the existing residential area.	Highways Access; Quarry/Proximity to Quarry
02718	Medium term	Land at West End Golf Club Paddock Lane Highroad Well	Halifax	2.74	CFS-0490	82	Yes	Possibly	Possible	Greenfield	Possible Medium Term site - could be developed purely for residential or mixed use.	Trees worthy of protection on/adjacent site
02719	Medium term	Land South of Northedge Lane Hipperholme	Halifax	0.99	CFS-0491	36	Yes	Possibly		Greenfield	Site overlays part of 02715, will need to be rationalised to make one site to avoid double counting.	

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00484	Medium term	Land Off Halifax Road Charlestown	Hebden Bridge	0.26		10	High Possibility	Possibly	Possible	Mix of B and G	Potential medium term site, some sustainability issues due to the location.	
00490	Medium term	Land to west of Trinity Street	Hebden Bridge	0.20		10	Low Possibility	Possibly	Possible	Greenfield	Potential site, although flood risk issues are the main constraint. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Listed Building; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00596	Short term	Land at Woodman Inn Halifax Road Charlestown	Hebden Bridge	0.27	CFS-0045	9	Yes	Possibly	Possible	Brownfield	Potential brownfield site part inside and part adjacent to village envelope - considered suitable, available and achievable	
00704	Long term	Land to South West of Palace House Road	Hebden Bridge	0.59	CFS-0144	27	Yes	Possibly	Possible	Greenfield	Site constraints (highways access and trees) may reduce net developable area - site likely to be of interest to smaller developer Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land	Lack of Infrastructure - Drainage; Trees worthy of protection on/adjacent site; Topography; Highways Access

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
00708	Long term	Callis Mill Halifax Road Charlestown	Hebden Bridge	0.75	CFS-0151	24	Yes	Possibly	Possible	Brownfield	Developable and deliverable site in the longer term. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Listed Building; Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Possible Contamination; Bad Neighbours
00756	Short term	Land at Slack Bottom Smithwell Lane Heptonstall	Hebden Bridge	0.15	CFS-0208	5	Yes	Possibly	Possible	Greenfield	Potential greenfield site within the existing urban area - considered suitable, available and achievable, and of a suitable scale for the existing village envelope.	
00765	Medium term	Land North of Lee Royd and Rose Villas Heptonstall Road	Hebden Bridge	0.29	CFS-0218	8	Yes	Possibly	Possible	Greenfield	Submission of adjacent land (01941) could resolve access constraints on site. Trees could still restrict development.	Land Ownership; Highways Access; Trees worthy of protection on/adjacent site; Topography

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00821	Medium term	Parrock Lane and Old Town Mill Lane Old Town	Hebden Bridge	0.79	CFS-0279	25	Yes	Possibly	Possible	Greenfield	Potential greenfield site adjacent to existing village envelopes of Chiserley and Old Town - poorly served by public transport and amenities/services, however site considered achievable and is available. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage; Overhead Power Lines/Pylons
00884	Medium Term	Croft House 4 New Road	Hebden Bridge	0.01		4	Yes	Yes	Possible	Brownfield	2014 - Moved from HIA to Medium term given owners intentions to convert to residential.	
00912	Long Term	Hawthorn Cottage Barn Shackleton Hill Wadsworth	Hebden Bridge	0.04		1	Yes	Yes	Highly Likely	Brownfield	Lapsed permission - Placed in Long Term category as proposal relates to barn conversion and permission has been sought and gained twice in the past 7 years.	
01895	Medium term	Land at Ogden Delph Valley View Road Heptonstall	Hebden Bridge	0.99		25	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to the built up area, appears to be viable, likely to be of interest to the market. Capacity reduced to reflect tree cover.	Lack of Infrastructure - Drainage; Listed Building

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
01896	Medium term	Acres Lane Grazing Site Acres Lane Heptonstall	Hebden Bridge	1.60		72	High Possibility	Possibly	Possible	Greenfield	Potential site, considered to be viable and likely to be of interest to the market. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Lack of Infrastructure - Drainage
02192	Long Term	Higher Laithe Farm Winters Lane Blackshawhead	Hebden Bridge	0.04		1	High Possibility	Yes	Possible	Greenfield	Lapsed Planning permission moved back to Long Term Deliverable category.	
02559	Medium term	Valley Road	Hebden Bridge	0.37	CFS-0462	22	Low Possibility	Yes	Possible	Brownfield	Potential for a mixed use scheme incorporating housing.	Land Ownership; Flooding Risk - Zone 2

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
02560	Long term	5 Bethel Terrace	Hebden Bridge	0.27	CFS-0463	13	Yes	Possibly	Possible	Mix of B and G	Access and remedial works to the site need to be undertaken to make the site developable	Highways Access; Topography
02570	Long term	land off Slack Top Heptonstall	Hebden Bridge	0.43	CFS-0473	13	Yes	Possibly	Possible	Brownfield	A possible site for development outside of the village envelope which is only possible after constraints and green belt have been taken into consideration	Highways Access
02575	Long term	Walker Lane Wadsworth	Hebden Bridge	0.27	CFS-0478	15	Yes	Possibly	Possible	Greenfield	A small site at the edge of a settlement boundary with a number of constraints including topography and access. It would only come forward after green belt review.	Rights of Way; Topography

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00117	Medium term	Land at Greave House Field Luddenden	Mytholmroyd	1.21		44	High Possibility	Possibly	Possible	Greenfield	Potential site, adjacent to existing residential development, available and likely to be of interest to the market.	Rights of Way; Overhead Power Lines/Pylons; Topography
00779	Medium term	Land at Rogergate and Park Fold	Mytholmroyd	4.44	CFS-0233	133	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension to Mytholmroyd - site considered suitable, available and achievable	Highways Access; Listed Building; Land Stability; Pipeline; Rights of Way; Topography; Overhead Power Lines/Pylons
01923	Short term	Land at Scotland Road Midgley	Mytholmroyd	0.10	CFS-0324	4	Yes	Possibly	Highly Likely	Greenfield	Potential greenfield site immediately adjacent to existing urban area that could help meet local village needs - constraints may limit capacity on site.	Pipeline; Topography; Highways Access
02186	Medium term	Former GB Oils Ltd Storage Depot Cragg Road	Mytholmroyd	0.26	CFS-0368	13	Yes	Possibly	Possible	Brownfield	Potential medium term brownfield site with some constraints. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing	Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Possible Contamination

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											SHLAA deliverability category retained in current review.	
02187	Medium term	Rowan House Scout Road	Mytholmroyd	0.10	CFS-0369	5	Yes	Possibly	Possible	Mix of B and G	Potential small site particularly if combined with 00624.	Land Stability; Conservation Area

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00071	Long term	Between 10a -26 Wakefield Road	Sowerby Bridge	0.14		7	Low Possibility	Yes	Possible	Mix of B and G	Developable and deliverable site in sustainable location.	Land Ownership; Topography
00073	Long term	East Side Gas Works road	Sowerby Bridge	0.39		20	Low Possibility	Yes	Not Achievable	Brownfield	Developable and deliverable site in longer term, possibly dependent on upturn in apartment market. 2010 Review - Owner not looking to develop land for housing therefore leave as LTD.	Pipeline; Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Bad Neighbours
00076	Long term	Land adjacent to 100 Wakefield Road	Sowerby Bridge	0.24		11	Low Possibility	Possibly	Possible	Greenfield	Planning permissions on adjacent land indicate interest in this area.	Overhead Power Lines/Pylons
00099	Long term	Junction of Back Wharf Street St. Ann's Square	Sowerby Bridge	0.24		15	Low Possibility	Yes	Not Achievable	Brownfield	Potential longer term site in sustainable location, dependent on upturn in apartment market	Listed Building; Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Highways Access; Bad Neighbours
00107	Medium term	Land at Haugh End Lane Sowerby New Road Sowerby	Sowerby Bridge	1.91	CFS-0196	70	Yes	Possibly	Possible	Greenfield	Potential site, adjacent to residential area, likely to be attractive to the market, appears to be viable and available.	Listed Building; Lack of Infrastructure - Water; Gas; Trees worthy of protection on/adjacent site; Rights of Way; Bad

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
												Neighbours; Topography
00406	Long term	Holmeleigh Kebroyd Mount Ripponden	Sowerby Bridge	0.17		7	Low Possibility	Possibly	Possible	Greenfield	Potential site, infill within an established residential area. No availability information available.	
00414	Long term	Garden/Land Green Fields Spring Street Ripponden	Sowerby Bridge	0.18		7	Low Possibility	Possibly	Possible	Greenfield	Developable site within the urban area subject to status of trees. 2010 review - Tree officer likely to recommend refusal as development is likely to result in the loss of protected trees therefore leave as LTD.	Trees worthy of protection on/adjacent site
00421	Long term	Land adjacent 35 Bar Lane Ripponden	Sowerby Bridge	0.41		10	Low Possibility	Possibly	Not Achievable	Mix of B and G	Attractiveness to housebuilders tempered by site being in Flood Zone 3. Environment Agency comments crucial but any mitigation may make development not viable.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00422	Long term	Land adjacent Slitheroe House Shaw Lane Ripponden	Sowerby Bridge	0.23		8	Low Possibility	Yes	Not Achievable	Greenfield	Potential longer term site in generally attractive area. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											category retained in current review.	
00520	Medium term	Land surrounding Cross Royd Farm Greetland Road Barkisland	Sowerby Bridge	0.53		19	High Possibility	Possibly	Highly Likely	Greenfield	Developable site and attractive to the market should Barkisland be expanded.	
00543	Short term	Kebroyd Mill Off Halifax Road Triangle	Sowerby Bridge	1.40		82	High Possibility	Yes	Possible	Mix of B and G	Potential brownfield site in an attractive sustainable location - site is suitable, available and achievable	
00577	Medium term	Lower Gaukroger Farm Daisylea Sowerby	Sowerby Bridge	0.52	CFS-0026	10	Yes	Possibly	Possible	Greenfield	Site adjacent settlement boundary but slope reduces potential capacity.	Pipeline; Trees worthy of protection on/adjacent site; Overhead Power Lines/Pylons; Topography
00607	Medium term	Claude Hellowell Ltd, Thorpe Garage Ripponden Triangle	Sowerby Bridge	1.99	CFS-0057	64	Yes	Possibly	Possible	Mix of B and G	Potential brownfield site, marginal sustainability therefore more sequentially preferable sites will be available - however the site is considered to be suitable, available and achievable.	Listed Building; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00648	Short term	Land at Junction of Bairstow Lane Stonecroft Mount	Sowerby Bridge	0.30	CFS-0083	15	High Possibility	Possibly	Possible	Greenfield	Greenfield site within the urban area, deemed suitable, available and achievable.	Trees worthy of protection on/adjacent site; Topography
00661	Medium term	Sowerby Bridge Copley Valley	Sowerby Bridge	32.96	CFS-0096	388	High Possibility	Possibly	Possible	Mix of B and G	Potential, deliverable, split site at Holmes Rd (mixed use scheme) and	Highways Access; Listed Building;

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
		Transformational Project Copley									Copley Valley (Outline PP granted 2011). Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Trees worthy of protection on/adjacent site; Occupiers to Relocate; Rights of Way; Possible Contamination
00737	Short term	Land at Willow Clough Steps Lane Willowfield	Sowerby Bridge	0.25	CFS-0185	2	Yes	Possibly	Possible	Mix of B and G	Potential site for very limited development due to access constraints.	Rights of Way; Trees worthy of protection on/adjacent site; Highways Access
00747	Medium term	Cemetery Lane Lower Bentley Royd	Sowerby Bridge	2.94	CFS-0195	112	Yes	Possibly	Possible	Greenfield	Greenfield site immediately adjacent to existing urban area, constraints resolvable through design - site considered suitable, available and achievable	Trees worthy of protection on/adjacent site; Topography; Overhead Power Lines/Pylons
00762	Short term	Land adjacent to Stainland Road Barkisland	Sowerby Bridge	0.65	CFS-0215	24	Yes	Possibly	Highly Likely	Greenfield	Developable site attractive to market should Barkisland be extended.	Listed Building
00772	Medium term	Land at Wood Nook Lane Dam Head	Sowerby Bridge	0.27	CFS-0225	10	High Possibility	Possibly	Possible	Greenfield	Potential greenfield site within the existing urban area - considered	Trees worthy of protection on/adjacent

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											suitable, available, and achievable. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	site; Highways Access
00788	Short term	Land off Sowerby New Road Sowerby	Sowerby Bridge	1.97	CFS-0242	60	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension/infill to Sowerby - site considered suitable, available and achievable	Listed Building; Trees worthy of protection on/adjacent site; Topography
00799	Medium term	Land adjacent to Sowerby New Road Sowerby	Sowerby Bridge	2.79	CFS-0253	84	Yes	Possibly	Possible	Greenfield	Potential greenfield settlement extension to Sowerby - site considered suitable, available and achievable. Site constraints can be resolved through scheme design.	Highways Access; Pipeline; Trees worthy of protection on/adjacent site; Overhead Power Lines/Pylons; Topography
00817	Short term	Land adjacent to 14 Bairstow Lane Opp Stonecroft Mount	Sowerby Bridge	0.66	CFS-0275	30	Yes	Possibly	Possible	Greenfield	Potentially viable site within the existing urban area - considered suitable, available and achievable	Topography

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
01875	Long Term	Hollins Mill, Hollins Mill Lane	Sowerby Bridge	0.48		21	High Possibility	Yes	Highly Likely	Brownfield	PP for 21 units lapsed but deliverability set to long-term due to principle for housing being established and the likelihood of the site coming forward again	
01921	Long term	Holme House Holme House Lane Rishworth	Sowerby Bridge	0.53	CFS-0322	10	Yes	Possibly	Possible	Greenfield	Potential greenfield site within existing urban area	Topography; Lack of Infrastructure - Drainage; Lack of Infrastructure - Electricity
01926	Long term	Lower Breck Farm Rochdale Road Triangle	Sowerby Bridge	0.96	CFS-0327	31	Yes	Possibly	Highly Likely	Greenfield	Potential greenfield site immediately adjacent to urban area	Trees worthy of protection on/adjacent site
01935	Medium term	Old Coach Buildings Elland Road Ripponden	Sowerby Bridge	0.28	CFS-0336	11	Yes	Yes	Possible	Brownfield	Potential brownfield site located within the existing urban area but currently in employment use.	Possible Contamination
01945	Long term	Land Off Long Lane	Sowerby Bridge	0.22	CFS-0346	11	Yes	Possibly	Possible	Mix of B and G	Developable and deliverable site subject to access constraints being overcome.	Highways Access
02141	Long term	Depot Industrial Road	Sowerby Bridge	0.31		15	Low Possibility	Possibly	Highly Likely	Mix of B and G	Developable site in longer term subject to owner's intentions. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations	

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
											Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
02146	Long term	Quarry Wood Beechwood Sowerby	Sowerby Bridge	0.26		10	Low Possibility	Yes	Highly Likely	Brownfield	Developable brownfield site within the urban area.	Trees worthy of protection on/adjacent site
02180	Medium term	Land Off Barsey Green Lane Wall Nook Barkisland	Sowerby Bridge	0.15	CFS-0362	5	Yes	Possibly	Possible	Greenfield	Potential small greenfield site in village location but dependent on changes to green belt policy.	Topography; Highways Access
02482	Long term	Former Public Baths Hollins Mill Lane	Sowerby Bridge	0.16		10	Low Possibility	Yes	Possible	Brownfield	Potential brownfield site but may not be available for housing.	Flooding Risk - Zone 3b; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
02536	Medium term	Land Adjoining Stubbings Rochdale Road Ripponden	Sowerby Bridge	0.63	CFS-0438	22	Yes	Possibly	Possible	Mix of B and G	Medium term site adjacent to urban area	Topography
02541	Medium term	Land to North Blackwall Lane Friendly	Sowerby Bridge	0.40	CFS-0443	14	Yes	Possibly	Possible	Greenfield	Medium term deliverable site. Capacity reduced due to topography but this is acknowledged on CFS submission. Located within Sowerby Bridge town centre buffer.	Trees worthy of protection on/adjacent site; Land Ownership; Topography

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00429	Long term	End of Salford Way Rochdale Road	Todmorden	0.24	CFS-0023	12	High Possibility	Possibly	Possible	Brownfield	Potential long term site, proposed for mixed use, likely to be of interest in a strong market, providing flood risk and adjacent use issues can be addressed. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Bad Neighbours; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
00431	Long term	Land to north of Millbrook House Rochdale Road	Todmorden	0.73		7	Low Possibility	Yes	Possible	Mix of B and G	Developable site near town centre but constraints will reduce capacity. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Listed Building; Highways Access; Flooding Risk - Zone 3a; Flooding Risk - Zone 2

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00433	Medium term	Land adjacent Friths Mill Valley Works Bacup Road Shade	Todmorden	0.61	CFS-0149	22	Yes	Possibly	Possible	Brownfield	Developable site subject to not being required for employment use, also subject to flood risk mitigation and culvert diversion measures not resulting in the site becoming unviable. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Infrastructure on or adjacent site
00440	Long term	Land off Fir Street Walsden	Todmorden	0.93		42	High Possibility	Possibly	Possible	Greenfield	Developable site but probably longer term due to owner's intentions.	
00444	Long term	Land junction off Phoenix Street and Halifax Road	Todmorden	0.11		4	Low Possibility	Yes	Possible	Brownfield	Developable site but proximity to public house and main road likely to give lower capacity.	Bad Neighbours
00454	Long term	Land off Ashenhurst Close	Todmorden	0.17		8	Low Possibility	Possibly	Possible	Greenfield	Implications for viability given slope and small site size.	Topography
00456	Long term	Garage site off Poplar Avenue	Todmorden	0.13		7	Low Possibility	Possibly	Possible	Brownfield	Potential site, considered to be viable, well served by local facilities / services and public transport.	Land Ownership

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00458	Medium term	Land off Burnley Road	Todmorden	0.16		8	High Possibility	Yes	Possible	Brownfield	Developable site and would compliment new housing to north.	
00460	Long term	Land off Stoney Royd Lane	Todmorden	2.33		70	Low Possibility	Possibly	Possible	Greenfield	Developable subject to adequate access being obtained.	Highways Access; Trees worthy of protection on/adjacent site; Rights of Way; Topography
00469	Medium term	Land adjacent Station Parade, The Roebuck Inn Station Parade Portsmouth	Todmorden	0.35	CFS-0159	14	Yes	Yes	Possible	Brownfield	Developable site once public house use ceases.	
00472	Long term	Mill Halifax Road Castle Street	Todmorden	0.47		17	High Possibility	Yes	Possible	Brownfield	Potential site, planning permission awarded on the site in 2002, but little or no work has taken place.	Listed Building
00526	Medium term	Portsmouth Mill Burnley Road Cornholme	Todmorden	0.44		16	High Possibility	Possibly	Possible	Brownfield	Potential vacant brownfield site in the urban area but dependent on employment land requirements.	
00568	Long term	Adjacent to 129 Hollins Road Walsden	Todmorden	0.24	CFS-0017	12	Yes	Possibly	Possible	Greenfield	Topographical and associated potential stability problems. OS Update recommended disposal of site and therefore site has been placed in Long Term Delivery Category due to known site constraints.	Occupiers to Relocate; Highways Access; Topography

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00600	Short term	Tipside Off Burnley Road	Todmorden	3.57	CFS-0203	14	Yes	Yes	Possible	Mix of B and G	<p>Potential central, sustainably located site - considered suitable (subject to amenity land study), available and achievable.</p> <p>Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.</p> <p>Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.</p>	<p>Flooding Risk - Zone 3b;</p> <p>Flooding Risk - Zone 3a;</p> <p>Flooding Risk - Zone 2; Rights of Way;</p> <p>Possible Contamination;</p> <p>Highways Access;</p> <p>Topography</p>
00604	Long term	Cinder Hill Road Castle Street	Todmorden	2.38	CFS-0053	72	Yes	Possibly	Possible	Greenfield	<p>Potential site, although access issues may need resolving.</p>	<p>Highways Access;</p> <p>Land Stability;</p> <p>Rights of Way;</p> <p>Topography</p>

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
00719	Long term	Brearley Mills Halifax Road Eastwood	Todmorden	0.14	CFS-0166	5	High Possibility	Possibly	Possible	Brownfield	Developable and deliverable site in longer term. Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Flooding Risk - Zone 3a; Flooding Risk - Zone 2; Proximity to Major Road
00757	Short term	Land off Key Syke Lane Kilnhurst	Todmorden	0.49	CFS-0209	20	Yes	Yes	Possible	Brownfield	Potential site if suitable access can be obtained. Importance of open space function noted as per Open Space Update Study. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	
01277	Medium term	North Midgelden Barn Bacup Road	Todmorden	0.069		1	Yes	Yes	Highly Likely	Brownfield	Owner resubmitted a planning application that is pending at the time of the review	
01881	Long term	Walsden Estate	Todmorden	0.86	CFS-0291	35	High Possibility	Possibly	Possible	Brownfield	Potential site, viability depends on noise, flooding and possible contamination mitigation measures.	Bad Neighbours; Possible

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SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
		Rochdale Road									Importance of flood risk and drainage noted as per consultation comments. However, future decision on designation to be determined as part of Land Allocations Process when holistic planning view to be taken. Therefore existing SHLAA deliverability category retained in current review.	Contamination; Flooding Risk - Zone 3a; Flooding Risk - Zone 2
01905	Medium term	Land Opposite 46-48 Hollins Road Walsden	Todmorden	0.30		15	High Possibility	Possibly	Possible	Greenfield	Potential site, likely to be attractive to the market.	
02153	Long term	Land off Meadow Bottom Road Park Road	Todmorden	2.25		67	Low Possibility	Possibly	Possible	Greenfield	Potential urban extension to Todmorden, the actual boundaries and extent of which would need further consideration through the early Land Allocations and Designations document consultation. Potential urban extension to be weighed with other potential urban extensions but care required regarding landscape implications.	Trees worthy of protection on/adjacent site; Topography; Land Stability
02163	Medium term	Land at Woodhouse Road	Todmorden	6.35	CFS-0348	150	Yes	Possibly	Highly Likely	Greenfield	Potential greenfield site adjacent to existing settlement boundary, subject to resolution of site constraints which may impact on number of units.	Flooding Risk - Zone 2; Flooding Risk - Zone 3a; Rights of Way; Land Stability; Overhead

SHLAA Ref	Deliverability	Location	Town	Gross Site Area	Call for sites ref	Site Capacity	Available?	Suitable?	Achievable?	PDL/G	Assessment Summary	All Constraints
												Power Lines/Pylons; Topography
02278	Medium term	Walsden Goods Yard Rear Of Walsden Station Walsden	Todmorden	0.52	CFS-0381	15	Yes	Possibly	Possible	Greenfield	Potential site subject to access improvements being achieved.	Highways Access
02431	Medium term	Land Adjacent 940 Rochdale Road Walsden	Todmorden	0.62	CFS-0385	14	High Possibility	Possibly	Possible	Greenfield	Potential greenfield, infill site	Topography
02478	Short term	Former Adamroyd Mill Victoria Street	Todmorden	0.57		25	Yes	Yes	Possible	Brownfield	Brownfield site in a sustainable location	Possible Contamination
02711	Long term	Top O Th Hill Farm Walsden	Todmorden	3.45	CFS-0483	120	Yes	Possibly	Possible	Greenfield	The site is in a suitable location as it is adjacent to an existing settlement, however, there are many constraints which would need to be addressed for any development to be delivered.	Lack of Infrastructure - Water; Gas; Electricity; Drainage; Trees worthy of protection on/adjacent site; Topography; Possible Contamination; Land Stability