Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

Site Assessment Methodology (Revised) - Rejected Sites

October 2026

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1. Introduction

1.1 City of Bradford Metropolitan District Council (CBMDC) is preparing a new single Local Plan to set out the long-term strategy for the growth and development of the area. This includes identifying how it intends to meet the need for housing and employment growth and providing a planning policy framework to protect and enhance the area's natural and built environment alongside ensuring that development is guided to the most appropriate location.

1.2 As part of showing how the Council will meet the identified development requirements, one of the Local Plan's roles is to identify and allocate enough suitable, deliverable and developable sites. Accordingly, sites (above a minimum threshold) were assessed with a view to their potential allocation for a range of uses, most notably residential or employment use.

2. Link to Site Assessment Methodology

2.1 As part of the process of writing the Local Plan and assessing potential site allocations, the Council prepared a detailed methodology. The end-to-end process and stages involved are outlined in the Site Assessment Methodology paper, which forms part of the evidence base for the plan. Paragraph 1.7 of that paper highlights that those sites that have been selected as allocations are shown in proformas attached to each of the Settlement Policies for the District's various settlements as well as on the Policies Map.

2.2 For sites that have not been selected, this Rejected Sites document has been prepared. Its role is set out the reasons why these have been rejected and not included within the Local Plan. This paper focuses on housing and employment sites. Other land uses such as minerals and waste have been covered in other background papers that form part of the evidence base.

2.3 The site assessment process began with a total of 1,678 sites (1,527 for residential; 151 for employment) that were identified under Stage 1 of the site assessment methodology. The next stage (Stage 2) involved screening out sites that had major constraints that would prevent them coming forward, and as such would not be considered as reasonable alternatives for the purposes of creating an appropriate strategy. Stage 2 was undertaken as part of updating the Council's Strategic Land Assessment (SLA). Those sites remaining were then subject to Stages 3 to 7 of the methodology, part of which involved a detailed technical assessment and review within the context of wider settlement planning.

2.4 The technical assessment referred to in Paragraph 2.3, formed the third stage of the site assessment methodology. It involved a more detailed appraisal of each potential site against a range of constraints. These were based on the range of different policy areas set out in the National Planning Policy Framework. This primarily involved a desk top assessment using GIS mapping to identify potential constraints affecting each site, together with site visits, and, where appropriate, additional more detailed evidence.

2.5 The detailed technical assessment for each site centred on various matters relating to:

- Natural and historic environment.
- Water and flooding.
- Environmental protection.
- Transport/connectivity.
- Deliverability.

2.6 In each case, sites were given a Red, Amber or Green (RAG) rating, depending on how they performed against the assessment criteria. **Table 2.1** (below) provides a broad guide to how the RAG ratings were applied. These ratings were used to highlight matters/issues where further consideration or assessment may be required as part of any future planning application on any future site allocation. For more details on how assessment was applied, reference should be made to Section 6 of the Site Assessment Methodology paper.

Table 2.1: Summary of Red, Amber, Green Ratings

Green	Where there would be no adverse impacts or where there is reasonable expectation that impacts can be completely or substantially reduced or mitigated.
Amber	Where there is potential for adverse impacts, but those impacts are can only be partially mitigated.
Red	Where there would significant adverse impacts with only limited or no reasonable prospect of mitigation.

3. Rejected Sites - Housing

3.1 The tables in the sections below provide details of the reasons for rejecting the sites listed for housing site allocations within the Bradford District Local Plan (2025 to 2043). These tables are set out in a settlement-by-settlement basis and are ordered based on the site's Local Plan reference. Maps showing the rejected sites can be viewed in Appendix 1.

Addingham

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H2	Land west of Southfield Terrace																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated Local Green space under Policy ANDP11/12 of the made Addingham Neighbourhood Development Plan • **Heritage** – the site is within a conservation area, and its development would have a substantial negative impact upon the character and key open space.
H3	Land between Main Street and Addingham Bypass																						The site is rejected for the following reason(s) • **Open Space** – the northern section of the site is a designated Local Green space under Policy ANDP11/12 of the made Addingham Neighbourhood Development Plan. It was also identified in the Bradford Replacement Unitary Development Plan as Village Greenspace • **Heritage** - substantial negative impact on the conservation area and setting of listed buildings • **Landscape** - important part of the historic core of Addingham and Landscape Character in the village
H4	Main Street (1)																						The site is rejected for the following reason(s) • **Heritage** - the site is within Addingham Conservation Area. There would be a substantial impact upon the open field character of the conservation area and external views • **Landscape** - impacts- open fields important to Landscape Character in the village
H5	Land off Stockinger Lane																						The site is rejected for the following reason(s): • **Location** – the site is detached from settlement • **Landscape** - impacts Important Landscape Character in the village • **Heritage** – impact upon the open field character of the conservation area and external views

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H6	Main Street (2)																						The site is rejected for following reason(s): • **Landscape -** impacts important Landscape Character in the village • **Heritage** - potential impact upon the open field character of the conservation area and external views
H7	Main Street (4)																						The site is rejected for following reason(s): • **Landscape -** impacts important Landscape Character in the village • **Heritage** - potential impact upon the open field character of the conservation area and external views.
H8	Main Street (3)																						Site rejected for following reasons: • **Landscape -** impacts important Landscape Character in the village • **Heritage** - potential impact upon the open field character of the conservation area and external views. • **Site Access/Highways** - would require a new access, site itself does not bound the adopted highway
H9	Former school site, Chapel Street																						The site is rejected for the following reason(s): • **Trees –** Majority of site covered by protected trees/woodland • **Site Access** - No access to the site for greater than two dwellings • **Flooding** – Residual risk of flooding due to the location of the culvert.
H10	Land west of former school site																						The site is rejected for following reason(s): • **Open Space** – it is a designated Local Green Space under Policy ANDP11/11 of the made Addingham Neighbourhood Development Plan. It was also identified in the Bradford Replacement Unitary Development Plan as Village Greenspace.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Highways/Transportation** – no feasible highway access can be achieved to the site. • **Trees** – the site includes a number of TPO trees and an area of TPO woodland, which would limit the developable area.
H12	Land north of Back Beck Lane																						The site is rejected for following reason(s): • **Landscape** - major landscape impacts Important Landscape Character to historic core of the village. • **Highways/Transport** - no feasible access options as a standalone site
H13	Sugar Hill																						The site is rejected for following reason(s): • **Open Space** – the site is a designated Local Green Space under Policy ANDP11/4 of the made Addingham Neighbourhood Development Plan. It was also identified in the Bradford Replacement Unitary Development Plan as a Village Greenspace. • **Heritage** - substantial negative impact on the conservation area and setting of listed buildings • **Landscape -** impacts important Landscape Character in the village • **Highways-** site access difficult to achieve • **Trees/Woodland/Hedgerows** - Potential impact on woodland/trees/hedgerows (protected)
H14	Manor Garth/ Bolton Road																						The site is rejected due to the following reason(s): • **Open Space** – it is a designated Local Green Space under Policy ANDP11/11 of the made Addingham Neighbourhood Development Plan. It was also identified in the Bradford Replacement Unitary Development Plan as Village Greenspace • **Heritage** – substantial negative impact on the conservation area and setting of listed buildings

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape -** impacts important Landscape Character in the village • **Highways**- site access difficult to achieve • **Trees/Woodland/Hedgerows** - Potential impact on woodland/trees/hedgerows (protected)
H17	Turner Lane/ Silsden Road																						The site is rejected due to the following reason(s): • **Site Availability** – A key part of the site became unavailable for development.
H25	Turner Lane / Silsden Road																						The site is rejected due to the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently rejected (Site Ref: H17).
H1345	Land west of Southfield Terrace and St Pauls Rise																						The site is rejected due to the following reason(s): • **Landscape -** The development of this site would likely lead to a significant and permanent detrimental change to landscape character and views both within and without the village. Whilst mitigation may be effective full mitigation may not be possible and as such residual effects would likely be significant. The development would also lead to a loss of openness.
H1346	Main Street / Addingham Bypass (West)																						The site is rejected due to the following reason(s): • **Landscape -** The development of this site would likely lead to a significant and permanent detrimental change to landscape character and views both within and without the village. Whilst mitigation may be effective full mitigation may not be possible and as such residual effects would likely be significant. The development would also lead to a loss of openness.
H1571	Land north of Moor Lane/ east of Addingham																						**The site is rejected due to the following reason(s):** • **Site Access –** A site access would need to be provided directly onto Skipton Road.

Local Plan Ref.	Site Address	Technical Assessment – Summary		Reasons for Rejection
		Topography		• **Landscape -** The site is visible from the Addingham Wharfedale Road, and its development would have a significant impact on the approach into the village from a small village which sits low in the valley to one which sprawls up the hillside.
		Connectivity		
		Highways Constraints		
		Site Access		
		Water quality / water source protection		
		Utilities - Gas Pipelines / Electricity		
		Mineral Reserves / Safeguarding; Mineral		
		Waste Management Sites		
		Major Hazard Sites and Hazardous		
		Noise/ Nuisance / Bad Neighbours		
		Former coal mining activity		
		Land Stability & Contamination		
		Air Quality		
		Agricultural Land / Soils		
		Historic & Built Environment		
		Open Space/GI		
		Landscape & Visibility		
		Trees, Woodland & Hedgerows		
		Wildlife Habitat Network		
		Priority habitats & species		
		Ecology, biodiversity, geodiversity		
	Wharfedale Road			

Baildon

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H27	Jenny Lane																						The site is rejected for the following reason(s): • **Open Space** – the site is a key open space within Baildon and is designated playing field as well as containing a Local Equipped Area of Play (LEAP). It also contains an area of natural and semi-natural grassland (woodland). Development would result in the loss of these features. • **Trees/Woodland/Hedgerows** – parts of the site contain areas of TPO woodland.
H29	The Rowans																						The site is rejected for the following reason(s): • **Landscape** – the site has a moderate-high landscape sensitivity. • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H30	Land north of West Lane (east)																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity due to its physical form, its cultural and historic character and its visual relationship with the Saltaire World Heritage Site • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H31	Strawberry Gardens																						The site is rejected for the following reason(s): • **Ecology, Biodiversity and Geodiversity** – the site is immediately adjacent to a designated National Nature Reserve (NNR) (Bradford Pennine Gateway) and a Local Geological Site (LGS) (Baildon Moor).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Trees/Woodland/Hedgerows** – the contain areas of TPO woodland along its northern, eastern and southern boundaries.
H32	South of Richard Whiteley Drive (Ferniehurst Farm)																						The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is immediately adjacent to a designated heritage asset, a Grade II Listed Building (Ferniehurst Farm). Development would be unacceptable resulting in substantial harm to the heritage asset. It is also within the Saltaire World Heritage Site buffer zone and has cultural connections with it.
H34	Tong Park																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to several TPO trees and areas of TPO woodland, which would restrict development. • **Highway/Transportation** – the site is accessed via an unadopted highway (private road) which would require improvement including the provision of a new junction with A6038 Otley Road. • **Delivery** – the site has uneven and varying topography, which could affect the deliverability/suitability of the site.
H37	Land north of Boundary Close																						The site is rejected for the following reason(s): • **Priority Habitat/Species** - the site is fully covered by a priority habitat (Lowland Meadows). • **Trees/Woodland/Hedgerow** - the site contains and is adjacent to a protected hedgerow, which forms the northern eastern boundary. • **Landscape** – site is in an elevated position within the landscape. Development created an isolated limb into the Green Belt. • **Site Access/Highways** – the site does not adjoin the adopted highway and served by is a narrow track

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							leading from Moorside which is below standard. There are no other clear routes to the site.
H38	Glen Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity and Geodiversity** – the site is immediately adjacent to a designated National Nature Reserve (NNR) (Bradford Pennine Gateway), a Local Wildlife Site (LWS) and a Local Geological Site (LGS) (Shipley Glen). • **Landscape** – the site provides a buffer between the edge of the settlement and the existing farm complex as well as for important long views from Shipley Glen. • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer with a key viewpoint immediately adjacent to the northern boundary. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H39	Land north of West Lane (west)																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity due to its physical form, its cultural and historic character and its visual relationship with the Saltaire World Heritage Site • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H40	Land west of Hope Lane																						The site is rejected for the following reasons: • **Trees/Woodland/Hedgerows** - the site contains an area of TPO woodland, covering the north eastern section. • **Landscape** - the site is located in an exposed and elevated position in the landscape and is an important gateway to Baildon Moor.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Former Coal Mining Activity** – the site is located with a development high risk area. There is potential for possible shallow coal workings and a mine entry. • **Site Access/Highways** - • **Topography** – the site is steeply sloping downwards from west to east. This would affect the delivery of any development on the site.
H41	Crooke Farm Cravan Park																						The site is rejected for the following reason(s): • **Existing use** – the site is occupied a caravan/mobile park with is in use. There is no clear evidence of the site being available for development. • **Ecology, Biodiversity, Geodiversity** – the site is located immediately adjacent to a designated National Nature Reserve (NNR) (Bradford Pennine Gateway) and a Local Geological Site (LGS) (Baildon Moor). • **Landscape** – the site occupies a prominent position in the landscape on the edge of Baildon Moor and overlooking the Aire Valley. • **Historic/Built Environment**– the site is located within the Saltaire World Heritage Site Buffer and is adjacent to two key view points from Baildon Moor looking towards the Word Heritage Site.
H51	Otley Rd/Esholt Lane (2)																						The site is rejected for the following reason(s): • **Delivery** – no evidence available to suggest that the site is deliverable and will come forward with the plan period.
H52	Otley Rd/Esholt Lane (1)																						The site is rejected for the following reason(s): • **Delivery** – no evidence available to suggest that the site is deliverable and will come forward with the plan period.
H55	Stubbings Road																						The site is rejected for the following reason(s)

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																							• **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a Local Wildlife Site (LWS) (Shipley Glen). • **Trees/Woodland/Heritage** - the site is adjacent to an area of Ancient Woodland (Walker/Midgley Wood) and • **Site Access/Highways** - the site is served by a unadopted, private road (Stubbings Road) which would limit the potential level of development.
H56	West Lane (1)																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity due to its physical form, its cultural and historic character and its visual relationship with the Saltaire World Heritage Site • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H58	Green Lane																						The site is rejected for the following reason(s) • **Wider allocation** – the site been combined with an adjacent area of land immediately to the east, part of which was formally occupied by a college building and previously benefitted from planning permission for residential development. The wider site has been allocated in the Regulation 19 (Publication) Draft of the Local Plan for residential development (Site Ref: H1565) (39 dwellings).
H59	Meadowside Road																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site is served by a single access/egress point for this locality to and from Roundwood Road via Langley Lane, making it effectively a cul-de-sac with several hundred existing dwellings served off a single point off access. Any additional development in this locality therefore cannot be supported in highway terms without a second access to the external highway network.

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H60	West Lane (2)																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity due to its physical form, its cultural and historic character and its visual relationship with the Saltaire World Heritage Site • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.
H1009	Lower Holme Mill, Otley Road																						The site is rejected for the following reason(s); • **Flood risk** – the site is located within Flood Zones 2 and 3.
H1010	Berry Drive, Otley Road																						The site is rejected for the following reason(s); • **Flood risk** – the site is located partly within Flood Zone 3b (functional floodplain) with the remainder in Flood Zones 2 and 3. The Level 2 Strategic Flood Risk Assessment (SFRA) states that the site cannot pass the Exception Test given modelled present day and future fluvial risk.
H1102	Honey Pot Lane																						The site is rejected for following reason(s): • **Historic/Built Environment** – the site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site.

Bingley

Local Plan Ref	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H64	Keighley Rd																						The site is rejected for the following reason(s): • **Planning permission** – this site was previously identified as a commitment (under construction), however the planning permission covering the site was quashed by Judicial Review. The unfinished dwellings remain in place. Part of the site (the northern section) involving a conversion of barn and construction of single dwelling has been completed.
H66	Slenningford Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is located adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Canal). • **Historic/Built Environment** – the site is located with a Conservation Area (Leeds Liverpool Canal) and adjacent to a designated heritage asset, a Grade I Listed Building (Five Risk Locks). Development would result in substantial harm to the Conservation Area and setting of the Listed Building.
H68	West of Heights Lane (south), Eldwick																						The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is adjacent to a Register Park and Garden (Prince of Wales Park). Development, in particular at the western end, is considered to be unacceptable. • **Site Access/Highways** – the site is served by Heights Lane and is in close proximity to a five-leg roundabout (junction Otley Road/Warren Road). The section of Heights Lane from close to the site boundary to the external highway network at the roundabout is sub-standard and has in sufficient wide to provide reasonable safety and convenience for all road users and would be detrimental to pedestrian and cyclist safety due to lack of footways and cycle lanes.
H71	Spring Lane, Eldwick																						The site is rejected for the following reason(s):

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																							• **Historic/Built Environment** – the site is located within a Conservation Area (Eldwick Beck) and within proximity to two designated heritage asset, Grade II Listed Building (Spring Farm and Eldwick War Memorial). • **Deliverability** – there is no evidence that site is available.
H72	Spring Lane/Saltaire Rd, Eldwick																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated National Nature Reserve (NNR) (Bradford Pennine Gateway), a Local Wildlife Site (LWS) and Local Geological Site (LGS) (Shipley Glen). • **Priority Habitat/Species** – the site is partially covered by, and adjacent to priority habitat (Deciduous Woodland; Lowland Meadows). • **Wildlife Habitat Network** – the site is partially within, and adjacent to an identified Wildlife Habitat Network (Woodland). • **Trees/Woodland/Hedgerows** – the site is adjacent to an area of Ancient Woodland (Walker/Midgely Woods) and contains areas of TPO Woodland that cover a significant proportion of the site area. • **Open Space** – the site forms part of a Green/Blue Infrastructure corridor associated with Shipley Glen. Development would have the potential to sever the network resulting in the loss of connectivity. • **Historic/Built Environment** – the site is partially located within a Conservation Area (Eldwick Beck). Potential for impact on this designated heritage asset and its setting. • **Site Access/Highways –** the site has an existing access via Saltaire Road; however, this road is narrow in places.

Local Plan Ref	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						• **Topography –** the site is steeply sloping in places, in particular closer to Eldwick Beck and Glovershaw Beck.
H73	Sheriff Lane/Lode Pit Lane, Eldwick																					The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated National Nature Reserve (NNR) (Bradford Pennine Gateway) and Local Wildlife Site (LWS) and Local Geology Site (LGS) (Shipley Glen). • **Site Access/Highways** – the site does not adjoin the adopted highway network. It is served by Sheriff Lane and Lode Pit Lane, both of which are narrow, unadopted and unpaved highways with no streetlighting or footways.
H74	Sherrif Lane (south), Eldwick																					The site is rejected for the following reason(s): • **Site Access/Highways** – the site does not adjoin the adopted highway network. It is served by Sheriff Lane, a narrow, unadopted and unpaved highway with very limited streetlighting or footways.
H75	Lane End Farm, Gilstead Lane, Gilstead																					The site is rejected for the following reason(s): • **Ecology, Biodiversity Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Milnerfields Traditional Orchard, Gilstead). • **Landscape** – the site is located on the edge of the settlement. Development would result in the built-up area being extended into the countryside, with the potential to erode or fragment the areas of woodland present on the valley sides.
H79	Dowley Gap Lane (1)																					The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is located immediately adjacent to a Conservation Area (Leeds Liverpool Canal)

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																							• **Neighbouring Uses** – the site is located immediately adjacent to a Wastewater Treatment Works (WwTW) (Dowley Gap).
H81	Dowley Gap Lane/Primrose Lane																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Cana). • **Wildlife Habitat Network** – the site is immediately adjacent to an identified Wildlife Habitat Network (Wetland). • **Landscape** – the site forms a landscape buffer between the built-up area and the Leeds Liverpool Canal. It is also highly visible from adjoining Public Rights of Way including the canal towpath. • **Historic/Built Environment** – the site is located with a Conservation Area (Leeds Liverpool Canal) and immediate adjacent to three designated heritage assets, one Grade II* and two Grade II Listed Buildings (Dowley Gap Locks, Dowley Gap Bridge and Scourer Bridge). There is potential to impact on the character of the Conservation Area and the setting of the Listed Buildings.
H82	Dowley Gap Lane (2)																						The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is located within a Conservation Area (Leeds Liverpool Canal) and immediate adjacent to three designated heritage assets, one Grade II* and two Grade II Listed Buildings (Dowley Gap Locks, Dowley Gap Bridge and Scourer Bridge). • **Neighbouring Uses** – the site is located immediately adjacent to a Wastewater Treatment Works (WwTW) (Dowley Gap).
H85	Primrose Lane, Gilstead																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Ecology, Biodiversity, Geodiversity** – the site partly contains a designated Local Wildlife Site (LWS) (Milnerfields Traditional Orchard, Gilstead). • **Historic/Built Environment** – the site contains a designated heritage asset, a Grade II Listed Building (Manor House, Primrose Lane), and is also within proximity to a further Grade II Listed Building (North Lodge, Primrose Lane). It lies with the buffer for the Saltaire World Heritage Site. • **Neighbourhood Plan** - the site identified within the made Bingley Neighbourhood Development Plan (2026) – Policy BING11 as being part of the Milner Field Estate Special Character Area.
H86	West of Micklethwaite Lane																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Canal). • **Landscape** – the site has a moderate-high landscape sensitivity. The key sensitivities relate to the gap between Crossflatts/Bingley and the washed over settlement of Micklethwaite, the historic character of the wider areas and the visual impact on recreational users associated with the canal. Due to scale of the site and its open nature, there are no measures that are likely to meaningfully mitigate these potential impacts. • **Historic/Built Environment** – the site is located within a Conservation Area (Leeds Liverpool Canal). There is potential to impact on the character of the Conservation Area
H87	Land off Pengarth. Eldwick																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is partially within, and adjacent to an identified Wildlife Habitat Network (Grassland). • **Trees/Woodland/Hedgerows** – the site includes, and is adjacent to, a protected hedgerow (within the

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																						western section, forming part of existing field boundaries. • **Former Landfill** – the site is immediately adjacent to a former landfill. • **Deliverability** – no evidence that the site is available.
H91	Castlefields Lane																					The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site includes a TPO tree and areas of TPO woodland, which would limit the potential for development of the site. • **Flood risk** – the majority of the site is located within Flood Zones 2 and 3.
H94	West of Heights Lane (north), Eldwick																					The site is rejected for the following reason(s): • **Site Access/Highways** – the site is served by Heights Lane and is in close proximity to a five-leg roundabout (junction Otley Road/Warren Road). The section of Heights Lane from close to the site boundary to the external highway network at the roundabout is sub-standard and has in sufficient wide to provide reasonable safety and convenience for all road users and would be detrimental to pedestrian and cyclist safety due to lack of footways and cycle lanes.
H98	Lyndale Road																					The site is rejected for the following reason(s): • **Open Space** – the site is a designated Local Green space under Policy BING8/1 of the made Bingley Neighbourhood Development Plan (2026). It is also identified within the Open Space Audit (2021) as amenity greenspace. Development would exacerbate an existing deficiency of this typology in Bingley. • **Site Access/Highways** – the site does not adjoin the adopted highway and does not have a suitable access. It is served by a narrow, private driveway for three properties running from Lyndale Road.

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H107	West of Heights Lane, Eldwick (1)																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site is served by Heights Lane and is in close proximity to a five-leg roundabout (junction Otley Road/Warren Road). The section of Heights Lane from close to the site boundary to the external highway network at the roundabout is sub-standard and has in sufficient wide to provide reasonable safety and convenience for all road users and would be detrimental to pedestrian and cyclist safety due to lack of footways and cycle lanes.
H108	Whitley Street																						The site is rejected for the following reason(s): • **Deliverability** – the site is not considered to be available. It is currently occupied by several established and operational businesses.
H109	West of Heights Lane, Eldwick (2)																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site is served by Heights Lane and is in close proximity to a five-leg roundabout (junction Otley Road/Warren Road). The section of Heights Lane from close to the site boundary to the external highway network at the roundabout is sub-standard and has in sufficient wide to provide reasonable safety and convenience for all road users and would be detrimental to pedestrian and cyclist safety due to lack of footways and cycle lanes.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H132	Thornton Road/Water Lane																						The site is rejected for the following reason(s): • **Availability** - The site is being developed for other use
H148	Clifford Street Car Park and Buildings																						The site is rejected for the following reason(s): • **Availability -** The site is in use with no current indication that this will change in the near future
H149	Britannia Street Car Park Phase2																						The site is rejected for the following reason(s): • **Suitability** - Whilst identified in the City Centre AAP it is not currently considered suitable for residential use. The site does however fall in the Southern Gateway regeneration area and could come forward as part of the transformation of the area under the regeneration allowance
H150	Britannia Street Car Park Phase 1																						The site is rejected for the following reason(s): • **Suitability** - Whilst identified in the City Centre AAP it is not currently considered suitable for residential use. The site does however fall in the Southern Gateway regeneration area and could come forward as part of the transformation of the area under the regeneration allowance • **Priority Habitat**- Bat Alert Area
H204	Feversham Street																						The site is rejected for the following reason(s):

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																						• **Historic and Built Environment** – The listed status of the building means that any development will need to be undertaken sensitively to ensure the buildings special character and distinctiveness are not impacted. The building is not expected to be able to deliver the high development yield expected and for this reason has not been allocated. Its development for homes will however be supported under Policy HO2
H221	George Street/Hall Ings, City Centre																						The site is rejected for the following reason(s): • **Flood risk –** The sites location in flood zone 3b means that its development for residential use will be limited. • **Availability –** The site is in full use for car parking and there is no indication presently that this is likely to change. Should a suitable development solution be found during the plan period, this will be supported as a windfall site
H222	Area West of Valley Rd																						The site is rejected for the following reason(s): • **Flood risk –** The sites location in flood zone 3b means that its development for residential use will be limited. • **Availability -** The site is not currently available as a housing site option. Should this change or residential be considered then its development will be supported as a windfall site
H227	Burnett Street Car Park																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						was drawn and subsequently allocated (Site Ref: H1559 - Burnett Street/Barkerend Road, City Centre).
H1543	Killarney and Stephenson buildings, Smith Street/Listerhills Rd																					The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H232-Listerhills Road)
H1544	Listerhills Road																					The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H232-Listerhills Road)

Bradford North East

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H257	Poplar Road, Bolton Woods																						The Site H257 is part of H1561 (New Bolton Wood) which is considered to be under construction
H587	Ravenscliffe Avenue, Ravenscliffe																						The site is rejected for the following reason(s): • **Highways/Transport -** The site has no established vehicular access. Third party land is required to provide a safe access. • **Trees/Woodland/Hedgerows -** The site contains protected trees/woodland
H602	Northwood Cres, Thorpe Edge																						The site is rejected for the following reason(s): • **Topography** – the site is sloping downwards from west to east. This would affect the delivery of any development on the site. • **Landscape -** Limited potential for houses or flats overlooking Haigh Beck. A green corridor along the line of the beck should be retained as it is an important linear gap in the urban fabric. • **Land Stability and Contamination -** Potential contamination issue due to historic landfill uses nearby. • **Wate r-** Considerable risk of surface water flooding especially on the northern boundary. • **Highways/Transport -** PROW runs through the middle of the site.
H603	Idle Hill Reservoir, Cotswold																						The site is rejected for the following reason(s): • **Highways/Transport -** Access to the site is via a long narrow driveway not suitable for vehicles.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
	Avenue, Wrose																						• **Land Stability and Contamination -** Potential contamination issue due to historic landfill uses nearby • **Heritage/Conservation -** The site is located within the Saltaire World Heritage Site buffer. Development will have impacts on the protected long-distance views towards and from the World Heritage Site • **Landscape -** There is the potential for significant negative landscape and visual impact. Housing within the reservoir alone would be isolated from the existing suburban edge.
H608	Bolton Road/Myers Lane, Bolton Woods																						The site is rejected for the following reason(s): • **Landscape -** Site has some local value as a break in the suburban form - bringing open green space into views from surrounding houses and roads. The slightly sloping site provides the opportunity for long distance views without foreground obstruction. • **Open space/ Green Infrastructure -** Site is designated open space (RUDP: Playing Fields) and its loss would exacerbate an existing deficiency for this typology / for the area overall. • **Heritage/Conservation -** Development would have negative impact on setting of listed buildings at Ivy Place. • **Water -** Considerable risk of surface water flooding especially along the centre part of the site.
H609	Cavendish Road, Idle																						The site is rejected for the following reason(s): • **Landscape -** The site borders existing cricket ground. There are trees on the slope that enhance the setting of the cricket club and also provide a green skyline

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																							backdrop in views from Cavendish Road below the site. • **Open space/ Green Infrastructure -**Site is designated open space (RUDP:Urban Greenspace-BN/OS1.9) • **Water -** Considerable risk of surface water flooding especially on the southern part of the site. • **Topography -** The site is an underused Allotment/Garden. Steeply sloped and too narrow for even a single terrace. Mature trees and bushes are present, and it is part of a larger local wildlife habitat.
H610	Kenstone Crescent (south), Idle																						The site is rejected for the following reason(s): • **Landscape -** The site is not appropriate for isolated development. It'd create an ugly protruding suburban blotch on Idle Moor. • **Open space/ Green Infrastructure** Site is designated open space (RUDP:Urban Greenspace-BN/OS1.2) and its loss would exacerbate an existing deficiency for this typology / for the area overall. • **Highways/Transport -** No direct or suitable access to the site. • **Land Stability and Contamination -** Potential contamination issue due to historic landfill uses nearby
H613	Mitchell Lane, Thackley																						The site is rejected for the following reason(s): • **Highways/Transport -** The site has a significant access constraint. • **Landscape -** Developing this site would introduce severe visual impacts, particularly along the canal, which is classified as a highly sensitive receptor in Greenbelt. Building here would extend development northward toward the railway, closing the crucial gap

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						between existing settlements. When combined with other recent local projects, this expansion would significantly degrade the unique character of the canal-side landscape. • **Heritage/Conservation-** Any development on this site would have a substantial negative impact on the historic setting of several Grade II listed buildings, including Simpson Green Farm, Plumpton Cottages, and Mi5 Mitchell Lane. Furthermore, it would compromise the integrity and setting of both Bottom Farm and Dobson Locks, which are protected under the Leeds Liverpool Canal Conservation Area. • **Ecology, Biodiversity, Geodiversity** – The site is adjacent to a LWS (Leeds-Liverpool Canal)
H619	Park Road, Thackley																					The site is rejected for the following reason(s): • **Landscape-** Site is valuable as an accessible green space in Greenbelt and also contains open common land covering the Thackley Tunnels. • **Heritage/Conservation-** The site is encircled by 22 listed character properties. Any development would have a substantial negative impact on these heritage assets. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby.
H620	Lower Fagley Road, Fagley																					The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – The site is adjacent to priority habitat (deciduous woodland).

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape-** Site is not suitable to be developed independently as this would isolate open pasture to the west. • **Heritage/Conservation-** The site contains Listed Building (Ravenscliffe Farm). Any development would have negative impact on the setting of this heritage asset.
H622	North of Cricket Ground, Thackley Road, Thackley																						The site is rejected for the following reason(s): • **Landscape-** Any development of the site would be an anomaly in the pasture stretching up the gentle slope on the northern edge of Thackley Greenbelt and is not appropriate. • **Heritage/Conservation-** Development close too Thackley Tunnel air shaft and will have a negative impact on the setting of grade II listed North Hall Farm.
H623	Woodley Close, Yeadon																						The site is rejected for the following reason(s): • **Highways/Transport-** No direct or suitable access to the site. • **Landscape-** Site is reasonably well screened in terms of visual impact. Development on the site is likely to have negative impact on the established landscape character in a Greenbelt location.
H624	Land to rear of Immaculate Conception Church, Apperley Road, Thackley																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows-** The site contains protected trees/woodland which limits development potential. • **Landscape-** Mature trees provide pleasant backdrop to view of Church from Leeds Road. Trees also of local greening value in Apperley Road.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Highways/Transport-** Existing access points are not wide enough.
H627	Oakdale Road, Wrose																						The site is rejected for the following reason(s): • **Highways/Transport-** Existing footway that leads to the site from Wrose Road is too narrow to be widened to create an access. • **Open space/ Green Infrastructure-** Site is designated open space
H633	Idle Road, Bradford																						The site is rejected for the following reason(s): • **Highways/Transport-** No direct or suitable access to the site.
H634	Kenstone Crescent (north), Idle																						The site is rejected for the following reason(s): • **Landscape-** Elevated open land has local value and provides separation of settlement areas. Development of this site would create an ugly protruding suburban blotch on Idle Moor. • **Open space/ Green Infrastructure-** Site is designated open space (RUDP: Open Land in **Settlement-** Urban Greenspace). Loss of this site would exacerbate the overall deficiency of open space in this area. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby • **Highways/Transport-** Narrow and unsuitable connection from All Alone Road. No direct access to the site.
H643	Land at Friars Industrial																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
	Estate, Idle (2)																						• **Heritage/Conservation-** Adjacent to Grade II listed cottages on Spring Street; Any potential impact of development should be evaluated. • **Land Stability and Contamination-** Large section of the NW part of the site falls within HSE Middle and Outer risk zone. Also, the site is partly within 200m of an operational/permitted waste management facility/site. • **Water-** Considerable risk of surface water flooding mostly near the south and NE boundary of the site.
H645	Carr Bottom Road, Greengates																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – Partially covered by priority habitat (deciduous woodland) • **Landscape-** Site contributes to green corridor of beck and should not come out of the green belt. • **Land Stability and Contamination-** Potential contamination issue due to large part of the site classed as landfill site. Altering the site boundary is not possible to avoid the constraint (i.e. the landfill is in the centre of the site, or take up such a large proportion of the site area resulting in insufficient land left over for development)
H665	Idle Allotments, Thackley																						The site is rejected for the following reason(s): • **Open space/ Green Infrastructure-** Site is designated open space (Allotment) and its loss would exacerbate an existing deficiency for this typology / for the area overall. • **Water-** Considerable risk of surface water flooding mostly along the north and SE boundary of the site.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Highways/Transport-** Unsuitable access. There's a narrow access that leads to the site from Leeds Road, but this looks too narrow to be widened to an access.
H667	Kershaw Street																						The site is rejected for the following reason(s): • **Deliverability** – the site is not considered to be available. Majority of the site is currently occupied by operational businesses.
H678	Kyme Mills - Napier Terrace - Moorside Lane																						The site is rejected for the following reason(s): • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby. • **Heritage/Conservation-**Existing mill buildings are of heritage significance and constitute an undesignated heritage asset under the terms of Sec.16 of the NPPF.
H682	Apperley Road, Apperley Bridge																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – Adjacent to LWS (Leeds-Liverpool Canal) • **Landscape-** The site features a distinct landscape character with high historic continuity and a prominent, enclosed nature that is highly sensitive to change. Introducing a residential estate would significantly detract from and permanently damage this character. • **Heritage/Conservation-** The land sits adjacent to the Leeds-Liverpool Canal Conservation Area and partly within a 50m buffer of Grade-Listed structures (Dobson Lock and Cottages, 287 Apperley Road). Development would cause harm to the setting of the canal conservation area, and potential for development without causing harm is limited. The Heritage Impact Assessment (HIA) concludes that mitigation is

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							unfeasible for most of the site; consequently, housing development would cause substantial harm to the setting and significance of these heritage assets. • **Water-** The central section of the site, extending into the southeastern corner, is subject to a significant risk of surface water flooding**.** • **Land Stability and Contamination-** The site sits entirely within a pylon buffer zone. No development can be considered without a prior, comprehensive assessment of the scale and safety impacts of the overhead pylons.
H684	Exmouth Place (1), Barkerend																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Ref: H598).`
H686	Arthur Street, Idle																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity-** The site borders a Priority habitat Inventory site and also is part of TPO woodland. • **Highways/Transport-** Site has major access issue. Existing access through Artur Road (part unadopted) may require modification to achieve full potential. Width is too narrow at certain points as highlighted in previous planning application stage. • **Land Stability and Contamination -** Site is within 200m of an operational/permitted waste management facility/site. There is also potential contamination issue due to historic landfill uses nearby. • **Water-** Considerable risk of surface water flooding mostly along the northern boundary of the site.

Bradford North West

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H264	Frizinghall Rd, Frizinghall																						The site is rejected for the following reason(s): ▪ **Heritage** - Within/partly within 50m buffer of Grade II Listed Building. ▪ **Access** - Existing gated access is not deemed sufficient.
H691	Mount Pleasant Farm, Sandy Lane																						The site is rejected for the following reason(s): • **Highway** – Site access can only be delivered from adjacent land which whilst allocated comes from roads already relatively narrow and which cannot be easily widened. • **Landscape/Heritage**- A prominent site, where development would have significant landscape impacts with potential to affect the setting of the Saltaire World Heritage site • **Former Coal Mining Activity** – Former coal mining high risk area
H692	Wilsden Road, Sandy Lane,																						The site is rejected for the following reason(s): • **Landscape/Heritage-** A prominent site, where development would have significant landscape impacts with potential to affect the setting of the Saltaire World Heritage site. • **Former Coal Mining Activity –** Former coal mining high risk area.
H695	Wilsden Road (west) Sandy Lane,																						The site is rejected for the following reason(s): • **Former Coal Mining Activity** – Former coal mining high risk area • **Landscape/Heritage** - A prominent site, development would have significant landscape impacts with potential to adversely affect the setting of the Saltaire World Heritage Site and on the setting of grade II listed buildings Lower Swain Royd

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Highways** - peripheral location, relatively poorly located in relation to services and public transport
H696	Wilsden Road (east), Sandy Lane																						The site is rejected for the following reason(s): • **Landscape/Heritage** - A prominent site, development would have significant landscape impacts with potential to adversely affect the setting of the Saltaire World Heritage Site and on the setting of grade II listed buildings Lower Swain Royd
H697	Allerton Road, Prune Park Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H772 Allerton Road, Prune Park Lane).
H698	Prune Park Lane, Allerton																						The site is rejected for the following reason(s): • **Landscape/Heritage** - A prominent site, development would have significant landscape impacts with potential to have a significant effect on the setting of grade II listed buildings at Upper Swain Royd Farm.
H701	Hazel Walk, Daisy Hill																						The site is rejected for the following reason(s): • **Topography/Access -** The site is steeply sloping and with inadequate access for volume development. • **Landscape -** The site has moderate landscape sensitivity, and its development would impact on local wildlife and priority habitats. The site had an area of priority woodland in the middle and potential priority woodland elsewhere. This is well linked to the wider green networks by hedges and other areas of trees. Development may therefore be highly constrained.
H703	Chellow Dene, Bradford																						The site is rejected for the following reason(s): • **Priority habitats/wildlife -** The site is an important wildlife and green corridor. Any development of the site will have an adverse impact on the grassland habitat and the adjoining LWS (Chellow Dene Wood)

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H710	Haworth Road Playing fields (2), Heaton																						The site is rejected for the following reason(s): • **Site boundary -** Alternate site allocated H779 (Haworth Road, Playing fields, Heaton)
H712	Bingley Road/Long Lane, Heaton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H780).
H714	Off Manningham Lane, Manningham																						The site is rejected for the following reason(s): • **Availability -** The site lies within the Grammar school grounds and with no indication that it is available. • **Heritage/Trees/Priority Habitat -** Potential heritage impacts if developed and diverse impact on mature trees and priority habitat. • **Access -** There is no obvious access for the site outside of that used by the school.
H721	Allerton Lane east, Allerton																						The site is rejected for the following reason(s): • **Priority habitat/Wildlife -** The land forms part of a significant green / wildlife corridor. Its development will have a significant impact on the habitat network and indirectly on the Pitty Beck Local Wildlife Site. • **Access/Highway -** No available access.
H722	Land south of Hoopoe Mews, Allerton																						The site is rejected for the following reason(s): • **Priority habitat/Wildlife -** The land forms part of a significant green / wildlife corridor. Its development will have a significant impact on the habitat network and indirectly on the Pitty Beck Local Wildlife Site. • **Access/Highway -** No suitable access.
H724	Heaton Service reservoir, North Park Road, Heaton																						The site is rejected for the following reason(s): • **Priority habitat/Wildlife -** The land forms part of a significant green wildlife area and part of the habitat network and urban green space. Development of the

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							site would have significant adverse impacts on priority habitat. • **Open Space/Trees -** The site forms key open space contributing to the character and setting of the Conservation Area and is covered by a group TPO.
H727	Rayner Mount, Allerton																						The site is rejected for the following reason(s): • **Open Space -** The site is an attractive and well used area of open space which could not be replaced. • **Highway** – Inadequate access
H730	Bingley Road, Heaton																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife -** The site adjoins identified priority habitat (deciduous woodland) and is also covered by a group TPO. • **Highway -** No direct access to adopted highway. Site can only be accessed via sub-standard private road. • **Landfill -** Potential contamination issue due to historic landfill uses nearby.
H735	Land behind Meadowbank Avenue. West of Canford Road, Allerton																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife -** The site is an important wildlife and green corridor. Any development of the site will have an adverse impact on the grassland habitat network and the adjoining LWS (Chellow Dene Wood) and Ancient Woodland area. • **Risk -** Potential contamination issue due to historic landfill uses nearby**.** • **Highway -** No direct access to adopted highway.
H736	150 Wilsden Road, Allerton																						The site is rejected for the following reason(s): • **Access -** Small site with limited access beyond the barn building on the frontage. • **Availability -** There is no evidence that the site remains available

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H738	Chapel Lane, Allerton																						The site is rejected for the following reason(s): • **Availability -** The site contains an existing house and there is no evidence to suggest it remains available. The land around the house offers very low potential for additional development. • **Open Space** - The site lies within a wider area of open space. There is an overall deficiency in open space in Bradford NW which would be exacerbated by the loss of this site.
H762	Chellow Dene Woodland																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife -**Much of the site lies within the Chellow Dene Woods and Reservoir LWS and also within an area identified as priority habitat (deciduous woodland). • **Trees -** A significant part of the site's central section is covered by a Woodland TPO and its buffer zone.
H777	Allerton Lane/Chevet Mount (1), Allerton																						The site is rejected for the following reason(s): • **Site Boundary -** the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1562).
H778	Allerton Lane/Chevet Mount (2), Allerton																						The site is rejected for the following reason(s): • **Site Boundary -** the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1562).
H785	Belvedere Terrace, Hollings Road, Girlington																						The site is rejected for the following reason(s): • **Availability -** The site is not considered available for development. There's one, possibly two, active uses on site.
H1284	Thornton Rd, Leaventhorpe																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary	Reasons for Rejection
		Topography	
		Connectivity	
		Highways Constraints	
		Site Access	
		Water quality / water source protection	
		Utilities - Gas Pipelines / Electricity Cables	
		Mineral Reserves / Safeguarding; Mineral	
		Waste Management Sites	
		Major Hazard Sites and Hazardous Installations	
		Noise/ Nuisance / Bad Neighbours	
		Former coal mining activity	
		Land Stability & Contamination	
		Air Quality	
		Agricultural Land / Soils	
		Historic & Built Environment	
		Open Space/GI	
		Landscape & Visibility	
		Trees, Woodland & Hedgerows	
		Wildlife Habitat Network	
		Priority habitats & species	
		Ecology, biodiversity, geodiversity	
			• **Priority habitat/Wildlife -** The land forms part of a significant green / wildlife corridor. Its development will have a significant impact on the habitat network and indirectly on the Pitty Beck Local Wildlife Site.

Bradford South East

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H876	Burnham Avenue (2), Bierley																						The site is rejected for the following reason(s): • **Open Space/GI** – The site is maintained open space • **Availability** – There is no evidence to suggest the site is available. Should it come forward in the future it will be treated as a windfall site
H880	Munster Street, Dudley Hill																						The site is rejected for the following reason(s): • **Trees & Access -** The site has had detailed permission, but this has now lapsed and whilst there is a chance that this site can still come forward, this will be limited by Trees and access constraints. It is not considered an appropriate site for allocation but can come forward as windfall • **Priority Habitat/Species** – Bat Alert area • **Air Quality**- In area of concern for air quality
H882	Stirling Crescent, Holme Wood																						The site is rejected for the following reason(s): • **Open Space** – The site is part of a larger area of open space although is less used • **Flood risk** – Site contains a pumping station and is could be subject to surface water flood risk • **Priority habitats** – Site in bat alert area • **Availability** – There is no evidence to suggest the site is available, but constraints make it less viable
H886	Huddersfield Road, Wyke																						The site is rejected for the following reason(s): • **Priority Habitat/Woodland** – Site is partially within a priority habitat (deciduous woodland) and within a bat alert area • **Landscape/Topography**– Huddersfield Road acts as a containment edge to the existing settlement and given the steep nature of the land beyond the road serves as a barrier. The site contains some trees that provide an informal green backdrop and the

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							development of the site would likely have a negative impact when viewed from viewpoints to the west. • **Flood risk** – Part of the site contains flood zone 3b. The development of the site could increase the risk of flooding downstream • **Risk** – Site is within a former coal mining high risk area
H887	Proctor Street Playing Fields, Holme Wood																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1555 – Proctor Street, Holme Wood)
H890	Mill Lane, West Bowling																						The site is rejected for the following reason(s): • **Availability**- There is no evidence to suggest the site is available. The site is part of the Southern Gateway regeneration area and should it come forward in the future will contribute toward this allowance • **Air Quality-** In air quality High risk area
H891	West Gate Hill Street (1), Holme Wood																						The site is rejected for the following reason(s): • **Historic and Built Environment –** The site lies within the buffer of the Adwalton Moor battlefield site. Its development would severely impact on the historic importance of this heritage asset • **Priority Habitats/Trees/Woodland** – Site contains protected trees and is within a bat alert area • **Risk** – Former coal mining high risk area

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H895	Lower Woodlands Farm, Oakenshaw																						The site is rejected for the following reason(s): • **Habitat/Woodland** – Site is partially within a priority habitat (deciduous woodland) and within a bat alert area • **Landscape/Heritage** – The site lies in a sensitive landscape area and contains listed buildings which if developed will have a significant impact on the setting of these buildings which cannot be easily mitigated • **Availability/Access** – There is no information to suggest that the site is available nor can be safely accessed from the surrounding approach roads which are narrow • **Noise/Air Quality** – Potential for noise and pollution from M606 • **Risk** – Former coal mining high risk area
H896	Holme Farm, Holme Lane, Holme Wood																						The site is rejected for the following reason(s): • **Risk** – Former coal mining high risk area • **Landfill/coal mining –** The is within a high-risk area for coal mining and also within a landfill buffer • **Availability –** There is no new evidence to suggest the site is still available
H899	The Knowle, Whitehall Road, Wyke																						The site is rejected for the following reason(s): • **Risk–** The site lies within an air quality area of concern and a defined hazardous installation zone consultation area (Nufarm). The site has an overall capacity above the 30 homes where the HSE would advise against • **Access/Highways-** The site has no independent access and can only be developed from other land or via demolition of other property
H900	Carr House Gate, Wyke																						The site is rejected for the following reason(s):

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																							• **Heritage/Landscape –** The development of the site will have an impact on listed buildings on Carr House Gate and at High Fernley Farm and landscape when viewed from the west and north • **Access/Highways –** The development of the site will require 2 points of access which cannot be provided • **Risk** – The site falls within a high-risk area for former coal mining activities
H901	New Lane (1), Laisterdyke																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H987 – New Lane (2) Laisterdyke)
H907	Wyke Lane, Oakenshaw																						The site is rejected for the following reason(s): • **Risk**- The site lies a defined hazardous installation zone consultation area (Nufarm) where the HSE would advise against development. It also lies within a former coal mining high risk area • **Priority Habitats and species** – Site lies adjacent to a priority habitat (deciduous woodland) and is within a bat alert area
H909	Wyke Mills, Huddersfield Road, Wyke																						The site is rejected for the following reason(s): • **Suitability/Availability-** The site is in use for business and commercial use. It should be retained for future development of these uses • **Risk** – Site is high risk area for former coal mining. Potential contamination from former use
H912	Raikes Lane / New Lane, Holme Wood																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife/Trees/Hedgerows –** Partially within priority habitat and wildlife habitat network (deciduous woodland- ancient trees and grassland), and bat alert area. Development would sever wildlife route

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Heritage –** Site contains listed building the setting of which could be harmed by development • **Landscape/Topography** – The site is sensitively located in the landscape meaning it will require significant mitigation if developed • **Risk** – Site within former coal mining high risk area. Power lines cross the site • **Access/Connectivity –** Whilst available, site access is narrow and contains no footways. The road will need to be widened and would mean the loss of hedgerows
H913	Lower Wyke Lane, Wyke																						The site is rejected for the following reason(s): • The site does not relate to Bradfords defined urban edge.
H916	Highfield, Huddersfield Road, Wyke																						The site is rejected for the following reason(s): • **Priority Habitat and species –** The site lies partially within a priority habitat (deciduous woodland) and contains a number of protected trees. It is also within a bat alert area • **Risk** – Former coal mining high risk area • **Suitability** – Excluding the areas with constraints would limit the developable area of the site. The site is not suitable for allocation
H919	Dane Hill Drive, Holme Wood																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1564 – Ned Lane, Holme Wood)
H925	Shetcliffe Lane, Bierley																						The site is rejected for the following reason(s): • **Landscape –** The site is separated from the western urban edge by a former railway embankment and the development of the site will have a detrimental impact on the wider landscape when viewed from the east as

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							well as placing further pressure on the land to the south • **Risk** – Partly within former coal mining high risk area
H926	High Fernley Farm, High Fernley Road, Wyke																						The site is rejected for the following reason(s): • **Suitability-** The site can only be developed alongside H900 which has also been rejected
H927	Shetcliffe Lane (south), Bierley																						The site is rejected for the following reason(s): • **Availability** – There is no new evidence to suggest that this is available
H929	Shetcliffe Lane, Bierley																						The site is rejected for the following reason(s): • **Landscape –** The site is separated from the western urban edge by a former railway embankment and the development of the site will have a detrimental impact on the wider landscape when viewed from the east as well as placing further pressure on the land to the south. It can only be developed from adjacent land which has also been rejected (H925) • **Access** – Site has no independent access other than through adjacent land which has not been allocated (H925) and the roads closest are too narrow and cannot be widened
H944	Merrydale Road, Euroway																						The site is rejected for the following reason(s): • **Suitability -** The site is not considered to be a suitable location for homes • **Access** – Whilst access is available it is directly from an established industrial estate. It is also poorly connected to local amenities • **Priority Habitat/Wildlife network –** Site is fully covered by priority habitat (deciduous woodland) and grassland habitat. It is also within a bat alert area • **Risk –** Former coal mining high risk area

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography –** The site slopes steeply
H945	New Lane / Tong Lane, Tong, Holme Wood																						The site is rejected for the following reason(s): • **Suitability/Green Belt-** The site dies not relate well to the urban edge of Bradford and can only be developed alongside adjacent land ie; H912 which has also been rejected
H948	Cheesecake Farm, Greenfield Lane, Bierley																						The site is rejected for the following reason(s): • **Landscape –** The site can only be developed via adjacent land which has not been allocated. The development of the site will have a significant impact on the green belt and landscape in this area • **Risk –** Coal mining high risk area • **Access** – The site has limited access
H950	Brogden House Farm A, Boy Lane, Bierley																						The site is rejected for the following reason(s): • **Landscape –** The site is separated from the western urban edge. The development of the site will have a detrimental impact on the wider landscape when viewed from the east as well as placing further pressure on the land to the south. . It can only be developed from adjacent land which has also been rejected (H925) • **Risk –** Coal mining high risk area • **Access** – The site has no independent access without adjacent land coming forward which has also been rejected
H951	Brogden House Farm B, Boy Lane, Bierley																						The site is rejected for the following reason(s): • **Landscape –** The site is separated from the western urban edge by a former railway embankment and the development of the site will have a detrimental impact on the wider landscape when viewed from the east as well as placing further pressure on the land to the south

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						• **Access** – The site has limited access
H960	Copgrove Road, Holme Wood																					The site is rejected for the following reason(s): • **Availability**- The site is not currently available for residential development. Should it come forward in the future it will be as a windfall site
H961	Copgrove Road south, Holme Wood																					The site is rejected for the following reason(s): • **Availability**- The site is not currently available for residential development. Should it come forward in the future it will be as a windfall site
H965	Land West of Delph Hill, Low Moor																					The site is rejected for the following reason(s): • **Power lines-** crossed by high voltage power line • **Site access –** No suitable site access for the size of the site and no alternative
H974	Land east of Ned Lane, Holme wood																					The site is rejected for the following reason(s): • **Green Belt –** The site has significant landscape sensitivity and contains slopes. **Risk –** Former coal mining high risk area
H980	Albert Terrace, Oakenshaw																					The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1557 - Albert Terrace and Furnace Road, Oakenshaw).
H981	Proctor Street Playing Fields																					The site is rejected for the following reason(s): • **Site Boundary -** the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1555 – Proctor Street, Holme Wood)
H984	Ned Lane (2), Holme Wood																					The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1564- Ned Lane, Holme Wood).
H986	Copgrove Road, Holme Wood																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1564 – Ned Lane, Holme Wood)
H988	Furnace Road, Oakenshaw																						• **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1557 – Albert Terrace and Furnace Road, Oakenshaw)
H996	Land west of Ned Lane, Holme Wood																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1564 – Ned Lane, Holme Wood).
H1103	Proctor Street Playing Fields (east)																						This The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1555 – Proctor Street, Holme Wood)
H1104	Burnham Avenue (1), Bierley																						The site is rejected for the following reason(s): • **Open Space** – The site is maintained open space • **Availability** – There is no evidence to suggest the site is available. Should it come forward in the future it will be treated as a windfall site • **Topography** – The eastern side of the site is too steep to develop

Local Plan Ref.	Site Address	Technical Assessment – Summary	Reasons for Rejection
H1343	Ned Lane (1), Holme Wood	Topography	The site is rejected for the following reason(s): • **Landscape –** The site is very open and highly visible from shorter distances. Mitigation will be difficult given the absence of any existing features such as hedgerows and trees and the undulating topography. • **Access -** Site access is from narrow rural roads which will be difficult to widen given presence of existing development on either side
		Connectivity	
		Highways Constraints	
		Site Access	
		Water quality / water source protection	
		Utilities - Gas Pipelines / Electricity Cables	
		Mineral Reserves / Safeguarding; Mineral	
		Waste Management Sites	
		Major Hazard Sites and Hazardous Installations	
		Noise/ Nuisance / Bad Neighbours	
		Former coal mining activity	
		Land Stability & Contamination	
		Air Quality	
		Agricultural Land / Soils	
		Historic & Built Environment	
		Open Space/GI	
		Landscape & Visibility	
		Trees, Woodland & Hedgerows	
		Wildlife Habitat Network	
		Priority habitats & species	
		Ecology, biodiversity, geodiversity	

Bradford South West

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1137	Town End Road, Clayton																						The site is rejected for the following reason(s): • **Access/Trees**- Limited access which can only be gained from 3rd party land and impact on protected trees • **Open Space** – Site falls wholly within a green infrastructure corridor (Pitty and Clayton Beck) • **Topography/Landscape** – The site is very open from the north and its development will have a potentially detrimental impact which will be difficult to mitigate
H1139	Holts Lane, Clayton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1357 – Holts Lane, Clayton).
H1143	Langberries, Clayton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1548 – Langberries, Clayton).
H1147	Bradford Road, Clayton																						The site is rejected for the following reason(s): • **Priority Habitats/Wildlife -** Site is predominantly covered by woodland which is a priority habitat and wildlife area (Bull Greave Beck woodland) and there are protected trees adjacent to the site • **Open Space** – The site is protected playing fields attached to a primary school • **Access-** Other than through the school there is no independent access to the site • **Topography**- The site is too steep to be developed
H1150	Stocks Lane, Clayton Heights																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Access** – Site access is limited to a very narrow road which will be difficult to widen to accommodate the number of homes expected on this site • **Priority Habitats/Species**- Within bat alert area and adjacent to deciduous woodland/within 15m buffer of TPO
H1151	Reevy Road west, Buttershaw																						The site is rejected for the following reason(s): • **Availability** – The site is not fully available. It is currently maintained open space in front of a parade of shops and can only realistically be developed through redevelopment and is not a realistic option currently. Should the site come forward in the future it will be treated as windfall
H1154	Land south of Fenwick Drive, Woodside																						The site is rejected for the following reason(s): • **Wildlife habitat** – Grassland habitat network and adjacent important woodland habitat. The development of the site will have a negative impact • **Access/Highways**- The site has no independent access other than a private track leading to the Royds Hall estate • **Landscape/Topography** – The site topography is steep and the development of the site will have a negative impact on the landscape when viewed form the north without significant landscaping • **Power line** – A high voltage power line crosses the site • **Heritage**- The site is within the 50m buffer of a number of significant listed buildings- significant mitigation will be required to lessen any potential impact on these assets
H1155	Thornton Road/Munby Street																						The site is rejected for the following reason(s): • **Availability –** The site is not available for housing development
H1159	Cemetery Road																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						• **Priority Habitats/Wildlife network** – Site is part of a wildlife habitat network (wetland) and in a bat alert area • **Open Space/GI**- Site is in use as informal open space and is part of a green infrastructure corridor. If lost this would exacerbate an existing deficiency • **Flood risk** – Site is affected by flood risk with part of the site (Middle Brook Beck) within zone 3b- it is unlikely that development can be directed away from these risks • **Heritage** – Site contains listed building and possible archaeology • **Access**- Whilst available site access is poor and potentially cannot be easily improved without impacting on listed mill and watercourse
H1160	Melrose St, Great Horton																					The site is rejected for the following reason(s): • **Open Space/GI –** The site is a burial ground and important open space • **Heritage –** The site is within a conservation area (Great Horton) and contains a listed building • **Access –** Access whilst available is of a poor standard
H1161	Shearbridge Road																					The site is rejected for the following reason(s): • **Availability –** The site is not currently available, should it come forward in the future it will be treated as a windfall site
H1162	Baldwin Lane, Clayton																					The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1255 – Fall Top Farm, Brook Lane).
H1166	The Meadows, Wibsey																					The site is rejected for the following reason(s): • **Open Space/GI –** The site is a burial ground and important open space

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Access –** Access whilst available is of a poor standard
H1167	Leaventhorpe Lane, Thornton																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife Network/Open space** – Contains several areas of habitat importance including wetland, grassland and woodland. The whole site is part of the Pitty Beck and Clayton green infrastructure corridor • **Land Stability** – Evidence of unstable land • **Site access/Highway** – Site access is limited and constrained by water course and topography
H1169	Baldwin Lane, Clayton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1259 – Baldwin Lane).
H1183	Land at Scarlet Heights,																						The site is rejected for the following reason(s): • **Priority habitat/wildlife/Trees –** The majority of the site is covered by priority habitat (deciduous woodland) with TPOs and is a wildlife habitat. Bat alert area • **Open Space/GI** – The site is also part of an important area of open space, has local landscape value and is part of the green belt • **Power line** – Within 250m of master overhead power line • **Access** – limited access
H1184	Beaconsfield Rd, Clayton																						The site is rejected for the following reason(s): • **Availability** – The site was suggested but not as a development option, purely to remove the property from the green belt. There is no evidence to suggest this has changed • **Access** – Site access is poor

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1186	Stanbeck Gardens, Buttershaw																						The site is rejected for the following reason(s): • **Suitability** – Whilst above threshold, the site is still very small and disjointed and may not be viable for development. Part has potential which can come forward as a small windfall site • **Priority Habitat/Open Space** – The site is maintained informal open space, bat alert area and adjacent to wildlife habitat
H1188	New House Lane, Clayton Heights																						The site is rejected for the following reason(s): • **Access/Highway**- The site can only be accessed from New House Lane which is narrow and will likely require a junction improvement with Highgate Road which cannot be implemented due to cottages in this location • **Open Space/GI**- The whole of the site is within a green infrastructure corridor
H1190	Rear Edge End Road, Buttershaw																						The site is rejected for the following reason(s): • **Access/Highways** – No suitable access • **Open Space** – Site is amenity greenspace which if developed would exacerbate an existing deficit in this location • **Risk** – Former coal mining high risk area
H1192	Clover Street/Haycliffe Road, Wibsey																						The site is rejected for the following reason(s): • **Access** – Site access is limited • **Open Space/GI** – Site wholly within green infrastructure corridor and is part of wider greenspace • **Risk** – Former coal mining high risk area
H1193	Summerseat Place Great Horton Road																						The site is rejected for the following reason(s): • **Availability** – Whilst technically available there have been community proposals to develop this site for open space use. Should circumstances change and a

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							development proposal be brought forward this will be as a windfall site • **Trees/Air quality** – The site contains mature trees and the site is in an air quality area of concern • **Site access**- Access currently via narrow terraced street. Improvements will be needed including a suitable turning head if this site is to be developed in the future
H1195	Bradford Road/Thirsk Grove, Clayton																						The site is rejected for the following reason(s): • **Availability**- The site serves partly as access to existing properties and informal open space. It is unclear whether the site is fully available. Should it come forward in the future it will be treated as a windfall
H1196	Briarwood Grove, Odsal																						The site is rejected for the following reason(s): • **Wildlife/Open Space/GI** – The site is part of a designated greenspace and is an important wildlife habitat (woodland), its development would exacerbate an existing deficiency in this location • **Stability** – There is evidence of land instability • **Risk –** The site is within former coal mining high risk area • **Access** – Site access is limited
H1201	Ingleby Road																						The site is rejected for the following reason(s): • **Availability** – The site is not available for residential development
H1204	Land off Buckingham Crescent, Clayton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1270 – Buckingham Crescent)

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1211	New House Lane, Clayton Heights																						The site is rejected for the following reason(s): • **Access/Highways –** The site can only be accessed from New House Lane which is narrow and will likely require a junction improvement with Highgate Road which cannot be implemented due to cottages in this location
H1215	Land south of Littlemoor, Clayton Heights																						The site is rejected for the following reason(s): • **Access/Highways –** The site can only be accessed from New House Lane which is narrow and will likely require a junction improvement with Highgate Road which cannot be implemented due to cottages in this location • **Open Space/GI** – Site wholly within green infrastructure corridor • **Pylon** – Crossed by high voltage power line
H1216	Holts Lane, Clayton																						The site is rejected for the following reason(s): • **Access/Highways**- There is no suitable site access to the site and there is evidence of land instability • **Green Belt/Landscape** – The site forms the northern edge of Clayton and slopes away to the north. The development of the site would be prominent and have significant impact on the landscape and wider views of the site from the north
H1224	Northside Rd																						The site is rejected for the following reason(s): • **Availability**- The site is not available for residential development
H1226	Cumberland House, Cemetery Rd																						The site is rejected for the following reason(s): • **Availability** - The site is not currently available for residential development. Should the site come forward in the future it will be as a windfall site • **Green Infrastructure** – Site wholly within GI corridor and within bat alert area

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1238	Thornton Rd																						The site is rejected for the following reason(s): • **Wildlife habitat** – The site is wholly covered by wildlife habitat (grassland) • **Green Infrastructure**- Site is part of the GI network • **Air Quality/Noise**– Site adjacent to Thornton Road which is an area of concern for high levels of pollution and potential bad neighbour uses • **Access** – Whilst fronting Thornton Riad the site offers limited scope to be able to create a new access meaning homes will have driveways directly onto the road
H1240	Reva Syke Rd																						The site is rejected for the following reason(s): • **Trees** – site contains trees with TPOs • **Highways** – The sites access is poor and may require improvement *Whilst available- the site could still be used for business use. Should it come forward for residential it will be considered to be a windfall site
H1242	Marsh Street																						The site is rejected for the following reason(s): • **Availability**- The site is not currently available for residential development. Should it come forward in the future it will be as a windfall site
H1244	Southfield Care Home																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1566 – Bell House, Southfield Lane)
H1246	Land south of Aberdeen Terrace																						The site is rejected for the following reason(s): • **Open Space/Landscape** – Site is part of a designated opens space (golf course). The landscape in this area whilst managed is potentially sensitive and will be difficult to mitigate

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1247	Land south west of Tanner Hill Road																						The site is rejected for the following reason(s): • **Open Space/Landscape** – Site is part of a designated opens space (golf course). The landscape in this area whilst managed is potentially sensitive and will be difficult to mitigate • **Access** – Site access is inadequate with no reasonable option to widen into the site • **Risk** – Site within former coal mining high risk area. Evidence of land stability issues
H1250	Dirkhill Road, Little Horton																						The site is rejected for the following reason(s): • **Availability –** The site is understood to be being promoted for an alternative use. Should it come forward in the future it will be considered as a windfall site • **Trees/Air Quality area –** The site contains multiple self-seeded trees important in this air quality improvement area
H1256	Junction with Park Road, Manchester Road, Little Horton																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1553 – West of Manchester Road).
H1261	Northside Road, Girlington																						The site is rejected for the following reason(s): • **Availability** – The site is not available for residential use
H1264	Paradise Fold, Great Horton																						The site is rejected for the following reason(s): • **Availability** – There is no evidence to suggest that the whole site is available for residential use
H1267	Brafferton Arbor, Buttershaw																						The site is rejected for the following reason(s): • **Availability** – The site is not available for residential use

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1272	All Saints Road																						The site is rejected for the following reason(s): • **Priority Habitat/Wildlife**- Partially covered by priority habitat and wildlife habitat (broadleaved woodland) and within bat alert area – nature reserve • **Green Infrastructure Corridor**- Wholly within GI corridor • **Land Stability/Air Quality/Surface Water flood risk**- Parts of the site have stability/contamination issues form previous use and the site falls within an air quality area. Potential for surface water flood risk meaning the site viability is limited • **Site access**- Access from All Saints Road is very steep *Whilst not considered a viable option for residential allocation, support will be given to the development of the site in the future as a windfall site should a development proposal be considered acceptable
H1278	Bell House, Southfield Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1566 – Bell House, Southfield Lane)
H1279	Langberries, Clayton Heights																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1548 - Langberries).
H1280	Highgate Grove, Clayton Heights																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1144 – Highgate Grove).

Burley in Wharfedale

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H111	Menston Old Lane																						The site is rejected for the following reason(s): • **Ecology** - Impact on Grassland Habitat Network and Woodland Habitat Network.
H112	Hag Farm Road																						The site is rejected for the following reason(s): • **Ecology** - Impact on Grassland Habitat Network and Woodland Habitat Network.
H113	Banner Grange, Bradford Road																						The site is rejected for the following reason(s): • **Landscape –** the site would breach a strong boundary of the A65, Bradford Road and would result in encroachment into the countryside on the edge of the settlement. This would result in the erosion of the rural pastoral landscape setting of Burley-in-Wharfedale and have an adverse impact on the landscape character.
H115	Main Street / A65																						The site is rejected for the following reason(s): • **Ecology -** Impact on Wetland Habitat Network and adjacent Grassland Habitat Network. • **Heritage** – Due to the harm that the conservation area would derive from any form of development. The principle of development of this site is unacceptable in heritage terms.
H116	East End Allotments, Oak Avenue																						The site is rejected for the following reason(s): • **Open Space -** Site provides allotments and its development would provide a deficiency in allotments in the settlement.
H118	Bradford Road																						The site is rejected for the following reason(s): • **Landscape –** the site would breach a strong boundary of the A65, Bradford Road and would result in encroachment into the countryside on the edge of the settlement. This would result in the erosion of the rural pastoral landscape setting of Burley-in-Wharfedale

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						and have an adverse impact on the landscape character.
H121	Land off Menston Old Lane																					The site is rejected for the following reason(s): • **Ecology** – Impact on Grassland Habitat Network and adjacent Woodland Habitat Network
H126	Scalebor House, Moor Lane																					The site is rejected for the following reason(s): • **Site Boundary -** the site, based on its original boundary was rejected, a new site boundary was drawn and subsequently rejected (H1347).
H1347	Scalebor House, Moor Lane																					The site is rejected for the following reason(s): • **Availability –** Unable to confirm site availability.
H1567	Moss Brook Court, Burley in Wharfedale																					The site is rejected for the following reason(s): • **Ecology –** Impact on Wildlife Habitat Network (semi-improved neutral grassland).

Cottingley

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H239	Land off Cottingley Cliffe Road (1)																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains, and is adjacent to, potential protected hedgerows forming field and site boundaries (with the southern and eastern section, and running along the north western boundary) • **Historic/Built Environment** – the site contains a site of archaeological potential (Class II) • **Landscape** – the site is within an important are that acts a green buffer between Cottingley and Nab Wood. It is immediate visible from the surrounding area as well as over longer distances. Development would have the potential result in the coalescence of Cottingley and the edge of Shipley. • **Site Access/Highways** – the site does not adjoin the adopted highway. Access is via a single width, narrow, unpaved track running from Bradford Old Road.
H240	Cottingley Moor Road																						The site is rejected for the following reason(s): • **Priority Habitat/Species** - the site is partially covered by, adjacent to priority habitat (Deciduous Woodland). • **Trees/Woodland/Hedgerows** - the site contains, and is adjacent to, an area of TPO Woodland (within/adjacent to the western boundary of the western portion of the site). • **Landscape** – the site is located within an open landscape of the edge of Cottingley and would represent a linear extension into the countryside. There would impacts on views to south and east over the site. Development would have the potential to result in coalescence of Cottingley and Sandy Lane area of Bradford.

H242	Hazel Beck, Cottingley Bridge																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site contains a designated Local Wildlife Site (LWS) (Hazel Beck, Cottingley) • **Priority Habitat/Species** - the site is covered by, and immediately adjacent to, priority habitats (Lowland Meadow; Deciduous Woodland). • **Habitat Network** – the site is partially within an identified Wildlife Habitat Network (Grassland; Woodland) • **Trees/Woodland/Hedgerows** - the site is adjacent to an area of Ancient Woodland (Round Wood) and contains an area of TPO Woodland (within the western section of the site). • **Open Space** – the site is partially designated open space (Open Land in Settlements – Land to the north of Cottingley Drive) and loss would exacerbate an existing deficiency for this typology. • **Land Stability** - the site is crossed by a watercourse, flowing from east to west across the northern section, whilst there are several areas of wet and boggy ground conditions.
H246	Cottingley Moor Road																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is partially covered by, and adjacent to a priority habitat (Deciduous Woodland) • **Trees/Woodland/Hedgerows** - the site is immediately adjacent to an area of TPO woodland. The buffer (15 metres) covers most of the site, significantly reducing the area that could be developed.
H247	Cottingley Cliffe Road																						The site is rejected for the following reason(s): • **Landscape** – the site has a moderate-high landscape sensitivity, with south eastern section being the most sensitive to change due to its steeper and more open/elevated landform. It is visible over short and longer distances. Development would result in impacts on the landscape buffer between Cottingley and Nab Wood, and in the coalescence of Cottingley and the washed over enclave of New Brighton. • **Historic/Built Environment** – the site is not located within the Saltaire World Heritage Site, however there is potential for it to be viewed from within the World Heritage.

Cullingworth

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H269	Haworth Rd																						This site is rejected for the following reason(s): • **Landscape** – the site is located on the edge of the main body of the settlement and would extend development into the countryside. It is clearly visible from the surrounding area, in particular from the south. • **Surface Water Flooding** – the site contains a risk of surface water flooding through its centre (low and medium risk) and along the southern boundary (all levels).
H270	Cullingworth Mill																						This site is rejected for the following reason(s): • **Historic/Built Environment** – the site is adjacent to several designated heritage assets, Grade II Listed Buildings • **Surface Water Flooding** – the site contains a risk of surface water flooding (high, medium and low). • **Availability** – the site is currently use as stone yard whilst the mill building contains a number of businesses. It is not clear whether the site is available.
H271	Cullingworth Road																						This site is rejected for the following reason(s): • **Priority Habitat** – the site is adjacent to a priority habitat (Deciduous Woodland) • **Wildlife Habitat Network** – the site is adjacent to an identified Wildlife Habitat Network (Grassland; Woodland) • **Landscape** – the site would extend development into the countryside with potential to impact on landscape character. • **Historic/Built Environment** – the site is immediately adjacent to a designated heritage asset, a Grade II Listed Building (Hewenden Viaduct) and would impact upon its setting.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H272	Woodfield Road / Bingley Road																						This site is rejected for the following reason(s): • **Historic/Built Environment** – the site contains a site of archaeological potential (Class II), covering a significant proportion of its area. • **Flood Risk** – the site is partially with Flood Zones 2, 3 and 3b, relating to the adjacent watercourse. It also includes areas at risk of surface water flooding.
H273	Hallas Lane																						The site is rejected for the following reason(s): • **Landscape** – the site has a moderate-high landscape sensitivity. It is located on the edge of settlement and would extend development into the countryside. • **Historic/Built Environment** – the site is in proximity to several designated assets, Grade II Listed Buildings (Hallas Hall Farm). Potential impact upon their setting. • **Site Access/Highways** – the site is accessed via a narrow, unadopted track from Hallas Lane. It is unclear whether this could be improved, impacting on potential site capacity.
H274	Haworth Road																						This site is rejected for the following reason(s): • **Landscape** – the site is detached from the main body of the settlement and would extend development into the countryside. • **Surface Water Flooding** – the site contains risk of surface water flooding running through its centre.
H275	Cullingworth Road / Doll Lane																						This site is rejected for the following reason(s): • **Availability** – it is not clear whether the western section of the site is available. • **Site Boundary** - the site, based on its original boundary was rejected. A new site boundary was drawn and subsequently allocated (Site Ref: H279: Cullingworth Road/Doll Lane).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H276	Haworth Road / Turf Lane																						This site is rejected for the following reason(s): • **Landscape** – the site is on the edge of the main body of the settlement and would extend development into the countryside. • **Availability** – it is not clear whether the site is available.
H277	Keighley Road																						This site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is immediately adjacent to a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site contains, and is adjacent to, an identified Wildlife Habitat Network (Grassland; Woodland; Wetland) • **Historic/Built Environment** – the site is partially within, and adjacent to, a Conservation Area (Cullingworth) and contains a designated heritage asset, a Grade II Listed Building (St. John's Church, George Square). It is also with close proximity to several Listed Building. Development would impact on the setting of these assets. • **Topography** – the site contains notable changes in gradient downwards from the northern to the southern boundary. It slopes steeply, particularly along the northern edge.
H278	Hallas Lane																						This site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected. A new site boundary was drawn and subsequently allocated (Site Ref: H1348: Hallas Lane).

Denholme

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H281	Foster View																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Allotments), which would appear to be well-used by the community. It is identified within the Open Space Audit (2021).
H283	Long Causeway																						The site is rejected for the following reason(s); • **Priority Habitat/Species** – the site is partly covered by a priority habitat (Deciduous Woodland) and within a bat alert area. • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to areas of TPO woodland. • **Landscape** – the site is located on the edge of the settlement and provides a backdrop to it. It is visible over short and medium distance, in particular to the south. • **Surface Water Flooding** – the site is at risk of surface water flooding (high, medium and low risk) within the southern section.
H285	Heatherlands Avenue																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site has limited access.

East Morton

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H293	Dimples Lane																						The site is rejected for the following reason(s): • **Historic/Built Environment**: the site is located adjacent to two Conservation Areas (East Morton and Micklethwaite). • **Flood Risk**: Parts of the site are located in Flood Zones 2, 3 and 3b, which would limit the potential developable area. • **Surface Water Flooding** – the site is at risk of surfacing water. There are areas of high, medium and low risk within the western and southern sections of the site. • **Site Access/Highways** – the site does not adjoin the adopted highway network. It is accessed via steep private driveway leading from Hawthorne Close to an existing dwelling.
H294	Morton Lane																						The site is rejected for the following reasons: • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Canal). • **Wildlife Habitat Network** – the site is adjacent to an identified Wildlife Habitat (Wetland) • **Landscape** – the site provides a buffer between the edge of the built-up area of East Morton and the canal. • **Historic/Built Environment** – the site is immediately adjacent to the Leeds Liverpool Canal Conservation Area. There are key views/vistas from the Conservation Area towards East Morton.

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H295	Street Lane																						The site is rejected for the following reasons: • **Landscape** – the site provides a buffer between the edge of the built-up area of East Morton and the canal. • **Historic/Built Environment** – the site is immediately adjacent to a Conservation Area (East Morton) and to two designated heritage assets, Grade II Listed Buildings (Manor Farm and Barns). Potential to impact upon their setting. • **Site Access/Highways** – the main access route, Street Lane, is a narrow single carriageway road (with passing places) at the point it reaches the site. Potential for walling and bends to affect visibility.
H296	Morton Hall, Morton Lane																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is fully covered by an area of priority habitat (Deciduous Woodland). • **Trees/Woodland/Hedgerows** – the majority of the site is covered by areas of TPO woodland. • **Land Stability/Contamination** – the site contains a former quarry and landfill, giving rise to potential for stability and contamination issues.
H297	Green End Road																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified Wildlife Habitat Network (Woodland) • **Trees/Woodland/Hedgerows** – the site contains areas of TPO Woodland within southern section and adjacent to southern western boundary. Also, within north east section and adjacent to north eastern/eastern boundaries

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Open Space** – the site is a designated open space (Land east of Green Head Lane - Natural and Semi-Natural Greenspace) • **Historic/Built Environment** – the site is located within a Conservation Area (East Morton). It is a key open space within the Conservation Area • **Land Stability** – the site slopes steeply downwards from west to east (from Green End Road towards Morton Beck). • **Topography** – the site slopes steeply downwards from west to east (from Green End Road towards Morton Beck).
H298	Morton Lane																						The site is rejected for the following reasons: • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Canal). • **Wildlife Habitat Network** – the site is adjacent to an identified Wildlife Habitat (Wetland) • **Trees/Woodland/Hedgerows** – site contains and is adjacent to a protected hedgerow which form the southern boundary, adjacent to the Leeds Liverpool Canal LWS. • **Landscape** – the site provides a buffer between the edge of the built-up area of East Morton and the canal. • **Historic/Built Environment** – the site is immediately adjacent to the Leeds Liverpool Canal Conservation Area. There are key views/vistas from the Conservation Area towards East Morton.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Major Hazard/Pipeline** – the site is crossed from south to north west by a high-pressure gas pipeline. The whole site falls within the Inner, Middle and Outer consultation zone. HSE advise and against development.
H299	Morton Lane/Hawthorne Way																						The site is rejected for the following reason(s): • **Utilities/Overhead Powerline** – the site is crossed from east to west by a high voltage overhead powerline • **Alternative Use** – part of the site (the eastern section) is utilised for an alternative use (Dog Walking Area).
H301	Carr Lane																						The site is rejected for the following reason(s): • **Open Space** – the site is partly consists of a designated open space (Fardew Golf Course – Outdoor Sports Facilities). • **Historic/Built Environment** – the site is located immediately adjacent to a Conservation Area (East Morton). • **Utilities/Overhead Powerline** – the site is crossed from east to west by a high voltage overhead powerline • **Site Boundary** – the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1110: Carr Lane). This represented a smaller section of the site.
H1111	Carr Lane																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Open Space** – the site is partly consists of a designated open space (Fardew Golf Course – Outdoor Sports Facilities). • **Historic/Built Environment** – the site is located immediately adjacent to a Conservation Area (East Morton). • **Utilities/Overhead Powerline** – the site is crossed from east to by a high voltage overhead powerline • **Site Boundary** – the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1110: Carr Lane). This represented a smaller section of the site
H1112	Nursery Farm and land west of Morton Lane																						The site is rejected for the following reason(s): • **Open Space** – the site is partly consists of a designated open space (Fardew Golf Course – Outdoor Sports Facilities). • **Historic/Built Environment** – the site is located immediately adjacent to a Conservation Area (East Morton). • **Utilities/Overhead Powerline** – the site is crossed from east to by a high voltage overhead powerline • **Site Boundary** – the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1110: Carr Lane). This represented a smaller section of the site

Harden

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H342	Harden Road																						This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is partially within and immediately adjacent to an identified Wildlife Habitat Network (Grassland; Wetland; Woodland). • **Landscape** – the site has moderate-high landscape sensitivity. It is partly detached from the main body of the settlement. It would extend development into the countryside and potentially erode the rural character of the area. • **Historic/Built Environment** – the site is immediately adjacent to two designated heritage assets, Grade II Listed Buildings (Woodbank, Harden Road and Ferrands Stone), a Grade II Historic Park and Garden (St Ives Estate), a non-designated heritage asset (Cockcroft Fold) and site of archaeological potential (Class II). Development would have the potential to impact on their settings.
H344	Long Lane																						This site is rejected for the following reason(s): • **Availability** – the site is not available.
H345	Hill End Lane																						This site is rejected for the following reason(s): • **Location** – the site is detached from the main body of the settlement and would extend development into the countryside beyond Ryecroft Road. • **Historic/Built Environment** – the site is adjacent to two designated heritage asset, Grade II Listed Buildings (Hostle Stone, North of Coytfield and Hill End Farm) and a non-designated heritage asset (Pepper Hill). Development would have an impact on their settings.
H348	Hill End Lane																						This site is rejected for the following reason(s): • **Landscape** – the site is detached from the main body of the settlement and would need to be developed as part of a neighbouring site. It would result in impacts

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							on the landscape and potential to impact on the rural character of the area. • **Surface Water Flooding** – the site includes areas at risk of surface water flooding (all levels).
H350	Land off South Walk/ Wilsden Road																						This site is rejected for the following reason(s): • **Site Access/Highways** – the site does not have a direct access from the adopted highway network.
H351	Effingham Road																						This site is rejected for the following reason(s): • **Site Access/Highway** – the existing site access is narrow and bounded by housing on each side, resulting in width constraints. This would not be able to support a significant development.
H352	Chelston House																						This site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland.
H353	South Walk																						This site is rejected for the following reason(s): • **Site Access/Highway** – the existing site access from South Walk is restricted due to the width of the road. This would not be able to support significant development.
H1566	Long Lane																						This site is rejected for the following reason(s): • **Availability** – part of the site is not available (see decision in relation to Site H344 (above). The remainder is proposed for allocation (Site Ref: H354: Long Lane)

Haworth and Cross Roads

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H308	Mytholmes Lane																						This site is rejected for the following reasons: • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is partially within, and adjacent to, an identified wildlife habitat network (Grassland; Wetland; Woodland). • **Flood Risk** – part of the site is located within Flood Zones 2, 3 and 3b. • **Site Access/Highways** – the site could be accessed from Providence Lane, however the gradients within the northern boundary would make this difficult to achieve.
H309	Portland Street																						This site is rejected for the following reason(s): • **Open Space** – the site is designated as a Local Green Space (LGS) under Policy GE2/131 of the made Haworth, Cross Roads and Stanbury Neighbourhood Plan, and as an open space (Amenity Greenspace). Its loss would exacerbate an existing deficiency for this typology in Haworth & Cross Roads.
H312	Sun Street																						This site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is partially covered by a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Wetland; Woodland) • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland. • **Open Space** – the site is a designated open space (Natural and Semi-Natural Greenspace) • **Historic/Built Environment** – the site is located within a Conservation Area (Haworth) and contains a Grade II Listed Building (Bronte Park Nursing Home). It is also adjacent to a non-designated heritage asset

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							(Woodlands Railway Bridge). Development would impact upon the setting of these assets. • **Water Quality/Water Source Protection –** the site is within a Ground Water Source Protection Zone (GSPZ Zone II).
H313	Sun Street																						This site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland) • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Wetland; Woodland) • **Trees/Woodland/Hedgerows** – the site contains an area of TPO woodland. • **Open Space** – the site is a designated open space (Natural and Semi-Natural Greenspace). Its loss would result in a deficiency in this typology for the area overall. • **Historic/Built Environment** – the site is located within a Conservation Area (Haworth) and contains a Grade II Listed Building (Bronte Park Nursing Home). It is also adjacent to a non-designated heritage asset (Woodlands Railway Bridge). Development would impact upon the setting of these assets. • **Water Quality/Water Source Protection –** the site is within a Ground Water Source Protection Zone (GSPZ Zone II). • **Site Access/Highways –** no clear point of access from the highway network. Access would only be possible if an adjacent site were to be developed.
H314	Marsh Lane																						This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland). • **Landscape** – the site has a moderate-high landscape sensitivity. It would extend development into the countryside and impact on the setting of the settlement

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							and its connection with wider landscape as well as diluting the rural character of the area. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) and a Grade II Listed Building (Bronte Park Nursing Home). Development would impact upon the setting of these assets.
H315	Weavers Hill																						This site is rejected for the following reason(s): • **Priority Habitat** – the site is adjacent to a priority habitat (Deciduous Woodland). • **Landscape** – the site is located on the edge of the settlement extending into the countryside. There are views across the site as well as over longer distances. It would impact on the setting of the settlement and its connection with wider landscape as well as diluting the rural character of the area. • **Open Space** – part of the site is a designated open (Open Land is Settlements). • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) and a Grade II Listed Building (Haworth Old Hall). Development would impact upon the setting of these assets. • **Surface Water Flooding** – the site contains areas at risk of surface water flooding (all levels).
H316	Brow Top Road																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated Local Wildlife Site (LWS) (Brow Moor). • **Priority Habitat/Species** – the majority of the site is covered by a priority habitat (Upland Heathland). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Heathland). • **Trees/Woodland/Hedgerows** – the site is covered by mature trees (unprotected).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Open Space** – the site is designated as a Local Green Space under Policy GE2/160 of the made Haworth, Cross Roads and Stanbury Neighbourhood Plan.
H317	Baden Street																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is partially a designated Local Wildlife Site (LWS) (Baden Street, Haworth). • **Priority Habitat/Species** – the site is partially covered by a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is fully covered by, and adjacent to, an identified wildlife habitat network (Grassland; Woodland; Wetland). • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland. • **Open Space** – the site is a designated open space (Natural and Semi-Natural Greenspace). Its loss would result in a deficiency for this typology for the area overall.
H319	Hebden Road, Crossroads																						This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland). • **Landscape** – the site is elevated from the surrounding area and slopes steeply upwards (from north to south). Development would be extended into the countryside. • **Historic/Built Environment** – the site is adjacent to three non-designated heritage assets (East Terrace Co-op Building; Lees & Cross Roads Branch Co-op No1 Building; Longlands Hall Gatehouse) • **Site Access/Highways** – not clear how access to the site will be achieved due to its topography. • **Topography** – the site slopes steeply upwards from north to south, which would represent a constraint to development.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H320	The Hayfields, Mytholmes																						This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Woodland). • **Landscape** – the site is located within a strip of green space that is important to the character of the settlement. • **Site Access/Highways** – there is no possible access to the site.
H321	West Lane																						This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Heathland). • **Landscape** – the site is located on the edge of settlement. Development has potential to impact on the setting of the settlement and the rural character of the area. It would also impact strongly on the Public Right of Way that forms the southern boundary. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) and two Grade II Listed Buildings (Nos 70 and 72 West Lane). It is also adjacent to a non-designated heritage asset (Old Sun Hotel). Development would impact on the setting of these assets. • **Topography –** the site has strongly undulating landform. It slopes uphill from north to south.
H322	Mytholmes Lane																						This site is rejected for the following reason(s): • **Landscape** – the site is located within a sensitive landscape that forms part of the rural setting of the settlement. It would have an impact on the character of the settlement. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) and two non-designated heritage assets (Green Lea; Ashmount Country House Hotel). Development would impact on the setting of these assets.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Open Space** – the site is a designated open space (Open Land in Settlement). Its loss would result in a deficiency for the area overall. • **Site Access/Highways** – the site does not adjoin the adopted highway. It is served from Mytholmes Lane via Greenfield, an unadopted road, which becomes narrow after its junction with Greenfield Terrace. It would not appear possible to widen Greenfield. • **Topography** – the site contains disturb landforms and slopes significantly downhill from north west to south east.
H323	Land off Lees Bank Drive																						This site is rejected for the following reason(s): • **Landscape** – the site is located on the edge of the settlement overlooking the valley of the River Worth. Development on the valley sides may impact on the historic setting of the settlement and dilute the rural character of the area. • **Site Access/Highways** – access to the site is not achievable from the surrounding highway network.
H324	Halifax Road																						This site is rejected for the following reason(s): • **Site Boundary** – the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1576: Worstead Road).
H325	Land off Nares Street and Albion Street, Crossroads																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated Local Wildlife Site (LWS) (Brow Moor with Sugden End). • **Wildlife Habitat Network** – the site is partially within an identified wildlife habitat network (Grassland) • **Landscape** – the site has a moderate-high landscape sensitivity. It is clearly visible from the south and east including from surrounding footpaths, as well as from

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							over longer distances from the north. It forms a rural backdrop to the settlement. • **Historic/Built Environment** – the site is in proximity to two Grade II Listed Buildings (St James Church and Lees Methodist Church). It also contains a non-designated heritage asset (Green Head Farm and Barn), whilst it is adjacent to two others (Former Lees Village Institute (East Lees Hall) and Hollins Farm). • **Surface Water Flooding** – the site contains an area at risk of surface water flooding (all levels). Within/adjacent to the southern section.
H326	Land off Sedge Grove																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is located adjacent to a designated Local Wildlife Site (LWS) (Baden Street). • **Priority Habitat** – the site is adjacent to a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland; Woodland). • **Trees/Woodland/Hedgerows** – the site is adjacent to an area of TPO woodland, whilst there is a potential protected on/adjacent to it (along the western boundary). • **Landscape** – the site is located within a sensitive landscape. • **Site Access/Highways** – there is no clear point of access to the site from the highway network. Access would only be possible if a neighbouring site were developed.
H328	Greenfield Farm																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated Local Wildlife Site (LWS) (Airedale Spring Mill Pond)

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland) • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland; Woodland) • **Landscape** – the site is located within a sensitive landscape that forms part of the rural setting of the settlement. It would have an impact on the character of the settlement. • **Open Space** – the site is a designated open space (Open Land in Settlement). Its loss would result in a deficiency for the area overall. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth). Development would potentially impact on its setting. • **Site Access/Highways** – there is no clear point of access to the site from the highway network. Access would only be possible if a neighbouring site were developed.
H329	Dimples Lane																						This site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated National Nature Reservice (NNR) (Bradford Pennine Gateway) and Local Wildlife Site (LWS) (Penistone Hill Country Park). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Healthland). • **Landscape** – the site is located within a sensitive landscape on the edge of the settlement, adjoining the moorland edge and within the moorland fringe. Development would have potential to impact on the historic setting of the settlement and the rural/remote character. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) with potential to impact upon its setting.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						• **Topography** – the site slopes upwards from north to south (from West Lane towards Dimples Lane), becoming increase steeper towards its southern boundary.
H332	Halifax Road																					This site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Upland Heath). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland) • **Former Landfill Site** – part of the site contains a former landfill (giving rise to potential of land contamination. • **Topography** – the site's topography is varied and undulating, including steeper elements towards the northern boundary.
H335	Land North of Ebor Mill																					This site is rejected for the following reason(s): • **Priority Habitat/Species** – the site contains, and is adjacent to, a priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is fully within, and adjacent to, an identified Wildlife Habitat Network (Grassland; Wetland; Woodland). • **Trees/Woodland/Hedgerows** – the site contains, and is adjacent to, an area of TPO woodland. • **Historic/Built Environment** - the site is immediately adjacent to a designated heritage asset, a Grade II Listed Building (Ebor Mills). Giving rise to potential impacts on its setting. It also lies within a Local Heritage Area (Murgatroyd, Cross Road) identified in Policy BHDD3/4 of the made Haworth, Cross Road and Stanbury Neighbourhood Development Plan. • **Flood Risk** – the site is partially location within Flood Zone 3b (within/adjacent to the western boundary).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H336	Brow Road																						This site is rejected for the following reason(s): • **Historic/Built Environment** – the site is immediately adjacent to a Conservation Area (Haworth) and in proximity to several Grade II Listed Buildings (10, 11 and 12 Surgery Street; Bridgehouse; Bridgehouse Mills). It also contains a, and is adjacent to a, non-designated heritage (Bridgehouse Mill Goit; Haworth War Memorial), identified in Policies BHDD4/71 and BHDD4/114 of the made Haworth, Cross Roads and Stanbury Neighbourhood Development Plan. • **Water Quality/Water Source Protection** – the site is within a Ground Water Source Protection Zone (GSPZ Zone II). • **Site Access/Highway** – it is unclear how the site will be accessed due to the level change between the site and adjacent highway network (Brow Road). • **Topography** – the site slopes steeply downwards from east to west, representing a constraint to development.
H338	Worstead Road, Crossroads																						This site is rejected for the following reason(s): • **Site Boundary** – the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Site Ref: H1576: Worstead Road).
H1356	Marsh Lane																						This site is rejected for the following reason(s): This site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Grassland). • **Landscape** – the site has a moderate-high landscape sensitivity. It would extend development into the countryside and impact on the setting of the settlement and its connection with wider landscape as well as diluting the rural character of the area. • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Haworth) and a Grade II Listed

Reasons for Rejection		Building (Bronte Park Nursing Home). Development would impact upon the setting of these assets.
Technical Assessment – Summary	Topography	
	Connectivity	
	Highways Constraints	
	Site Access	
	Water quality / water source protection	
	Utilities - Gas Pipelines / Electricity Cables	
	Mineral Reserves / Safeguarding; Mineral	
	Waste Management Sites	
	Major Hazard Sites and Hazardous Installations	
	Noise/ Nuisance / Bad Neighbours	
	Former coal mining activity	
	Land Stability & Contamination	
	Air Quality	
	Agricultural Land / Soils	
	Historic & Built Environment	
	Open Space/GI	
	Landscape & Visibility	
	Trees, Woodland & Hedgerows	
	Wildlife Habitat Network	
	Priority habitats & species	
	Ecology, biodiversity, geodiversity	
Site Address		
Local Plan Ref.		

Ilkley

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H355	Leeds Road																						The site is rejected for the following reason(s): • **Flooding –** Large section of the site is within flood zone 3b and is unlikely to pass exceptions
H358	Skipton Rd																						The site is rejected for the following reason(s): • **Landscape** - The woodland extends up the slope to Heber's Ghyll, and provides a strong landscape boundary to the current settlement edge. Development on the site would extend the settlement edge past this feature, and would be perceived as a step change into the more open pastoral fields to the west of the site, where there is limited settlement. • **Ecology** – Impact on priority habitat of deciduous woodland.
H359	Wheatley Lane																						The site is rejected for the following reason(s): • **Heritage -** Development of the proposed site is assessed as having a Moderate to Major negative impact on the immediate setting of the listed buildings at Wheatley Grange farm
H360	Coutances Way																						The site is rejected for the following reason(s): • **Flooding** – Large section of the site is within flood zone 3b and is unlikely to pass exceptions
H365	Hardings Lane																						The site is rejected for the following reason(s): • **Landscape -** Development on this site would have clear connections with the existing settlement edge but would be perceived as settlement advancement into the countryside, extending Ilkley from the valley floor up the valley side. The edge of Coppy Wood acts as a partial settlement boundary and further development would be detrimental to settlement form. • **Ecology** – Impact on priority habitat of deciduous woodland.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H370	Beanlands Parade																						The site is rejected for the following reason(s): • **Flooding –** Large section of the site is within flood zone 3b and is unlikely to pass exceptions
H374	Moorfield Road																						The site is rejected for the following reason(s): • **Site Access** – currently no site access is feasible.
H376	Skipton Road (3)																						The site is rejected for the following reason(s): • **Landscape -** Landscape impact would be significant and negative and result in an erosion of the rural-pastoral landscape setting of Ilkley and have an adverse impact on the landscape character. Development would also result in loss of substantial area of open land.
H378	Valley Drive/Wheatley Lane																						The site is rejected for the following reason(s): • **Open Space -** Site is designated Open Space/Local Green Space and identified within the Ilkley Neighbourhood Development Plan as a Local Green Space.

Keighley

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H387	Barr House Lane/Hollins Lane, Utley																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – site contains areas of TPO Woodland, along the eastern and western boundaries. • **Site Access/Highways** – site is accessed from Hollins Lane, which is a narrow route with no footway provision. • **Topography** – the site slopes steeply downwards from south to north (from Hollins Lane towards Bar House Lane).
H389	Hollins Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H1354: Hollins Lane).
H391	Hawkstone Drive																						The site is rejected for the following reason(s): • **Availability** – it is not clear whether the site is available. Should it come forward in the future it will be treated as a windfall site
H394	Black Hill Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H545: Black Hill Lane).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H396	Braithwaite Avenue, Keighley																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Amenity Greenspace). Its loss would exacerbate an existing deficiency in Keighley for this typology.
H398	North Dean Road																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Amenity Greenspace and Natural/Semi-Natural Greenspace). The loss of the former would exacerbate an existing deficiency in Keighley for this typology. • **Flood Risk** – the site is divided into two sections by a watercourse, flowing from north to south.
H399	North Dean Road																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is wholly within an identified Wildlife Habitat Network (Allotments). • **Open Space** – the site is a designated open space (Open Land in Settlements). The loss of the former would exacerbate an existing deficiency in Keighley for this typology. • **Green/Blue Infrastructure** – the site is located within a Green/Blue Infrastructure corridor associated with North Beck. • **Flood Risk** – the site is partially within Flood Zone 3b (Functional Floodplain) and Flood Zones 2 and 3. • **Site Access/Highways** – site has no direct access from the highway network.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H402	Wheathead Lane																						The site is rejected for the following reason(s): • **Landscape** – The site has moderate-high landscape sensitivity with the south western section is more highly sensitive to development. Development in proximity to the exposed settlement edges at elevated positions have potential to erode historic setting of the settlement and detract from rural character • **Topography** – the site has an uneven topography, sloping downwards from south to north becoming increasing steeper towards the northern boundary.
H404	The Oaks, Oakworth Road																						The site is rejected for the following reason(s): • **Availability** – the site is in full use as a health centre, pharmacy and older persons centre. As such, it is not considered to be available.
H405	Devonshire Street																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Natural and Semi-Natural Greenspace).
H406	Keighley Road, Exley Head (1)																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H538: Keighley Road, Exley Head).
H411	Dalton Mills, Dalton Lane, Keighley																						The site is rejected for the following reason(s): • **Historic/Built Environment** – the site contains a number of designated heritage assets, Grade II* Listed Buildings (Dalton Mils complex).

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Flood Risk** – the majority of the site is located with Flood Zone 3b (Functional Floodplain), with the remainder located in Flood Zones 2 and 3.
H412	Aireworth Mills																						The site is rejected for the following reason(s): • **Flood risk** – the majority of the site is located within Flood Zones 2 and 3. • **Availability** – the site is occupied by various businesses. As such, it is considered not to be available.
H413	Scott Lane, Riddlesden,																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – a significant part of the site is covered by TPO woodlands • **Open Space** – part of the site (western section) is a designated open space (Natural and Semi-Natural Greenspace). • **Site Access/Highways** – site access from the highway network is a narrow, private driveway that serves several residential dwellings. This would restrict development potential. • **Topography** – the site has a steep and uneven topography, which represents a constraint to development • **Availability** – the site is in multiple ownerships.
H414	Western Avenue, Riddlesden																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is adjacent to priority habitat (Deciduous Woodland).

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape** – the site is located on the northern side of the valley of the River Aire. Further development on the hillside from Riddlesden (Keighley) would leading to landscape and visual impacts. • **Surface Water Flooding** – a large portion of the site at risk of surface water flooding. • **Site Access** – the site is accessed via Western Avenue, an unadopted highway, which is narrow with no footways or streetlighting present. • **Topography** – the site slopes steeply downwards from north east to south west.
H415	Banks Lane Riddlesden																						The site is rejected for the following reason(s): • **Landscape** – the site is located within a sensitive landscape. Further development on the hillside from Riddlesden (Keighley) would leading to landscape and visual impacts. • **Site Access/Highways** – the site would be accessed from Banks Lane, which is narrow in places
H416	Ilkley Road, Riddlesden (Barley Cote Farm)																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains a number of mature trees, including an small woodland, as well hedgerows that form part of field boundaries. • **Landscape** – the site is in a sensitive landscape, detached from the existing built-up area. Development would be more visible in this location. • **Electricity Transmission Line** – part of the site is crossed by a high voltage electricity transmission line.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Site Access/Highways** – the site can be accessed from Ilkley, however there are no footways or streetlighting present. • **Public Right of Way** – the site is crossed by a Public Right of Way.
H417	Ilkley Road																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is immediately adjacent to a priority habitat (Deciduous Woodland). • **Landscape** – the site is in a sensitive landscape, detached from the existing built-up area. Development would be more visible in this location. • **Site Access/Highways** – the site would be accessed from Ilkley Road, at the northern boundary. However, this is considered unsuitable for large scale development. • **Public Right of Way** – the site is crossed by a Public Right of Way.
H418	Barley Cote Road, Riddlesden																						The site is rejected for the following reason(s): • **Landscape** – the site is in a sensitive landscape and would result in an urban extension across the hillside in an elevated, sloping position. • **Site Access** – the site is accessed from Barley Cote Road; however, this is too narrow to service additional development. It would be required third party land to be widened. A wider access is available from Barley Cote Avenue but would also require third party land.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H421	Bradford Road, Sandbeds,																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site fully covered by priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is partially within three areas of identified Wildlife Habitat Network (Grassland; Lowland Mixed Deciduous Woodland; Wetlands). These cover most of the site. • **Flood Risk** – the majority of the site is located within Flood Zone 2 with western section located within Flood Zones 3 and 3b (Functional Floodplain).
H422	Bradford Rd/Bypass, Sandbeds																						The site is rejected for the following reason(s): • **Flood Risk** – the southern section of the site is located within Flood Zone 3b (Functional Floodplain). • **Alternative Use** – the northern section of the site is proposed to be allocated for employment use (Site Ref: E119).
H423	Thwaites Brow Road, Regency Court																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the majority of the site is within an identified Wildlife Habitat Network (Grassland) • **Landscape** – the site would extend development beyond the edge of settlement formed by Thwaites Brow. The site is on a sloping hillside and visible over shorter and longer distances resulting in landscape and visual impacts.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Neighbouring Use** – the site is adjacent to bad neighbour uses, in particular a heavy industrial use (Byworth Boilers), give rising to noise impacts. • **Site Access** – the site access from Thwaites Brow is a narrow unadopted highway (The Croft).
H424	Thwaites Brow Road, Keighley																						The site is rejected for the following reason(s): • **Neighbouring Use** – the site is adjacent to bad neighbour uses, in particular a heavy industrial use (Byworth Boilers), give rising to noise impacts • **Topography** – the slopes steeply upwards from north to south (from Thwaites Brow towards the northern boundary), representing a significant constraint to development.
H426	Moss Carr Road, Long Lee																						The site is rejected for the following reason(s): • **Availability** – the site is subject to an application for Village Green Status.
H433	Land between Woodhouse and Glen Lee Lane																						The site is rejected for the following reason(s): • **Landscape** – the site provides the landscape setting for views over Keighley towards the town centre and the moorland fringes to the west from Glen Lee Lane/Woodhouse Road. • **Site Access** – the site access from Kirkstall Gardens is not considered to be suitable. Any access via Woodhouse Road, which is a narrow and unadopted highway, would require additional land to reach the site.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography** – the site contains steep and uneven slopes running downwards from east to west (from the eastern boundary towards Kirkstall Gardens/Woodhouse Way/Woodhouse Close).
H434	Hainworth Road																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland. • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H550: Hainworth Road).
H436	Hainworth Lane/ Halifax Road, Keighley																						The site is rejected for the following reason(s): • **Priority Habitats** – the site is partially covered by a priority habitat (Deciduous Woodland). • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland. • **Open Space** – the site contains a designated open space (Natural and Semi-Natural Greenspace)
H437	Staveley Way, Keighley																						The site is rejected for the following reason(s): • **Availability** - the site is not considered to be available. Part of the site is in use as a stone yard. Should it come forward in the future it will be treated as a windfall site
H438	Primrose Street, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat** – the majority of the site is covered by priority habitat (Deciduous Woodland).

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Wildlife Habitat Network** – the site is partially with, and adjacent to, an identified Wildlife Habitat Network (Woodland) • **Trees/Woodland/Hedgerows** – the majority of the site contains a substantial area of mature trees. • **Site Access/Highway** – the site does not adjoin the adopted highway. It is accessed by a narrow private road. • **Topography** – the site is steeply sloping from upwards from north to south.
H440	Higherwood Close, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat** – the majority of the site is covered by priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is and adjacent to an identified Wildlife Habitat Network (Woodland) • **Site Access** – the site does not adjoin the adopted highway network. It is served by unadopted and partly unpaved highways (Higherwood Close and Spring Avenue).
H441	Land between Park Lane and KWVR, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat** – the majority of the site is covered bed priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is fully an identified Wildlife Habitat Network (Woodland) • **Site Access/Highways** – the site has no clear access point.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography** – the site slopes steeply downwards from east to west, representing a key constraint to development.
H442	Woodhouse Road, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat** – the majority of the site is covered bed priority habitat (Deciduous Woodland). • **Trees/Woodland/Hedgerows** – the northern section of the site contains mature trees. • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H554: Woodhouse Road, Keighley).
H444	Wesley Place, Halifax Road, Keighley																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is partially within an identified Wildlife Habitat Network (Grassland; Woodland) • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland. • **Former Landfill** – the site contains a former landfill (Former Railway Cutting).
H448	Woodville Road, Spring Gardens Lane, Keighley																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains a TPO tree and an area of TPO woodland (along the southern boundary). • **Historic/Built Environment** – the site is within a Conservation Area (Devonshire Park and Cliffe Castle). Site provides a positive contribution to the

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							character of the Conservation Area and is identified as key open space.
H450	St Pauls Rise, Keighley																						The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Natural and Semi-Natural Greenspace). • **Utilities/Electricity Transmission Line** – the south western section of the site is crossed by a high voltage electricity transmission line, which reduces the potential developable area. • **Site Access/Highways** – the site access consists of a private driveway running from St Paul's Road (an unadopted highway).
H453	Harewood Hills Farm, Goose Cote Lane																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity. Very little mitigation possible to reduce the impact of development extending the settlement form and setting.
H454	Black Hill Lane, Braithwaite																						The site is rejected for the following reason(s): • **Landscape** – the site occupies a prominent and open position in the landscape beyond the edge of the built-up area. Potential to erode historic setting of the settlement and detract from rural character.
H456	Harewood Rise, Bracken Bank, Keighley																						The site is rejected for the following reason(s): • **Site Access/Highways –** the site has no suitable access point from the highway network

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography** – the site is steeply sloping upwards from east to west.
H457	Harewood Hill Farm, Goose Cote Lane																						The site is rejected for the following reason(s): • **Landscape** – the site has a high landscape sensitivity. Very little mitigation possible to reduce the impact of development extending the settlement form and setting.
H458	Ingram Street, Wesley Place																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is fully within an identified Wildlife Habitat Network (Grassland) • **Site Access/Highways** – the site is accessed via an unadopted highway from Halifax Road. This runs through a neighbouring site (H444). • **Topography** – the site slopes unevenly downwards from east to west representing a constraint to development.
H459	Blackhill Service Reservoir, Shann Lane																						The site is rejected for the following reason(s): • **Availability** – the site is in use as a reservoir. As such it is not considered to be available.
H460	Keighley Shann Reservoir, Shann Lane, Keighley																						The site is rejected for the following reason(s): • **Availability** – the site is in use as a reservoir. As such it is not considered to be available.
H461	Off Central Avenue,																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
	Bracken Bank, Keighley																						• **Trees/Woodland/Hedgerows** – the site contains a number of mature trees. • **Open Space** – the site is a designated open space (Amenity Greenspace). Loss would exacerbate an existing deficiency of this typology in Keighley. • **Site Access/Highways** – the site access is a narrow track between existing dwellings.
H462	Brewery Road, Keighley																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is partially within an identified Wildlife Habitat Network (Woodland). Covers the western section that was corresponds to a disused railway line. • **Topography** – the western section slopes steeply as it consists of a former railway cutting. • **Site Access/Highways** – the site has access via Brewery Road from Wesley Place. The junction of Brewery Road and Wesley Place is constrained. • **Availability** - the site is in use as a motor vehicle repair and storage/recovery businesses. As such it is not considered to be available.
H463	Damens Lane, Halifax Road, Keighley																						The site is rejected for the following reason(s): • **Wildlife Habitat Networks** – the site is fully within an identified Wildlife Habitat Network (Woodland) • **Trees/Woodland/Hedgerows** – the site is fully covered by TPO woodland.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography** – the site slopes steeply downward from east to west (from Halifax Road to Damems Lane), representing a constraint to development.
H464	North side of Becks Road, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the site is partially covered by priority habitat (Deciduous Woodland) • **Wildlife Habitat Network** – the site is mostly within an identified Wildlife Habitat Network (Woodland) and adjacent a further area of habitat (Wetland) • **Trees/Woodland/Hedgerows** – the site is covered by an area of TPO woodland.
H465	Devonshire House & Export House, West Lane, Keighley																						The site is rejected for the following reason(s): • **Availability** - the site not considered to be available. It is currently occupied by two business uses. Should it come forward in the future it will be treated as a windfall site
H469	Bramwell House, Park Lane, Keighley																						The site is rejected for the following reason(s): • **Availability** - the site is use as a car sales business and office. As such, it is not considered to be available. Should it come forward in the future it will be treated as a windfall site
H473	Land off Occupation Lane																						The site is rejected for the following reason(s): • **Landscape** – the site is located in prominent open position in the landscape, detached from the main body of the settlement. Development in proximity to the exposed settlement edges at elevated positions have

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							potential to erode historic setting of the settlement and detract from rural character. • **Site Access/Highways** – the site is located off Occupation Lane, an unmade road and bridleway.
H475	Land off Scott Lane West/ Elam Wood Rd, Riddlesden																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity –** the site is immediately adjacent to a designated Local Wildlife Site (Elam Wood). • **Wildlife Habitat Network –** the site is adjacent to an identified Wildlife Habitat Network (Woodland) • **Trees/Woodland/Hedgerows –** the site is adjacent to an area of Ancient Woodland (Elam Wood). • **Historic/Built Environment** – the site is immediately adjacent to a Conservation Area (Leeds Liverpool Canal) • **Surface Water Flooding** – a large portion of the site at risk of surface water flooding.
H477	Long Lee Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H560: Long Lee Lane).
H478	Land off Damens Lane																						The site is rejected for the following reason(s): • **Landscape** – the site is in a sensitive and highly visible location adjacent to the Keighley and Worth Valley Railway.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Historic/Built Environment** – the site is immediately adjacent to a designated heritage asset, a Grade II Listed Building (Damems Farmhouse and Cottage). Development would impact upon its setting.
H481	Royd Ings Avenue, Keighley																						The site is rejected for the following reason(s): • **Neighbouring Uses –** the site is located within an establish employment area. • **Flood risk** – the site is located within Flood Zone 2, with parts in Flood Zone 3 and 3b, • **Availability** – the site is an operational council depot. As such, it is not considered to be available.
H485	Land at Hainworth Road (Cragg Hill Farm)																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – the majority of the site is covered by priority habitat (Deciduous Woodland). • **Trees/Woodland/Hedgerows** – the site is fully covered by TPO woodland. • **Site Access** – the site does not adjoin the adopted highway. It is served by a narrow, unmade track, which is not widen enough in its current form.
H486	High Farm rear of Low Fell Close, Keighley																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site contains a designated Local Wildlife Site (LWS) (Holme House Wood and Grasslands). • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland) and within a bat alert area.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Wildlife Habitat Network** – the site is partially within an identified Wildlife Habitat Network (Grassland). • **Landscape** – the site is in open location on the valley of North Beck. Development may impact on the setting of historic settlements and dilute rural character.
H487	High Farm, Fell Lane, Keighley																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Holme House Wood and Grasslands). • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland) and within a bat alert area. • **Wildlife Habitat Network** – the site is immediately adjacent to an identified Wildlife Habitat Network (Grassland). • **Landscape** – the site is in open location on the valley of North Beck. Development may impact on the setting of historic settlements and dilute rural character. • **Site Access/Highways** – the site has no directed access from the adopted highway network. Would require the use of third-party land or access via adjacent site.
H488	Land to south of West Morton																						The site is rejected for the following reason(s): • **Landscape** – the site is located in a prominent location of the northern edge of the valley of the River Aire. Development would be more visible in this location, interrupting visual connections between valley slopes

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						and moorland as well as the setting of the settled valley. • **Historic/Built Environment** – the site contains two sites of archaeological potential (Class II) and is adjacent to a Scheduled Monument on its south eastern boundary (Carved rock on bank of How Beck) • **Site Access/Highways** – the site does not adjoin the adopted highway network.
H489	Long Lee Lane, Keighley																					The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Park Wood). • **Priority Habitat/Species** – the site is adjacent to a priority habitat (Deciduous Woodland) and within a bat alert area. • **Wildlife Habitat Network** – the site is adjacent to an identified Wildlife Habitat Network (Woodland) • **Trees/Woodland/Hedgerows** – the site is adjacent to an area of Ancient Woodland (Park Wood). • **Landscape** – the site forms an important green space between Keighley and the suburb of Long Lee. Its elevated and open nature also increases it visual prominence in longer distance views • **Open Space** – the site is a designated open space (Open Land in Settlements)

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H493	Bradford Road/Bronte Street																						The site is rejected for the following reason(s): • **Availability** – the site is not considered to be available. It is in use for a car sales business. Should it come forward in the future it will be treated as a windfall site
H494	The Bungalow, Harden Road, Long Lee																						The site is rejected for the following reason(s): • **Landscape** – development on the higher slope towards the southern boundary of the site would be visible on the skyline. • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H564: The Bungalow, Harden Road, Long Lee).
H498	Land off North Dean Avenue																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site has no clear, possible access point.
H500	Land off Braithwaite Road																						The site is rejected for the following reason(s): • **Landscape** – development of the side would have landscape and visual impacts. An extension of development would be highly visible contribute to reducing the gap between Braithwaite and Laycock. • **Topography** – the site slopes steeply downwards from north to south (from Braithwaite Edge Road towards Braithwaite Road/Ryan Grove), representing a significant constraint to development.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H506	Ilkley Road, Riddlesden																						The site is rejected for the following reason(s): • **Site Access** – the site has no clear, possible point from the highway network. It may require third party land. • **Topography** – the site slopes steeply downwards towards from north to south (from the northern boundary towards Ilkley Road) representing a constraint to development.
H521	Shann Lane																						The site is rejected for the following reason(s): • **Landscape** – the site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such elevated position has the potential erode the historic setting of the settlement and detract from the area's rural character.
H525	Land to rear 130 Hainworth Wood Rd																						The site is rejected for the following reason(s): • **Site Access** – site access is limited. The existing access consists of either New England Road or Alma Terrace, both which are unmade and unadopted roads.
H526	Occupation Lane																						The site is rejected for the following reason(s): • **Site Access/Highways** – the site is located off Occupation Lane, an unmade road and bridleway. It also has restricted access.
H532	Ilkley Road, Riddlesden																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape** – the site has high landscape sensitivity. It is in a prominent location on the steep valley sides in an area of distinctive landscape character.
H534	Carr Lane, Sandbeds																						The site is rejected for the following reason(s): • **Landscape** –the site would extend development beyond the existing settlement edge formed the residential area of Carr Bank and Bury Lane (a public right of way), towards East Morton. The open and elevated location means that the site is visible from the immediate surroundings, as well as over longer distances.
H535	Hollins Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H1354: Hollins Lane).
H536	Exley Road/Oakworth Road																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the majority of the site is covered by TPO woodland, which would limit the developable area. • **Historic/Built Environment** – the site contains a designated heritage asset, a Grade II Listed Building (Base Of Cross (remains Of) East Of 36 Oakworth Road) • **Site Access** – the site access from Oakworth Road is via Flower Croft and a track both of which are narrow and may not be suitable.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H537	Devonshire Mill, West Lane																						The site is rejected for the following reason(s): • **Availability** - the site is not considered to be available. It has recently a planning history for employment uses. However, should it come forward in the future it will be treated as a windfall site
H540	Carr Bank, Riddlesden																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is adjacent to a designated Local Wildlife Site (LWS) (How Beck Wood). • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Woodland) • **Landscape** – the site has a moderate-high landscape sensitivity. • **Historic/Built Environment** – the site contains a designated heritage asset, a Scheduled Monument (Carved rock on bank of How Beck) and a site of archaeological potential (Class II) • **Electricity Transmission Line** – the site is crossed for south east to north west by a high voltage electricity transmission line, which would potentially affect the developable area.
H548	The Walk																						The site is rejected for the following reason(s): • **Flood Risk** – the site partly located within Flood Zone 3b (Functional Floodplain) with the remainder located within Flood Zones 2 and 3. • **Availability** - the site not considered to be available. It has recently a planning history for employment uses.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H549	Marriner Road, Keighley (1)																						The site is rejected for the following reason(s): • **Flood Risk** – the majority of the site is located within Flood Zone 3b (Functional Floodplain) with the remainder located within Flood Zones 2 and 3
H553	Staveley Way, Keighley																						The site is rejected for the following reason(s): • **Availability** - the site is not considered to be available. Part of the site is in use as a stone yard.
H556	Cark Road, Keighley																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site is covered by a TPO woodland. • **Site Access** – the site access from Cark Road is narrow and shared with a public right of way. This would need to be widen and require third party. • **Availability** – it is not clear whether the site is available.
H557	James Street East																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the majority of the site contains mature trees/shrubs (unprotected). • **Availability** - it is not clear whether the site is available. Should it come forward in the future it will be treated as a windfall site

Menston

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H573	Beech Close (A and B) - North and South																						The site is rejected for the following reason(s): • **Ecology –** Impacts on deciduous woodland priority habitat and local wildlife site. • **Landscape –** Site provides an important landscape character role in maintaining the Landscape Character and retaining the separate identity of the Towns and Villages in Wharfedale.
H574	Burley Road (2)																						The site is rejected for the following reason(s): • **Landscape –** Site provides an important landscape character role in maintaining the Landscape Character and retaining the separate identity of the Towns and Villages in Wharfedale.
H575	Bleach Mill Lane																						The site is rejected for the following reason(s): • **Access –** No current route to site, additionally Burley Lane has no streetlights or footpaths.
H576	Burley Road																						The site is rejected for the following reason(s): • **Availability –** small site which is currently in use for residential dwelling.
H578	Whiddon Croft																						The site is rejected for the following reason(s): • **Access –** No current route to site.
H580	Chevin Avenue / Bradford Road																						The site is rejected for the following reason(s): • **Ecology –** Impacts on deciduous woodland priority habitat.
H584	Bingley Road																						The site is rejected for the following reason(s): • **Landscape -** Development on this site would have a poor relationship with the existing settlement form, extending the settlement edge up a steep hillside and across a significant topographical boundary.

																							• **Access –** Site access would be from Derry Hill, which has no footways or streetlights.
H1573	Land at Bingley Road, Menston																						The site is rejected for the following reason(s): • **Landscape** - The site is visible from Bingley Road and is elevated. Its development would break the defined urban edge which is Bingley Road and create the impression of development sprawling up the hillside to the south

Oakworth

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H799	Waterwheel Lane																						The site is rejected for the following reason(s): ▪ **Historic/Built Environment -** Potential negative impact on the historic and built environment as the site lies within conservation area and partly within 50m of Listed Building ▪ **Site Access** - Poor access to the site ▪ **Wildlife Habitat Network** – Potential impact on the adjacent to priority habitat (deciduous woodland)
H800	Hill Top Road																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Site Access** - Poor access to the site
H801	Denby Hill Road (1) (total land ha)																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Wildlife Habitat Network** – The northern most field contains a waterway with wetland habitat and is potentially not appropriate to develop. ▪ **Ecology, Biodiversity, Geodiversity** – Potential of foraging birds. ▪ **Trees/Woodland/Hedgerows -** Protected hedgerows on/adjacent the site
H802	Keighley Road / Sykes Lane (2)																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Topography -** Undulating site with steep slope from top of site North to South. Landscaping unlikely to mitigate. ▪ **Wildlife Habitat Network** – Partially within Wildlife Habitat Network (Grassland) ▪ **Historic/Built Environment -** Development will negatively impact on the north east of Oakworth Conservation Area.
H807	Providence Lane																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location ▪ **Topography -** The site slopes reasonably steeply downhill from east to the middle of the site, and very steeply from the west to the east into the centre of the site which forms a valley running NW to SE. ▪ **Priority Habitats -** The site lies within a bat alert area and TPO woodlands. All woodland, potentially native and with a chimney inside which may harbour bat roosts. Any development will require archaeological mitigation and the retention of the Providence Mill chimney
H808	Boston Hill, Low Bank lane																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Ecological constraints -** There are potential habitat constraints to development (semi-improved grassland and wetlands) and there are ground nesting bird records.

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H809	Dockroyd Lane (1)																						The site is rejected for the following reason(s): ▪ **Wildlife Habitat Network -** The site is an allotment and fully within Wildlife Habitat Network (other) and adjacent to TPO woodland ▪ **Priority Habitats -** The site is also partially covered by priority habitat (Deciduous woodland) and within bat alert area. ▪ **Heritage/Conservation -** Potential impact on the Oakworth Conservation Area ▪ **Site Access -** Unsuitable access
H810	Wide Lane																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Wildlife Habitat Network -** The site is next to Griff Wood which is part of the Wildlife Habitat Network (Grassland). ▪ **Priority Habitats -** The site is also partially covered by priority habitat (Deciduous woodland) and within bat alert area ▪ **Flood risk -** Risk of surface water flooding ▪ **Site Access -** Access is poor for this site
H812	Cure Hill / Slaymaker Lane																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							▪ **Topography -** notably steeper slope on the eastern flank with the site sloping downhill from the apex to the south of the site. ▪ **Priority Habitats -** The site is adjacent to priority habitat (Deciduous woodland) and within bat alert area. Also contains TPO trees/woodland ▪ **Heritage/Conservation -** Potential impact on the setting of Grade II Listed Building (Chapel Fold).
H814	Grey Scar Road																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Topography -** The site is somewhat dome-shaped with the western side of the site sloping down to the centre of the site. ▪ **Priority Habitats -** Habitat constraints (wetland and pond) and protected species. There is also a buffer required to the woodland directly to the North which is priority habitat and within habitat network. ▪ **Site Access -** There are problems with access to the site.
H816	Moor Drive																						The site is rejected for the following reason(s): ▪ **Open Space Designation -** The Site is designated open space (Recreation Open Space in Settlements) and loss would result in a deficiency/ exacerbate an existing deficiency for this type. ▪ **Trees/Woodlands -** Potential impact on the adjacent to TPO trees/woodland

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H819	Keighley Road / Sykes Lane (1)																						The site is rejected for the following reason(s): ▪ **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. ▪ **Heritage/Conservation -** Development will negatively impact on the north east of Oakworth Conservation Area. ▪ **Topography -** The topography of the valley makes the site relatively prominent in views from the opposite valley side. Landscaping unlikely to mitigate. ▪ **Site Access -** Current access is unsuitable for volume development.

Oxenhope

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H820	Denholme Road																						The site is rejected for the following reason(s): ▪ **Open Space Designation -** Site is designated open space (Village Greenspace) and loss would result in an overall deficiency for the area and would be difficult to mitigate ▪ **Historic/Built Environment -** Within Leeming Conservation Area and in close proximity to several Grade II listed buildings. Any development is likely to have unacceptable impact on these heritage assets. ▪ **Wildlife Habitat Network -** Adjacent to Wildlife Habitat Network ▪ **Landscape**- High sensitivity
H821	Church Street, Hebden Bridge Road																						The site is rejected for the following reason(s): ▪ **Site Access -** Unclear as how access can be gained into the site ▪ **Open Space Designation -** Part of the site is designated open space ▪ **Potential Heritage Impact -** partially within Conservation Area, adjacent to Listed Buildings and non-designated heritage assets. ▪ **Flood Risk -** Surface Water Flood Risk through the south section of the site. ▪ **Topography -** Notable topographical changes with a cutting/valley landform along the southern section of the site.
H822	Marsh Top Farm, Moorhouse Lane																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such position has the potential erode the

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							historic setting of the settlement and detract from the area's rural character. • **Site Access/Topography -** Unclear whether the access point off Moorhouse Lane is feasible given the change in elevation / topography from the highway into the site. • **Historic/Built Environment -** Potential heritage impact on setting of listed buildings. • **Deliverability -** No recent deliverability info. Unclear as to availability.
H823	Land off Hard Ness Road, Hebden Bridge Road																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. • **Site Access -** Significant access issue-unclear where the access point into the site would be from and whether there are landownership issues. • **Historic/Built Environment -** The site is adjacent to Conservation Area, Listed Buildings and non-designated heritage assets. Potential impact on heritage assets and settings is difficult to mitigate. • **Deliverability -** No deliverability information. Unclear if available. • **Utilities -** The site is crossed by electricity transmission lines from east to west and includes terminal point in the northern corner.
H825	Land at Moorhouse Farm, Marsh Lane																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Existing site access is substandard, and significant access improvements are likely to be required. • **Utilities-**The central part of the site is crossed by electricity transmission lines from north to south. • **Trees/Woodlands-** Contains TPO /woodland
H828	Shaw Lane																						The site is rejected for the following reason(s): • **Landscape-** High landscape sensitivity in a Greenbelt location. • **Topography-** Topographical issues with steep sloping sections and plateaus. • **Heritage/Conservation-** Likely to have a significant impact on the character and setting of the CA and an impact on the setting of the LB. Due to topography mitigation likely to be difficult. • **Highways** -capacity of road may be of concern.
H829	Land between Shaw Lane and Moorhouse Beck																						The site is rejected for the following reason(s): • **Landscape-**High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. • **Wildlife Habitat Network-** The site is adjacent to Wildlife Habitat Network and TPO /woodland • **Potential Heritage impacts –** as the site lies partially within Conservation Area, and is adjacent to Listed Buildings and non-designated heritage assets • **Site Access-** Significant access issue-capacity of road may be of concern. • **Utilities-**The northeastern part of the site is crossed by electricity transmission lines from north to south.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H830	Moorhouse Lane/Marsh Lane																						The site is rejected for the following reason(s): • **Landscape-**High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. • **Flood Risk-** Surface Water Flood Risk in a number of sections of the site
H1355	Cross Lane																						The site is rejected for the following reason(s): • **Open Space Designation-** Site is designated open space (Village Greenspace) and loss would result in an overall deficiency for the area and would be difficult to mitigate • **Ecology-** Potential ecological impact as the site lies adjacent to identified Wildlife Habitat Network (Wetland) and contains protected trees/woodland • **Heritage/Conservation-** Potential Heritage impacts due to the site's location adjacent to Conservation Area (Oxenhope Station Road)

Queensbury

Local Plan Ref.	Site Address	Technical Assessment - Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H835	Black Dyke Mills																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Ref: H1358).
H836	Deanstone Lane																						The site is rejected for the following reason(s): • **Open Space** – Its loss would exacerbate an existing deficiency in this typology • **Risk** - Partly within former coal mining high risk area with mine entry potential • **Highway** – Site access is a single-track road where 3rd party land would be needed to make the development of the site possible
H839	Cross Lane / Old Guy Road																						The site is rejected for the following reason(s): • **Landscape** – The site is on a prominent ridge of land, and its development would place pressure on further land to the west • **Access** – Site access is from narrow rural roads
H840	Old Guy Road / Fleet Lane (2)																						The site is rejected for the following reason(s): • **Landscape/Topography** – The site is on a prominent ridge of land, and its development would place pressure on further land to the west. The site contains steeper sections to the north • **Access** – Site access is from narrow rural roads • **Risk** – Site contains former land fill site and is wholly within the former coal mining high risk area
H842	Halifax Road (2)																						The site is rejected for the following reason(s): • **Risk** – Site contains former landfill site, and the western boundary is crossed by high voltage power lines

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Highway** – Site access is restricted and can only come through adjacent land which is also rejected
H843	Roper Lane, Ambler Thorn																						The site is rejected for the following reason(s): • **Highway** – The site access is restricted, and it is not clear where access could be achieved
H845	Cricket Ground, Mill Lane, Mountain																						The site is rejected for the following reason(s): • **Open Space** – The site is a cricket ground, but it is not clear if this function remains • **Land stability/Topography** – Site contains a steeply sloping area ant there are notable undulations • **Wildlife** – The site is adjacent to a wildlife area, and the development of the site could negatively impact • **Connectivity** – The site is not well connected to local services
H847	Ing Head Farm, Hill Crest Road																						The site is rejected for the following reason(s): • **Landscape/Open Space** – The site lies close to the conservation area and makes an important contribution to the setting of the areas and the wider landscape. It also fully sites within a green infrastructure corridor • **Highway** – Site access is limited to a narrow track to the farm. It is unclear whether this can be adequately improved
H848	Hill End Lane																						The site is rejected for the following reason(s): • **Priority Habitat** – The lower part of the site is a priority habitat, and the site is partially in the bat alert area • **Landscape/Topography** - The western part of the site has steep slopes and the whole site is part of the Shibden valley and its development will negatively impact on a sensitive landscape

Local Plan Ref.	Site Address	Technical Assessment - Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H850	Former Reservoir, Mountain																						The site is rejected for the following reason(s): • **Availability**- The site has had permission for 5 homes previously. It is unclear whether the site remains available or whether the costs of removing the former storage tanks and providing suitable access are prohibitive. Should the site come forward in the future it will be as a windfall site
H851	Land south of Thornton Road, east of Harp Lane																						The site is rejected for the following reason(s): • **Land stability** – There is evidence of on-site crimping/buckling • **Topography/Access** – The site is steep with a notable level change between the site and road
H852	Land east of Halifax Road, Shibden Head																						The site is rejected for the following reason(s): • **Priority Habitat/Species** – Site adjacent to priority habitat and partially within bat alert area. • **Landscape** – The site sites at the head of the Shibden Valley with potential for negative impact which will be difficult to mitigate • **Highway** – Access can only be taken from Shibden Head Lane which is too narrow and there is limited possibility of widening this route
H855	Hill End Lane																						The site is rejected for the following reason(s): • **Availability** – It is not clear whether the site still remains available • **Highway** – Site access is poor • **Risk** – Partially within former coal mining high risk area and mine entry potential
H856	Brewery Lane																						The site is rejected for the following reason(s): • **Highway** – Site access is inadequate • **Availability** – Unclear whether the site remains available

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H858	Pineberry Inn / Brighouse & Denholme Road																						The site is rejected for the following reason(s): • **Planning permission –** the site has planning permission for a replacement public house and holiday lets and is under construction.
H859	Roper Lane																						The site is rejected for the following reason(s) • **Connectivity** – The site is disconnected from the settlement of Mountain (Queensbury) is poorly related to the urban area and can only forward alongside adjacent land. It does not represent a sustainable pattern of development and would form an isolated area of development in the countryside.
H860	Land to the rear of Upper Fawth Close																						The site is rejected for the following reason(s): • **Priority habitat/Wildlife/Trees** – The site is part of a wildlife habitat, and the northern and western boundaries are covered by tree preservation orders • **Open Space**- The site is an identified open space and green infrastructure corridor • **Highway** – Site access is poor
H861	Land north of Scarlet Heights																						The site is rejected for the following reason(s): • **Priority habitat/Wildlife** – Site is partially within a bat alert area and partially within a wildlife habitat network • **Risk** – Part of the site is in a former coal mining high risk area • **Topography/Access** – The site has steep slopes and poor access • **Landscape** - The site is prominent in the landscape and development could have a detrimental impact on the wider landscape character.
H862	Land north of Scarlet Heights																						The site is rejected for the following reason(s): • **Priority habitat** – Site within bat alert area

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																							• **Landscape** - The site is prominent in the landscape and development could have a detrimental impact on the wider landscape character.
H867	Deanstones Farm, Deanstone Lane																						The site is rejected for the following reason(s): • **Risk**- Contains former landfill site • **Topography/Landscape/ Heritage** – The site has moderately high landscape value, contains steep slopes and is within the wider setting of Black Dyke Mills. Development is likely to impact negatively
H872	Station Road West / Sharket Head Close																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Ref: H837).
H1352	Upper Collier Syke Farm																						The site is rejected for the following reason(s): • **Priority Habitat species** – The site is adjacent a wildlife area and is within a bat alert area • **Landscape/heritage** – The site is in sensitive landscape area with potential for negative impacts on Black Dyke Mill
H1560	Queensbury Golf Course																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Ref: H866).
H1572 (Part of H859)	Land between Moss House, and The Raggalds Pub Cark Park, Mountain																						The site is rejected for the following reason(s): **See H859 above**

Shipley

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1007	Dockfield Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity -** Site is covered by a significant area of habitat network (woodland and grassland) and priority habitat (deciduous woodland), it is also an important green space. • **Highways/Transport -** There is currently no direct vehicular access to the site • **Water -** Potential for significant surface water flooding
H1008	Leeds Road/Thackley Old Road																						The site is rejected for the following reason(s): • **Open Space/ Green Infrastructure -** Site is designated open space and loss of this site would exacerbate an existing deficiency for the amenity greenspace typology in the Shipley settlement. • **Ecology, Biodiversity, Geodiversity -** potential impacts on priority habitat (Deciduous Woodland) and wildlife habitat network. • **Historic/Built Environment**–potential impact on world heritage site and views into Saltaire
H1012	Hollin Hall Farm, High Bank Lane, Shipley																						The site is rejected for the following reason(s): • **Landscape -** The site as shown is not appropriate due to the impact on existing woodland and the landscape character of the area in a Greenbelt location. • **Ecology, Biodiversity, Geodiversity -** The site is mostly a priority woodland habitat, and the remainder is rough grassland which may also include priority habitat. This is a major part of the District's habitat network and not developable. Also adjacent to wildlife habitat. • **Highways/Transport -** Access would be from High Bank Lane which is very steep and not suitable.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1015	Glenview Close Nab Wood																						The site is rejected for the following reason(s): • **Landscape -** The site as shown is not appropriate due to the impact on existing woodland and the landscape character of the area in a Greenbelt location. • **Highways/Transport -** Site has significant highway constraint, inadequate access.
H1017	New Close Road, Nabwood																						The site is rejected for the following reason(s): • **Landscape -** The site as shown is not appropriate due to the impact on existing woodland and the landscape character of the area in a Greenbelt location. • **Ecology, Biodiversity, Geodiversity -** The site is part of a network of small fields and partly comprised of priority habitat woodland. Also contains TPO woodland. • **Open Space/ Green Infrastructure -** Site is designated open space (RUDP Open Land in Settlements) and loss would exacerbate an existing deficiency for this typology.
H1031	Belmont Terrace																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity -** Adjacent to priority habitat (Deciduous Woodland) • **Historic/Built Environment -**Within 50m buffer of Listed Building and adjacent to Scheduled Monument. Also contains site of archaeological potential (Class 2). • **Open Space/Green Infrastructure -** Site is designated open space (Amenity greenspace) and any loss would exacerbate an existing deficiency for this typology.
H1033	Windhill																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity -** Partially covered by priority habitat (Deciduous woodland) and partially within identified Wildlife Habitat Network (Grassland and Woodland) and adjacent to identified

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																							Wildlife Habitat Network (wetland). Also contains TPO woodland. • **Open Space/ Green Infrastructure -** Site contains designated open space (Recreation Ground, Outdoor sports facilities) and loss would exacerbate an existing deficiency for this typology. • **Utility -** Crossed by overhead or underground high voltage electricity transmission lines/cables (2 Pylons within site).
H1034	Land to rear of Aldi and McDonalds																							The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity-** Partially covered by priority habitat (Deciduous woodland) and partially within identified Wildlife Habitat Network (Grassland and Woodland) and adjacent to identified Wildlife Habitat Network. Also contains LWS (Leeds Liverpool Canal) and TPO woodland.
H1046	Crag Rd																							The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity -** Partially within identified Wildlife Habitat Network (Wetland, Woodland & Grassland) Also contains TPO woodland. • **Utilities -** Crossed by high pressure/major hazard gas pipeline (Menston / Canal Road). Also, within buffer zone for overhead or underground high voltage electricity transmission lines/cables. • **Topography -** Eastern part of site slopes relatively steeply down to Bradford Beck which runs through site. Western part also slopes down to Bradford Beck but more gently.
H1053	Carr Lane																							The site is rejected for the following reason(s): • **Highways/Transport -** Site has significant highway constraint, inadequate access. • **Utilities -** Within buffer zone for overhead or underground high voltage electricity transmission lines/cables.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Environmental Protection -** Potential contamination issue due to historic landfill uses nearby.
H1057	Wycliffe Road																						The site is rejected for the following reason(s): • **Landscape -** Steeply sloping site and valuable area of open space. • **Historic/Built Environment -** The site provides view in and out of the world heritage site of Saltaire and its development would have a negative impact
H1058	Glenview Drive, Bankfield Road, Nab Wood, Shipley																						The site is rejected for the following reason(s): • **Landscape -** Steeply sloping site in an area of landscape sensitivity within Greenbelt. Any development of the site would cause loss of green space and woodland that positively adds to the settled character. • **Ecology, Biodiversity, Geodiversity -** The site is partially covered by priority habitat (deciduous woodland) • **Highways/Transport -** Whilst access is available from Glenview Drive this is the only suitable access, and internal site gradients are likely to be challenging. • **Utilities -** Partly within buffer zone for overhead or underground high voltage electricity transmission lines/cables.
H1060	Bankfield Farm, Nab Wood																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity -** Potential impacts on priority habitat (Deciduous Woodland) and wildlife habitat network. The site also contains TPO woodland (1 no. group covering eastern and southern parts of the site).

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			This site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and subsequently allocated (Ref: H1061).
		Topography	
		Connectivity	
		Highways Constraints	
		Site Access	
		Water quality / water source protection	
		Utilities - Gas Pipelines / Electricity Cables	
		Mineral Reserves / Safeguarding; Mineral	
		Waste Management Sites	
		Major Hazard Sites and Hazardous Installations	
		Noise/ Nuisance / Bad Neighbours	
		Former coal mining activity	
		Land Stability & Contamination	
		Air Quality	
		Agricultural Land / Soils	
		Historic & Built Environment	
		Open Space/GI	
		Landscape & Visibility	
		Trees, Woodland & Hedgerows	
		Wildlife Habitat Network	
		Priority habitats & species	
		Ecology, biodiversity, geodiversity	
H1537	Neville Grange Nursing Home site		

Silsden

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1064	Brown Bank Lane, Silsden																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains several TPO trees and areas of TPO woodland that are scattered across it. It also includes several potential protected hedgerows that form long standing field boundaries. • **Landscape** – the site has a moderate-high landscape sensitivity. It is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting. • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn (Site Ref: H1065 – Brown Bank Lane/Bolton Road). This relates the housing site that was granted planning permission in April 2024 for 138 dwellings and is currently under construction. The southern-most section of site is subject to planning permission and has been identified as a site allocation (H1578: Hawber Cote Lane).
H1068	Hainsworth Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site contains and is adjacent designated Local Wildlife Sites (LWS) (Hainsworth Hedges and Leeds Liverpool Canal). • **Wildlife Habitat Network** – the site is mostly within an identified Wildlife Habitat Network (Grassland) • **Historic/Built Environment** – the site is adjacent to a Conservation Area (Leeds Liverpool Canal). Potential

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																							to impact on the setting of this designated heritage asset. There are key views/vistas from the Conservation Area across the site towards the south/south east. • **Site Access/Highways** – the site is accessed via Hainsworth Road, a single carriageway width road. Restricted by designation Local Wildlife Site (LWS) (Hainsworth Hedges).
H1070	Keighley Road																						The site is rejected for the following reason(s): • **Flood Risk** – the majority of site is located within Flood Zone 3b, with the much of the remainder located within Flood Zones 2 and 3.
H1071	Westerley Crescent																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains potential protected hedgerows that form the western boundary. • **Landscape** – the site occupies a prominent position within the landscape on the edge of the settlement. Development could affect long and medium distance views. • **Neighbouring Use** – the site is immediately adjacent to an intensive livestock/farm complex, give rising to potential issue relating to noise and odour.
H1072	Skipton Old Road																						The site is rejected for the following reason(s): • **Landscape** – the site occupies a prominent position within the landscape on the edge of the settlement. It is open and visible from surrounding areas. • **Site Access/Highway –** the site has limited access. Skipton Road is narrow and single carriageway width

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																							after its junction with Woodside Road, passing the site. No footways are present.
H1073	Skipton Road																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to a number of potential protected hedgerows that run along the eastern, northern and north western boundaries. A further hedgerow splits the site into two portions. • **Landscape** – the site is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting • **Site Access/Highways** – the site is not adjacent to the adopted highway network. It is accessed via a footpath (Public Right of Way) which is not wide enough to accommodate vehicles. As such, there is no current route to it.
H1075	Land off Hainsworth Road																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site is partially within an identified Wildlife Habitat Networks (Grassland). • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to a number of potential protected hedgerows that run along the eastern, northern and north western boundaries. A further hedgerow splits the site into two portions. • **Landscape** – the site is detached from the settlement and within a prominent and open landscape. Development would affect short, medium and long-distance views.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Flood Risk** – the site is partially located with Flood Zones 2 and 3, with some sections within Flood Zone 3b. • **Site Access/Highways** – the site is accessed via Hainsworth Road, a single carriageway width road.
H1077	Land off Holden Lane																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (Leeds Liverpool Canal). • **Landscape** – the site is within a prominent and open landscape. Development would affect short, medium and long-distance views. • **Historic/Built Environment** – the site is immediately adjacent to a Conservation Area (Leeds Liverpool Canal). There are key views/vistas from the Conservation Area across the site towards the north/north west. • **Site Access/Highways** – the site is accessed via Holden Lane. This is a narrow, single carriageway width road at the point where it passes the site.
H1079	Land off Skipton Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site contains and is adjacent to a designated Local Wildlife Site (LWS) (Brackenhill Ghyll) and Local Geological Site (LGS) (Throstle Nest). • **Wildlife Habitat Network** – the site contains and is adjacent to areas of identified Wildlife Habitat Network (Grassland; Woodland). • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to a number of potential protected

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																							hedgerows that run along the northern and western boundaries. Further hedgerows form field boundaries within the site. • **Landscape** – the site is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting • **Site Access/Highway** – the site is not adjacent to the adopted highway network but is served by an unadopted highway that forms a private driveway. Access would require third party land.
H1083	Elliot Street Playing field																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Leeds Liverpool Canal). • **Open Space** – the site is a designated open space (Outdoor Sport Facilities/Playing Field – Taylor Avenue Playing Fields). It is also identified within the made (adopted) Steeton with Eastburn and Silsden Neighbourhood Development Plan (Policy SWES11/2) as sport and recreation facility to be protected. • **Historic/Built Environment** – the site is immediately adjacent to a Conservation Area (Leeds Liverpool Canal).
H1086	Skipton Rd																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to a potential protected hedgerow that forms the southern boundary.

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																							• **Landscape –** the site is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting. • **Site Access/Highway –** the site has limited access. Skipton Road is narrow and single carriageway width after its junction with Woodside Road, passing the site. No footways are present.
H1088	Bolton Road /Brown Bank Lane																						This site has been rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn (Site Ref: H1065 – Brown Bank Lane/Bolton Road). This relates the housing site that was granted planning permission in April 2024 for 138 dwellings and is currently under construction.
H1108	Brown Bank Lane																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains several TPO trees and areas of TPO woodland that are scattered across it. It also includes several potential protected hedgerows that form long standing field boundaries. • **Landscape** – the site has a moderate-high landscape sensitivity. It is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting • **Site Access/Highways** – the site has limited access. Hawber Lane is narrow and single carriageway width

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																						after its junction with Woodside Road, passing the site. No footways are present.
H1114	Brownbank Lane, Silsden																					This site has been rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site several potential protected hedgerows that form long standing field boundaries. • **Landscape** – the site has a moderate-high landscape sensitivity. It is located with the rolling enclosed pasture around Silsden. Development would affect the visual relationship from the settlement edge to the surrounding pastoral landscape, which contribute to the rural setting • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn (Site Ref: H1065 – Brown Bank Lane/Bolton Road). This relates the housing site that was granted planning permission in April 2024 for 138 dwellings and is currently under construction.

Steeton with Eastburn

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1109	Skipton Road/Lyon Road																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site partly contains an identified Wildlife Habitat Network (Grassland). • **Landscape** – the site is within a prominent and open location on the northern edge of settlement. Development in this location has the potential to erode the setting of the settlement and the definition of the more pastoral landscape. • **Neighbouring Uses** – the site is immediate to adjacent to an operational farm complex (to the west) and the Airedale General Hospital complex (to the south east). • **Site Access/Highways** – the site is access via a narrow, unpaved track that forms part of the Public Rights of Way network, from the junction of Lyon Road and Green Lane. Access via Lyon Road or Green Lane is also limited. Lyon Lane is narrow beyond the factory complex, whilst Green Lane is similarly narrow. • **Alternative Use** – the western section of the site is a former playing that is occasionally used as a landing area for the air ambulance due to its location adjacent to Airedale General Hospital. It understood not to be available.
H1115	Summerhill Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn (Site Ref: H1353: Summerhill Lane).
H1118	The Croft, Lyon Road																						The site is rejected for the following reason(s): • **Flood Risk** – the majority of the site is located within Flood Zone 2.
H1119	Lyon Road																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Neighbouring Uses** – the site is located immediately to a factory complex. • **Flood Risk** – the majority of site is located within Flood Zone 3b (Functional Floodplain), with much of the remainder with Flood Zones 2 and 3. • **Availability** – the site is currently occupied by an operational farm complex.
H1120	Skipton Road/Lyon Road																						The site is rejected for the following reason(s): • **Wildlife Habitat Network** – the site partly contains an identified Wildlife Habitat Network (Grassland). • **Landscape** – the site is within a prominent and open location on the northern edge of settlement. Development in this location has the potential to erode the setting of the settlement and the definition of the more pastoral landscape. • **Neighbouring Uses** – the site is immediate to adjacent to an operational farm complex (to the west) and the Airedale General Hospital complex (to the south east). • **Flood Risk** – the site is partially located with Flood Zone 3 (Functional Floodplain) and Flood Zones and 3. • **Site Access/Highways** – the site has limited access via Lyon Road or Green Lane at its western end. Lyon Lane is narrow beyond the factory complex, whilst Green Lane is similarly narrow.
H1123	Hob Hill, Chapel Road																						The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is located partially within and adjacent to a Conservation Area (Steeton) and contains/is adjacent to a designated heritage asset, a Grade II Listed Building (Hob Hill, Chapel Road). • **Trees/Woodland/Hedgerows** – the site contains and is adjacent to an area of TPO woodland within/adjacent to its northern boundary. It also contains a number of mature trees around the southern and eastern boundaries.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Site Access/Highways** – the site access is limited. Chapel Road is a narrow, one-way street with no footways, whilst Cartmel Lane is an unadopted section of highway providing access to existing dwellings. • **Topography** – the site slopes steeply upwards from north to south, representing a constraint to development.
H1124	Skipton Road																						The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site contains a number of mature trees that form the setting for the open space. • **Open Space** – the site is located adjacent to a designated a designated open (Amenity Green Space) • **Local Green Space** – the site is immediately adjacent to a designated Local Green Space set out in the made Steeton with Eastburn and Silsden Neighbourhood Development Plan (Policy SWES10/4: Corn Mill Green, Steeton). • **Historic/Built Environment** – the site is located with a Conservation Area (Steeton) and in proximity to a number of designated heritage assets, Grade II Listed Buildings. Site forms part of a key open within the Conservation Area. • **Flood risk** – the site is partially location within Flood Zone 3 and contains a watercourse (Steeton Beck) that flows through its centre.
H1125	Chapel Road																						The site is rejected for the following reason(s): • **Landscape** – the site occupies a prominent and open location within the landscape to the south of the settlement. Development would more visible. • **Topography** – the slopes steeply upwards from north to south, representing a constraint to development.
H1127	Station Road																						The site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral Sites	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Alternative Use** – the site is currently in use for employment uses. It is safeguarded within the made (adopted) Steeton with Eastburn and Silsden Neighbourhood Development Plan (Policy SWES8/12).
H1128	Land south of Skipton Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Currer Wood). • **Wildlife Habitat Network** – the site is immediately adjacent to an identified Wildlife Habitat Network (Ancient Replanted Woodland). • **Trees/Woodland/Hedgerows** – the site is immediately adjacent to an area of Ancient Woodland (Currer Wood) • **Historic/Built Environment** – the site is in proximity to two designated heritage assets, a Grade II Listed Buildings (Currergate Nursing Home and Steeton Manor) with potential to impact upon their settings. • **Site Access/Highways** – the site has no clear point of access from the highway network. Would be reliant of a neighbouring site being developed and/or the use of third-party land.
H1134	Summerhill Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H1353: Summerhill Lane).

Thornton

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1285	Close Head Lane (Masterplan)																						The site is rejected for the following reason(s): • **Wildlife Habitat Network-** Partially covered by priority habitat (deciduous woodland) and partially within/adjacent to a bat alert area or roost • **Trees/Woodland/Hedgerows-** Majority of the site is covered by protected trees and TPO Woodland • **Utilities-**Former water treatment works so potential for underground works. Water main crosses site which may need substantial buffer. • **Land Stability and Contamination-** Evidence of instability - sunken site. Potential contamination issue due to historic landfill uses nearby. • **Proximity to Waste Management Site-** The site is within 200m of operational/permitted waste management site.
H1287	Cragg Lane / Thornton Road																						The site is rejected for the following reason(s): • **Topography-** Challenging topography due to the site slopes fairly steeply north to south • **Landscape -** High landscape sensitivity in a Greenbelt location. The site is in an open location within the landscape and is visible over longer distances. Development in proximity to the exposed settlement edge in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character. • **Utilities-** The site is crossed by overhead or underground high voltage electricity lines/cables and within buffer zone for overhead or underground high voltage electricity transmission lines/cables • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby.
H1288	Green Lane																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Topography-** Challenging topography due to the site slopes fairly steeply south to north. • **Landscape -** High landscape sensitivity in a Greenbelt location. The site has strong character both views into the site and in particular extensive views out right across the valley. Development in proximity to the exposed settlement edge in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character. • **Historic/Built Environment** – the site is in proximity to designated heritage asset, a Grade II Listed Buildings (Thornton Hall) with potential to impact upon their settings. • **Site Access-** Unsuitable access. Highway infrastructure in this locality will need improving.
H1289	Old Road																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity** – Partially covered by priority habitat (deciduous trees) and/or Within bat alert area • **Landscape -** High landscape sensitivity in a Greenbelt location. • **Topography-** Undulating sloping fields. Evidence of instability. • **Historic/Built Environment** – the site is in proximity to groups of Grade II listed cottages with potential to impact upon their settings. • **Wildlife Habitat Network- P**artially within identified Wildlife Habitat Network (Grassland). Habitat looks to be high value grassland and some woodland.
H1290	Hill Top Road (1) (Masterplan)																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views across the valley. Development in proximity to the settlement edge in such position has the

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							potential erode the historic setting of the settlement and detract from the area's rural character. • **Topography-** Steep slope. Evidence of instability. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby.
H1291	Hill Top Road (3) (Masterplan)																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views. Development in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Site can be accessed off Hill Top Road but will require some infrastructure improvements such as a footway along site frontage
H1292	Spring Holes Lane (1)																						The site is rejected for the following reason(s): • **Landscape -** Development could lead to incongruous extension to settlement too far north and likely to impact on the smaller settlement. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character.
H1293	Back Lane (1)																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views. Development in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character.
H1295	Sapgate Lane / North Cliffe Lane																						The site is rejected for the following reason(s): • **Ecology, Biodiversity, Geodiversity-** The site contains protected woodland. Also likely to be high value for wildlife given the mature trees on site. • **Site Access-** Current access is on a corner with limited visibility.
H1298	Back Lane																						The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape -** The site has strong character with extensive views. Development in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character. • **Ecology, Biodiversity, Geodiversity-** The site contains protected woodland. • **Site Access-** Current access is on a junction. Road capacity issues for increased level of development.
H1299	Spring Holes Lane (2)																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views across and down the valley. Development could lead to incongruous extension to settlement too far north and likely to impact on the smaller settlement. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character.
H1302	Land South of Prospect and Dole Mills																						The site is rejected for the following reason(s): • **Landscape -** This land forms part of the significant view down the valley especially views from the Great Northern Trail. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Ecology, Biodiversity, Geodiversity-** The site contains protected trees/woodland. • **Historic/Built Environment** – The site lies within Thornton conservation area and also within/partly within 50m buffer of listed buildings (Ashfield House Nursing Home and Prospect Mills). Any development is likely to cause substantial harm to the character and form of these heritage assets; Mitigation would not be possible. • **Site Access-** There is no direct access from this site to highway network.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1303	Land to north of Back Lane																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Unsuitable narrow access. Road capacity issues for increased level of development
H1305	Back Lane (2)																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Unsuitable narrow access. Road capacity issues for increased level of development
H1306	Hill Top Road																						The site is rejected for the following reason(s): • **Landscape -** The site has strong character with extensive views. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Utilities**- water main crosses site west to east and requires buffer. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby.
H1307	Aldersholes Lane																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																						• **Wildlife Habitat Network-** The site is fully/partially within identified Wildlife Habitat Network (Grassland) • **Historic/Built Environment** – The site is adjacent to Thornton conservation area and contains listed buildings. Any development is likely to cause substantial harm to the character and form of these heritage assets; Mitigation would not be possible. • **Utilities**- Drainage is likely to be an issue with the beck present and running through the site. • **Site Access**- No obvious access. Alderscholes Lane is very narrow- road capacity issues.
H1309	Land between Well Heads and Thornton Road																					The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Topography-** Undulating sloping fields. Evidence of instability. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby. • **Utilities-** The site is crossed by overhead or underground high voltage electricity lines/cables and within buffer zone for overhead or underground high voltage electricity transmission lines/cables
H1319	Thornton Road (1) (Masterplan)																					The site is rejected for the following reason(s): • **Open Space Designation-** Part of site is designated open space (Village Greenspace: Open Land in Settlements) and loss would result in a deficiency for this typology. • **Landscape -** High landscape sensitivity in a Greenbelt location. Visual impact substantial due to increase of site up through the elevated pastures Development in proximity to the exposed settlement edge in such

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							position could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Topography-** Undulating sloping fields with north of site slopes steeply. Evidence of instability. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby. • **Priority Habitat-** The site is adjacent to a priority habitat (deciduous woodland and/or majority within a bat alert area and adjacent to a bat roost • **Trees/Woodland/Hedgerows-** The site is adjacent to TPO Woodland and buffer.
H1322	Hill Top Road (3) (Masterplan)																						The site is rejected for the following reason(s): • **Landscape-** The site has strong character with extensive views. Development could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Heritage and Built Environment:** The site is adjacent to row of Grade II listed buildings. The Bronte Way PROW runs through the site. Concern about impact on public pathways and cultural significance. • **Site Access-** Site can be accessed off Hill Top Road but will require some infrastructure improvements such as a footway along site frontage. There's also issues re: road capacity and poor visibility. • **Topography-** The site has a challenging topography with steep north to south slope. • **Utilities-** Low voltage pylons cross the site. • **Land Stability and Contamination-** Potential contamination issue due to historic landfill uses nearby.
H1568	Land West of Chat Hill Road, South of																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. The site has strong character both views into

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
	Churchill Road Thornton																						the site and in particular extensive views out right across the valley. Development in proximity to the exposed settlement edge in such position could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Current access road does not meet adoptable standard.
H1569	Land south of Churchill Road and Foster Avenue, Thornton																						The site is rejected for the following reason(s): • **Landscape -** High landscape sensitivity in a Greenbelt location. The site has strong character both views into the site and in particular extensive views out right across the valley. Development in proximity to the exposed settlement edge in such position could lead to incongruous extension to settlement and potentially erode the historic setting of the settlement and detract from the area's rural character. • **Site Access-** Current access road does not meet adoptable standard.

Wilsden

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1106	Bents Lane																						The site is rejected for the following reason(s): • **Site Boundary** - the site, based on its original boundary was rejected, however a new site boundary was drawn and proposed for allocation (Site Ref: H1325
H1113	Haworth Road																						This site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Outdoor Sports Facilities). It is loss would exacerbate an existing deficiency for this typology in Wilsden. • **Local Green Space** – the site is designated as a Local Green Space (LGS) in the made Wilsden Neighbourhood Development Plan (2025) (Policy Ref: W/NE1-1: Cricket Field.
H1327	Crack Lane																						This site is rejected for the following reason(s): • **Landscape** – the site has a moderate landscape sensitivity. It is detached from the edge of the settlement and would result in development encroaching on higher ground to the east of the village with its associated landscape and visual impacts. Development beyond Shay Lane would encroach into the rural hinterland and hill slopes. It may alter the character of the settlement and impact in relation to its setting. • **Historic/Built Environment** – the site is adjacent to a non-designated heritage asset (Birkshead nos. 5 to 7). It also contains a Special Character Area (Birkshead) (as defined in Policy W/BH3 of the made Wilsden Neighbourhood Development Plan). The open fields to south are highlighted as forming important of the setting for Birkshead. • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is partly covered by a Development High Risk Area.

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Utilities/Overhead Power Line** – the site is crossed from south west to east by a high voltage overhead electricity transmission line, with its associated buffer area.
H1328	High Meadows																						This site is rejected for the following reason(s): • **Historic/Built Environment** – the site is located within a Conservation Area (Wilsden). It is identified as key open space that makes a positive contribution to the character of the Conservation Area. There is a key view across the site from the north west. It is immediate adjacent to two designated heritage assets, Grade II Listed Building/Structures (Footpaths Bingley 184 and Bingley 187). • **Trees/Woodland/Hedgerows** – the site contains an area of TPO woodland, along its western boundary. • **Open Space** – the majority of the site is a designated open space (Amenity Greenspace). Its loss would exacerbate an existing deficiency for this typology in Wilsden.
H1329	Laneside																						This site is rejected for the following reason(s): • **Landscape** – the site is located on the edge of the settlement. It would extend development into the countryside potential impacting the settlement's relation to its setting. There would also be visual impacts, as the site can view of the surrounding area. • **Historic/Built Environment** – the site is adjacent two non-designated heritage assets (Land End House and Greenley Hill Nos 1 to 7). • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is covered by a Development High Risk Area • **Surface Water Flooding** – the site contains areas with potential for surface water flooding.
H1330	Haworth Road																						This site is rejected for the following reason(s):

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		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
																							• **Landscape** – the site has a moderate landscape sensitivity. Development would result in the settlement form being extended into the countryside in particular the higher ground to the east, with associated landscape and visual impacts. It may alter the character of the settlement and impact in relation to its setting. • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is partly covered by a Development High Risk Area. • **Utilities/Overhead Power Line** – the site is crossed at it south eastern corner by a high voltage overhead electricity transmission line, with its associated buffer area, covering most the site.
H1335	South of Laneside																						This site is rejected for the following reason(s): • **Landscape** – the site is located on the edge of the settlement and extends into the countryside. The site is visible over longer and shorter distances, in particular from higher ground to the south east. Development would have landscape and visual impacts. • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is partly covered by a Development High Risk Area. • **Watercourse** – the site is crossed from the south west towards the north east by a culverted watercourse (Wilsden Beck). • **Surface Water Flooding** – the contains areas at risk of surface water flooding (all levels). • **Utilities/Overhead Power Line** – the site is crossed from south west to east by a high voltage overhead electricity transmission line, with its associated buffer area.

Local Plan Ref.	Site Address	Technical Assessment – Summary																				Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous Installations	Waste Management Sites	Mineral Reserves / Safeguarding; Mineral	Utilities - Gas Pipelines / Electricity Cables	Water quality / water source protection	Site Access	Highways Constraints	Connectivity	Topography	
H1336	Shay Lane																						This site is rejected for the following reason(s): • **Landscape** – the site has a moderate landscape sensitivity. It is detached from the edge of the settlement and would result in development encroaching on higher ground to the east of the village with its associated landscape and visual impacts. It may alter the character of the settlement and impact in relation to its setting. • **Historic/Built Environment** – the site is adjacent to a designated heritage asset, a Scheduled Monument (Late prehistoric, closed settlement 150m of Shay Gate Farm), a site of archaeological potential (Class I) and contains a non-designated heritage asset (Shay Gate Farm). A further non-designated heritage asset is adjacent to the south east corner (Shay Gate nos 2 to 16). • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is partly covered by a Development High Risk Area. • **Utilities/Overhead Power Line** – the site is crossed from south west to east by a high voltage overhead electricity transmission line, with its associated buffer area.
H1339	Shay Lane																						This site is rejected for the following reason(s): • **Landscape** – the site is located on the edge of the settlement. Development would encroach into the countryside, with potential impact on the setting • **Wildlife Habitat Network** – the site is adjacent to an identified wildlife habitat network (Woodland) (as identified in the made Wilsden Neighbourhood Development Plan). • **Former Coal Mining Activity** – the site is located within an area of former coal activity and is covered by a Development High Risk Area.

4. Rejected Sites – Employment

4.1 The tables in the sections below provide details of the reasons for rejecting the sites listed for employment site allocations within the Bradford District Local Plan (2025 to 2043). These tables are set out in a settlement-by-settlement basis and are ordered based on the site's Local Plan reference. Maps showing the rejected employment sites can be viewed in Appendix 2.

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E1	Southfield Terrace, Addingham																							The site is rejected for the following reason(s): • **Availability** – The site is not available for employment development-see also H2 above
E3	Otley Road/Hollins Hill, Baildon																							The site is rejected for the following reason(s): • **Priority Habitat/Wildlife/Trees –** The site contains trees which have an important wildlife role and are protected**-** Existing TPOs on this site would render the developable area too small to meet size threshold (0.2ha)
E4	Gilstead Lane, Bingley																							The site is rejected for the following reason(s): • **Residential amenity** – site is located adjacent to sensitive uses • **Priority Habitats/Wildlife** – the site is immediately adjacent to a designated Local Wildlife Site (LWS) (Milnerfields Traditional Orchard, Gilstead). • **Landscape/Heritage** – the site is located on the edge of the settlement. Development would result in the built-up area being extended into the countryside, with the potential to erode or fragment the areas of woodland present on the valley sides.
E5	Dowley Gap Lane, Bingley																							The site is rejected for the following reason(s): • **Historic/Built Environment** – the site is located immediately adjacent to a Conservation Area (Leeds Liverpool Canal)
E6	Castlefield Lane, Bingley																							The site is rejected for the following reason(s): • **Trees/Woodland/Hedgerows** – the site includes a TPO tree and areas of TPO woodland, which would limit the potential for development of the site.

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
																								• **Flood risk** – the majority of the site is located within Flood Zones 2 and 3.
E7	Croft Road, Crossflatts, Bingley																							The site is rejected for the following reason(s): • **Flooding** - Majority of available land is situated within Flood Zone 3b
E11	Coolgardie, Keighley Road, Bingley																							The site is rejected due to the following reason(s): • **Availability –** The site is not available and is being developed for housing
E12	Ripley Street/Bolling Road, Bradford SW																							The site is rejected due to the following reason(s): • **Availability -** The site is currently within employment use; the remaining land should be reserved for potential expansion
E14	Bradford City Centre																							The site is rejected due to the following reason(s): • **Availability** - Site unavailable as it falls within the Southern Gateway Masterplan Area.
E15	Land adjacent to Florence Street, Bradford NE																							The site is rejected for the following reason(s): • **Availability** – There is no information to suggest the site is available
E16	Florence Street, Bradford NE																							The site is rejected due to the following reason(s): • **Availability -** There is no information to suggest the site is available
E18	Harrogate Road, Bradford NE																							• The site is rejected due to the following reason(s): **Availability** – The site is not available for employment use. Part has already been developed, and the remainder is allocated for housing (H674)
E19	Leeds Road, Bradford NE																							The site is rejected due to the following reason(s): • **Availability** – There is no information to suggest the site is available

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E22	Valley Road, Bradford NW																							• The site is rejected for the following reason(s): **Availability** – There is no information to suggest the site is available • **Flooding** - Majority of available land is situated within Flood Zone 3b
E23	Midland Road, Bradford NW																							The site is rejected for the following reason(s): • **Availability** – The site is not available for employment use it has been allocated for housing (H689)
E24	Bradford NW																							The site is rejected for the following reason(s): • **Ecology/Priority Habitats/Wildlife –** Partially located within Chellow Dene Local Wildlife site, contains deciduous woodland priority habitat and bat roost. Impacts on wetland and woodland as well as grassland wildlife habitat networks. • **Trees -** Contains ancient woodland and TPO woodland. • **Residential amenity** – site is located adjacent to sensitive uses
E25	Factory Lane, Bradford SE																							The site is rejected for the following reason(s): • **Availability -** There is no information to suggest the site is available
E27	Lister Street, Bradford SE																							The site is rejected for the following reason(s): • **Noise** – Impact on residential amenity
E28	Parry Lane, Bradford SE																							The site is rejected for the following reason(s): • **Availability -** The site is currently within employment use; the remaining land should be reserved for potential expansion
E29	Parkway, Bradford SE																							The site is rejected due to the following reason(s): • **Availability** - The site is not available for employment use it has been allocated for housing (H975)
E30	Inmoor Road, Bradford SE																							The site is rejected for the following reason(s):

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
																							• **Heritage** - Site is located on a Historic Battlefield (Battle of Adwalton Moor, 1643) the development of the site will negatively impact this important heritage asset
E31	Cordingley Street, Bradford SE																						The site is rejected for the following reason(s): • **Availability -** The site is currently within employment use; the remaining land should be reserved for potential expansion
E32	Dealburn Road, Bradford SE																						The site is rejected for the following reason(s): • **Availability -** The site is currently within employment use; the remaining land should be reserved for potential expansion
E33	Spen View Lane, Bradford SE																						• The site is rejected due to the following reason(s): **Availability** – The site is not available for employment use. Part has already been developed, and the remainder is allocated for housing (H878 & H879)
E43	Rockhill Lane, Bradford SE																						The site is rejected for the following reason(s): • **Topography -** The site is steeply sloping downhill from north to south, with a 30m level change from the northern to southern boundary. • **Wildlife Habitat** - Partially within identified improved neutral grassland Wildlife Habitat Network *See also H944
E44	Land adjoining Douglas Road and Lower Lane, Bradford SE																						The site is rejected for the following reason(s): • **Open Space –** Site is a designated open space • **Land stability and contamination -** Former landfill site affected by ground gas and asbestos. A Yorkshire Water sewer runs through the site.
E45	Birkshall Lane, Bradford SE																						The site is rejected for the following reason(s): • **Open Space** - Loss of open space of this type would create a deficiency in the area

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E46	Mill Lane, Bradford																							The site is rejected for the following reason(s): **Availability** - There is no information to suggest the site is available
E53	Caldene Avenue, Bradford SW																							The site is rejected for the following reason(s): • **Site Access –** access to site is not feasible.
E54	Land east of Laisterdyke and south of Leeds Road, Bradford SE																							The site is rejected for the following reason(s): • **Availability** - There is no information to suggest the site is available
E64	Commondale Way, Bradford SE																							The site is rejected for the following reason(s): • **Ecology/Priority habitats/Wildlife –** Within Toad Holes Beck Local Wildlife site, impacts on deciduous woodland priority habitat and wetland, grassland and woodland wildlife habitats. • **Topography/access –** Land is steeply sloped and not easily accessed
E65	Land west of Commondale Road, Bradford SE																							The site is rejected for the following reason(s): • **Ecology/Priority habitats/Wildlife –** Within Toad Holes Beck Local Wildlife site, impacts on deciduous woodland priority habitat and wetland, grassland and woodland wildlife habitats. • **Topography/access –** Land is steeply sloped and not easily accessed.
E66	Knowles Park, Knowles Lane, Bradford SE																							The site is rejected for the following reason(s): • **Availability**- The site is not available for development • **Open Space** - Loss of open space of this type would create a deficiency in the area
E67	Land adjacent All Saints																							The site is rejected for the following reason(s): • **Flooding -** Majority of available land is situated within Flood Zone 3b

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
	Road, Bradford SW																							• **Availability –** There is no information to suggest the site is available • **Residential amenity** – site is located adjacent to sensitive uses
E68	Disused Car Parking, adjacent to Chesapeake, Bradford SW																							The site is rejected for the following reason(s): • **Land Use** - Site is already located within an existing Employment Zone.
E70	Hollingwood Lane, Bradford SW																							The site is rejected for the following reason(s): • **Open Space** - Allocation of site would cause a loss of open space for outdoor sports facilities and amenity green space.
E72	Abb Scott Lane, Bradford SW																							The site is rejected due to the following reason(s): • **Availability** – The site is not available for employment it has been allocated and has permission for homes (H1263)
E73	Northside Road, Girlington, Bradford SW																							The site is rejected due to the following reason(s): • **Availability** - The site is not available for employment it has been allocated and has permission for homes (H1260)
E79	Thornton Road/Bell Dene, Bradford SW																							The site is rejected for the following reason(s): • **Ecology/Priority habitat/Wildlife/Landscape -** The land forms part of a significant green / wildlife corridor. Its development will have a significant impact on the habitat network and indirectly on the Pitty Beck Local Wildlife Site.
E80	Bradford Road, Clayton, Bradford SW																							The site is rejected for the following reason(s): • **Open Space -** Loss of open space of this type would create a deficiency in the area • **Ecology/Habitats/Wildlife -** Impacts on Hainsworth Hedges Local Wildlife Site and deciduous woodland

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
																							priority habitat. Impacts on woodland wildlife habitat networks.
E84	Between Clayton Lane and Lister Arms, Manchester Road, Bradford SW																						The site is rejected due to the following reason(s): • **Availability** - The site is not available for employment it has been allocated for homes (H1163)
E86	Land off Burley Bypass, Burley in Wharfedale																						The site is rejected for the following reason(s): • The has been allocated for homes (H119)
E87	Land south of Otley Road, Burley in Wharfedale																						The site is rejected for the following reason(s): • **Ecology/Wildlife** – Impacts on Local Wildlife Sites (Burley Bypass Verges), wetland and grassland wildlife habitat networks and deciduous woodland priority habitat.
E88	Former Associated Waste Management Site, Valley Road, Canal Road Corridor																						The site is rejected for the following reason(s): • **Availability –** unable to confirm site availability
E90	Leeds Road, Ilkley																						The site is rejected for the following reason(s): • **Ecology/Priority Habitats/Wildlife –** Impacts on wetland and woodland wildlife habitat network. • **Open Space** - Site is designated Open Space and Local Green Space
E91	Skipton Road, Ilkley																						The site is rejected for the following reason(s): • **Highways –**Site is located 18.5 miles from the SRN • **Landscape -** The woodland extends up the slope to Heber's Ghyll, and provides a strong landscape boundary to the current settlement edge. Development

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
																							on the site would extend the settlement edge past this feature and would be perceived as a step change into the more open pastoral fields to the west of the site, where there is limited settlement. • **Priority Habitats** – Impact on deciduous woodland priority habitat.
E92	Coutances Way, Ilkley																						The site is rejected due to the following reason(s): • **Availability- Pa**rt of the site has been allocated for homes (H385) with the remainder rejected (H360)
E94	Land east of Ashland Road, Keighley																						The site is rejected for the following reason(s): • Availability – The site has planning permission and is under construction for homes and business (H356)
E95	Bradford Street, Keighley																						The site is rejected for the following reason(s): • **Land Use** - Site is already located within an existing Employment Zone.
E105	Bradford Road, Riddlesden, Keighley																						The site is rejected for the following reason(s): • **Flooding** - Majority of available land is situated within Flood Zone 3b • **Availability**- Part of the site has been allocated for housing (H420)
E106	Bradford Road, Sandbeds, Keighley																						The site is rejected for the following reason(s): • **Priority Habitat** – the site fully covered by priority habitat (Deciduous Woodland). • **Wildlife Habitat Network** – the site is partially within three areas of identified Wildlife Habitat Network (Grassland; Lowland Mixed Deciduous Woodland; Wetlands). These cover most of the site. • **Flood Risk** – the majority of the site is located within Flood Zone 2 with western section located within Flood Zones 3 and 3b (Functional Floodplain).

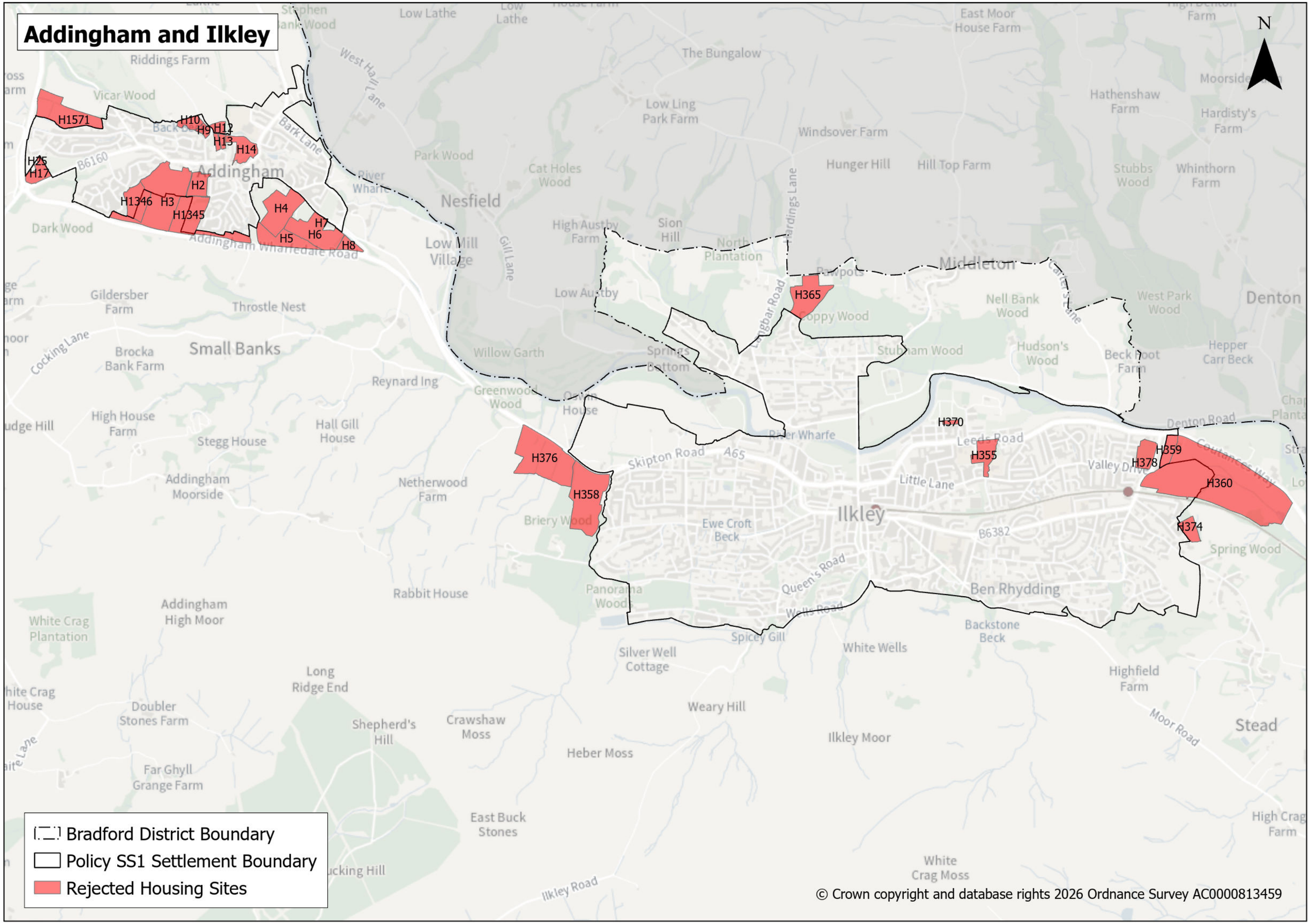
Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E107	Thwaites Brow Road, Keighley																							The site is rejected for the following reason(s): • **Topography –** Site slopes steeply. • **Priority habitat–** Impact on deciduous woodland priority habitat and grassland wildlife habitat network.
E111	St. Pauls Rise, Keighley																							The site is rejected for the following reason(s): • **Topography –** Site slopes steeply. • **Site Access** – No current route is feasible to access site.
E114	Airedale Road, Keighley																							The site is rejected for the following reason(s): • **Flooding** – Majority of available land is situated within Flood Zone 3b
E121	Land north of Moor Drive, Oakworth																							The site is rejected for the following reason(s): • **Open Space -** The Site is designated open space (Recreation Open Space in Settlements) and loss would result in a deficiency/ exacerbate an existing deficiency for this type. • **Trees/Woodlands -** Potential impact on the adjacent to TPO trees/woodland
E122	Moorhouse Lane/Marsh Lane, Oxenhope																							The site is rejected for the following reason(s): • **Landscape-**High landscape sensitivity in a Greenbelt location. Development in proximity to the exposed settlement edge in such position has the potential erode the historic setting of the settlement and detract from the area's rural character. • **Flood Risk**- Surface Water Flood Risk in a number of sections of the site
E123	Land on Harry Lane, off Hebden Road, Oxenhope																							The site is rejected for the following reason(s): • **Priority Habitat/Wildlife/Trees–** Impact on deciduous woodland priority habitat and woodland and grassland wildlife habitat network.

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E124	Old Mill Dam Lane, Queensbury																							The site is rejected for the following reason(s): • **Availability** – Northern section is allocated for housing, southern section forms part of the open space for the adjacent housing development. Allocated for housing (H835)
E128	Dockfield Road, Shipley																							The site is rejected for the following reason(s): • **Priority habitat/Wildlife/Open space-** Site is covered by a significant area of habitat network (woodland and grassland) and priority habitat (deciduous woodland), it is also an important green space. • **Highways/Transport -** There is currently no direct vehicular access to the site • Water - Potential for significant surface water flooding
E129	Leeds Road/Thackley Old Road, Shipley																							The site is rejected for the following reason(s): • **Open Space/ Green Infrastructure -** Site is designated open space and loss of this site would exacerbate an existing deficiency for the amenity greenspace typology in the Shipley settlement. • **Ecology -** potential impacts on priority habitat (Deciduous Woodland) and wildlife habitat network. • **Historic/Built Environment**–potential impact on world heritage site and views into Saltaire
E136	Sykes Lane, Silsden																							The site is rejected due to the following reason(s): **Availability** - Allocated for housing
E137	Hainsworth Road, Silsden																							The site is rejected for the following reason(s): • **Ecology/Wildlife –** Impacts on Hainsworth Hedges Local Wildlife Site, and grassland, woodland and wetland wildlife habitat network.
E138	Sykes Lane, Silsden																							The site is rejected for the following reason(s): • **Availability** – The site has been allocated for housing (H1090)

Local Plan Ref.	Site Address	Technical Assessment – Summary																					Reasons for Rejection
		Ecology, biodiversity, geodiversity	Priority habitats & species	Wildlife Habitat Network	Trees, Woodland & Hedgerows	Landscape & Visibility	Open Space/GI	Historic & Built Environment	Agricultural Land / Soils	Air Quality	Land Stability & Contamination	Former coal mining activity	Noise/ Nuisance / Bad Neighbours	Major Hazard Sites and Hazardous	Waste Management Sites	Mineral Reserves / Safeguarding	Utilities - Gas Pipelines / Electricity	Water quality / water source protection	Site Access	Highways Constraints	Strategic Road Network	Connectivity	Topography	
E141	Lyon Road, Steeton with Eastburn																							The site is rejected for the following reason(s): • **Flooding** - Majority of available land is situated within Flood Zone 3b
E145	Thornton Road, Thornton																							The site is rejected for the following reason(s): • **Availability – The site has been allocated for housing (H1320)**
E146	Green Lane, Thornton																							The site is rejected for the following reason(s): • **Topography –** Challenging topography due to the site slopes fairly steeply south to north. • **Landscape -** High landscape sensitivity in a Greenbelt location. The site has strong character both views into the site and in particular extensive views out right across the valley. Development in proximity to the exposed settlement edge in such position has the potential to erode the historic setting of the settlement and detract from the area's rural character. • **Historic/Built Environment** – the site is in proximity to designated heritage asset, a Grade II Listed Buildings (Thornton Hall) with potential to impact upon their settings.
E148	Land adjacent to the Cricket Club, Wilsden																							The site is rejected for the following reason(s): • **Open Space** – the site is a designated open space (Outdoor Sports Facilities). It is loss would exacerbate an existing deficiency for this typology in Wilsden. • **Local Green Space** – the site is designated as a Local Green Space (LGS) in the made Wilsden Neighbourhood Development Plan (2025) (Policy Ref: W/NE1-1: Cricket Field.

5. Appendix 1 – Rejected Housing Sites Maps

Addingham and Ilkley



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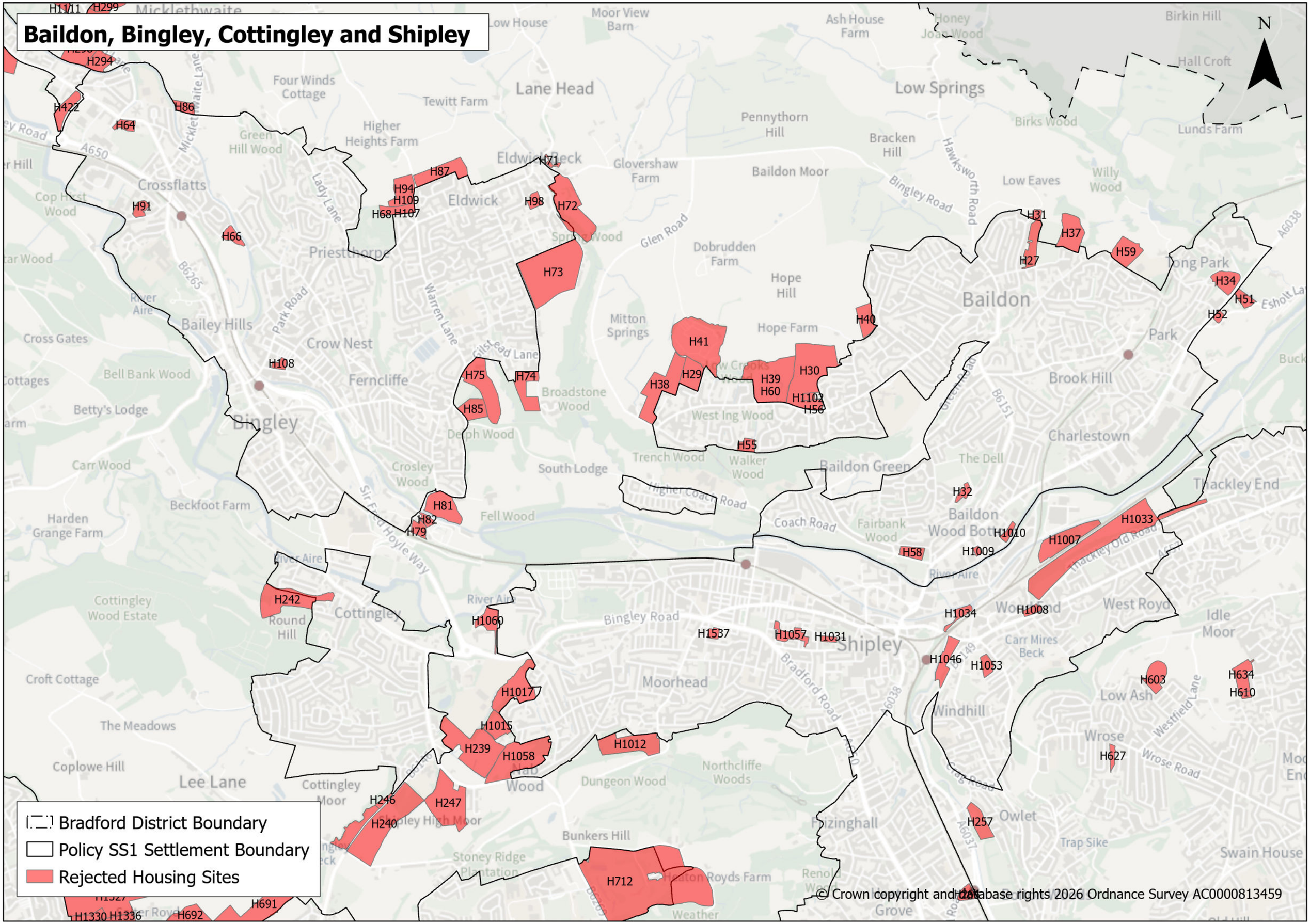
Baildon, Bingley, Cottingley and Shipley


N
Bradford District Boundary
Policy SS1 Settlement Boundary
Rejected Housing Sites
H11/11
H299
H294
H422
H64
H86
H91
H66
H87
H94
H109
H68
H107
H71
H98
H72
H73
H108
H75
H74
H85
H41
H38
H29
H39
H60
H30
H1102
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H52
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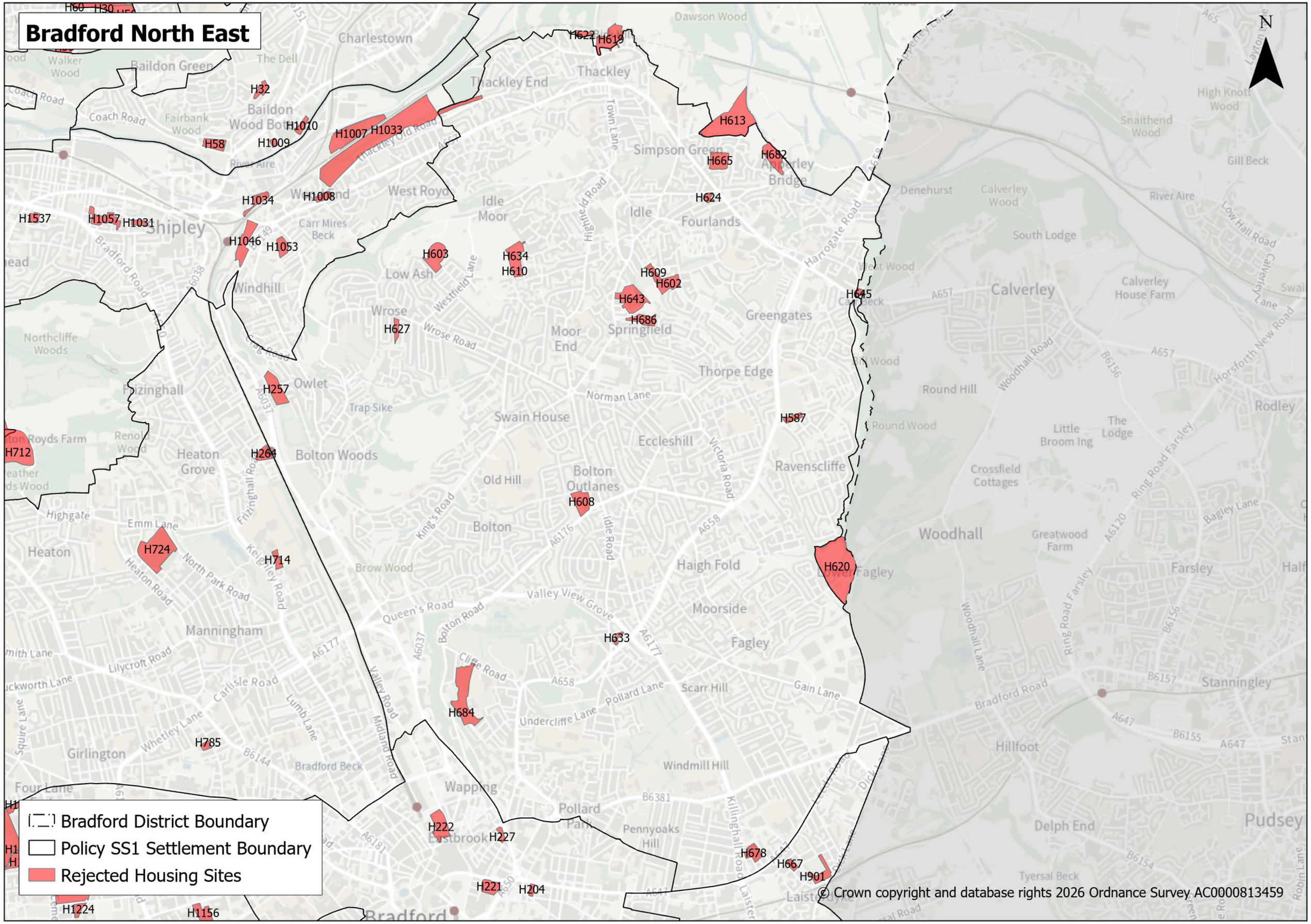
H58
H1009
H1010
H1007
H1033
H81
H82
H79
H242
H1060
H1537
H1057
H1031
H1034
H1008
H1046
H1053
H603
H610
H634
H1017
H1015
H239
H1058
H1012
H246
H240
H247
H712
H691
H692
H1330
H1336
H257
H627
Lane Head
Low Springs
Baildon
Shipley
Bingley
Crossflatts
Eldwick
Priesthorpe
Crow Nest
Ferncliffe
Bailey Hills
Baildon Moor
Baildon Green
Baildon Wood Bottom
Moorhead
Windhill
Wrose
Low Ash
Idle Moor
West Royd
Charlestown
Brook Hill
Tong Park
Cottingley
Lee Lane
Bunkers Hill
Fairbank Wood
Coach Road
Bradford Road
Wrose Road
Thackley Old Road
Thackley End
Swain House
Owlet
Trap Sike
Carr Mires Beck
Bingley Road
Hawksworth Road
Glen Road
Warren Lane
Park Road
Lady Lane
Mickletwaite Lane
Esholt Lane
River Aire
Sir Fred Hoyle Way
Higher Coach Road
Broadstone Wood
Dungeon Wood
Northcliffe Woods
Stoney Ridge Plantation
Heaton Royds Farm
Fairsinghall
Hope Hill
Hope Farm
Mitton Springs
Dobrudden Farm
Gloversham Farm
Pennythorn Hill
Bracken Hill
Low Eaves
Willy Wood
Birks Wood
Lunds Farm
Hall Croft
Birkin Hill
Ash House Farm
Honey Joan Wood
Moor View Barn
Low House
Tewitt Farm
Higher Heights Farm
Four Winds Cottage
Green Hill Wood
Cop Hirst Wood
Bell Bank Wood
Betty's Lodge
Cross Gates
Carr Wood
Harden Grange Farm
Beckfoot Farm
Cottingley Wood Estate
Round Hill
Croft Cottage
The Meadows
Coplowe Hill
Cottingley Moor
Fell Wood
Crosley Wood
South Lodge
Deph Wood
Trench Wood
Walker Wood
West Ing Wood
Spring Wood
Weather
Renold Wood
Grove
The Dell
Baildon Moor
Bracken Hill
Low Springs
Lane Head
Eldwick
Crossflatts
Bingley
Shipley
Baildon
Moorhead
Windhill
Wrose
Low Ash
Idle Moor
West Royd
Charlestown
Brook Hill
Tong Park
Cottingley
Lee Lane
Bunkers Hill
Owlet
Fairsinghall
Swain House
Thackley End
Baildon Green
Baildon Wood Bottom
Bradford Road
Wrose Road
Thackley Old Road
Coach Road

Bradford North East



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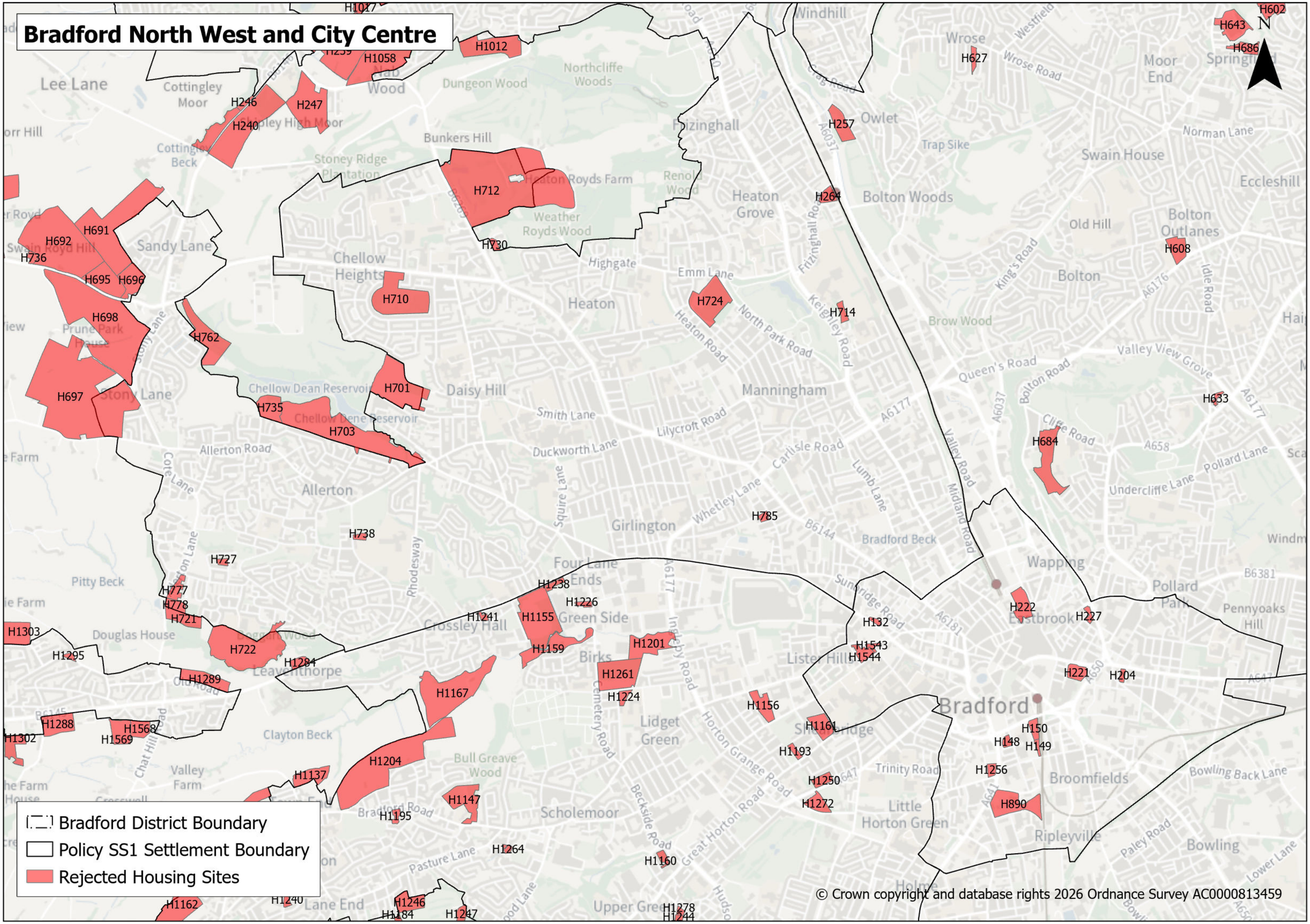
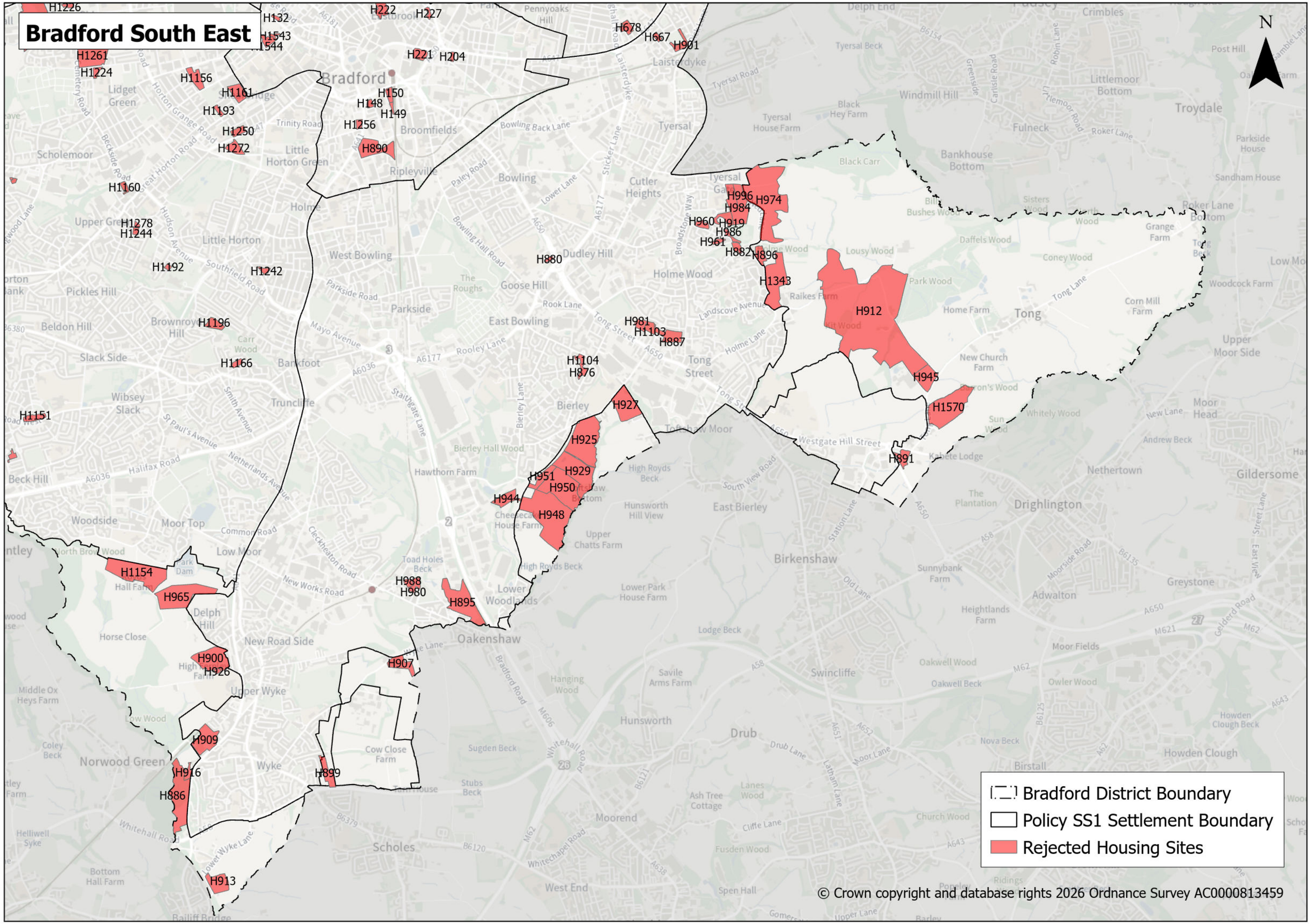
Bradford North West and City Centre

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H1250
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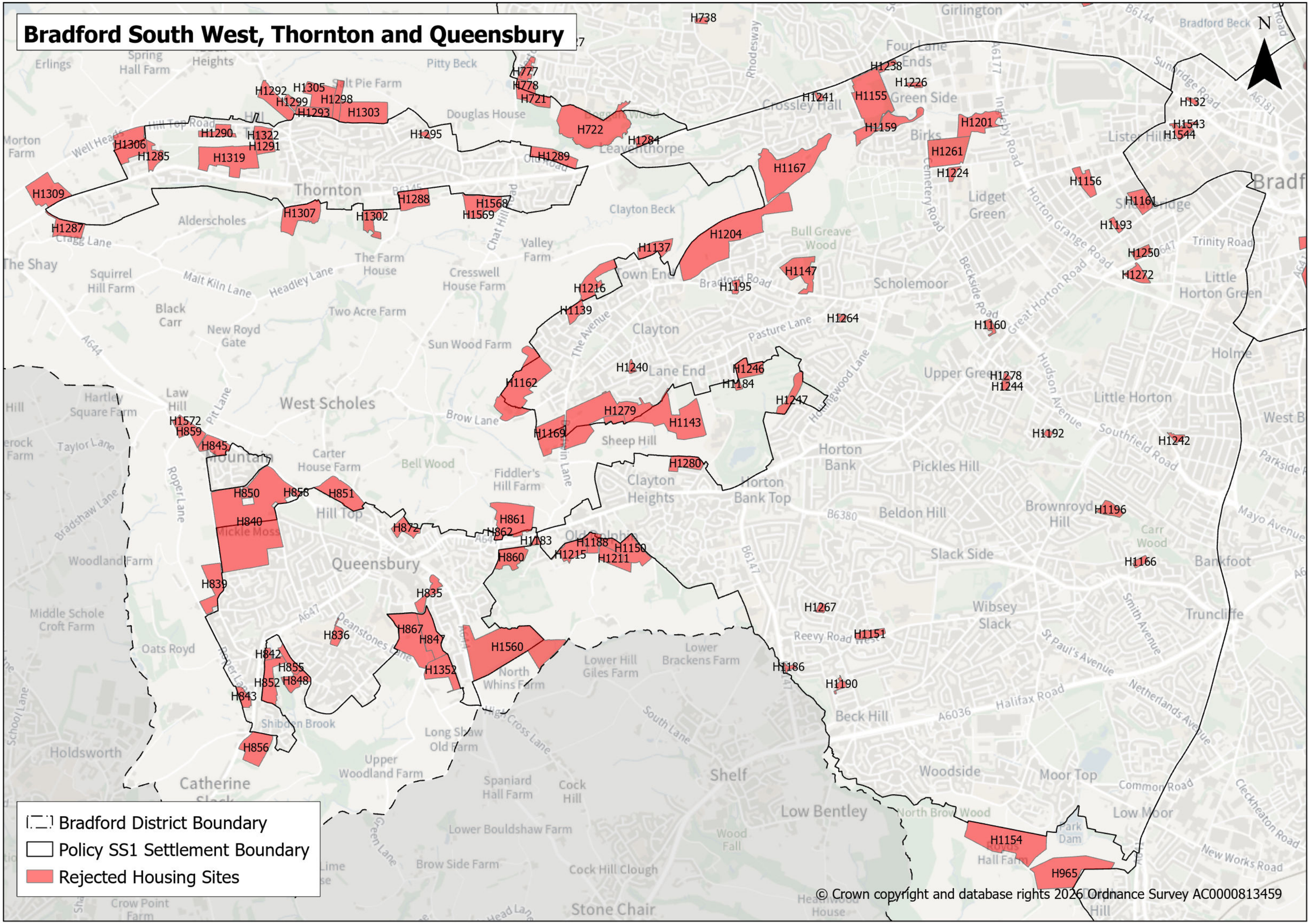
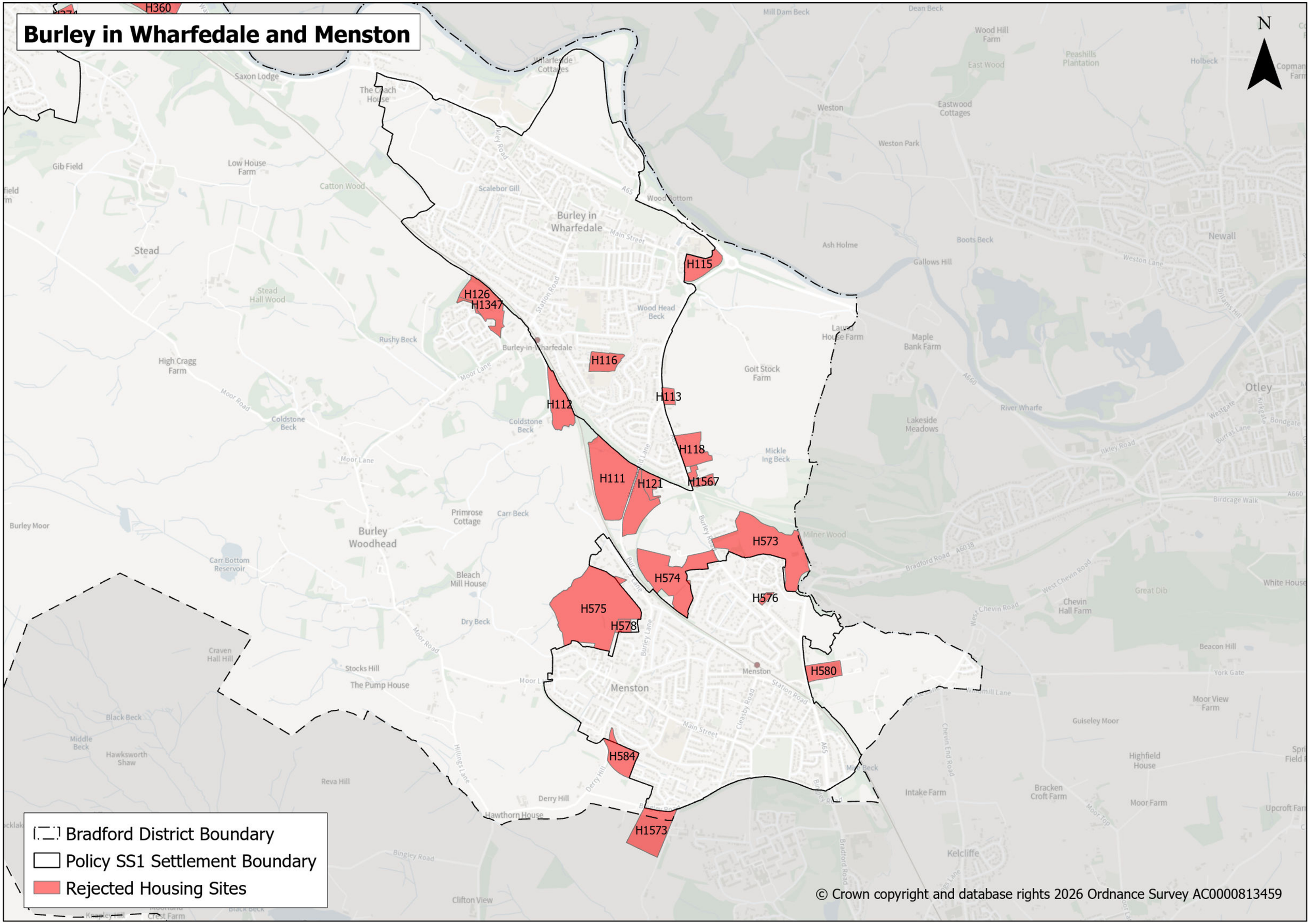
H948
H988
H980
H895
H965
H900
H926
H907
H909
H916
H886
H899
H913
Bradford District Boundary
Policy SS1 Settlement Boundary
Rejected Housing Sites
© Crown copyright and database rights 2026 Ordnance Survey AC0000813459

Bradford South West, Thornton and Queensbury



Burley in Wharfedale and Menston



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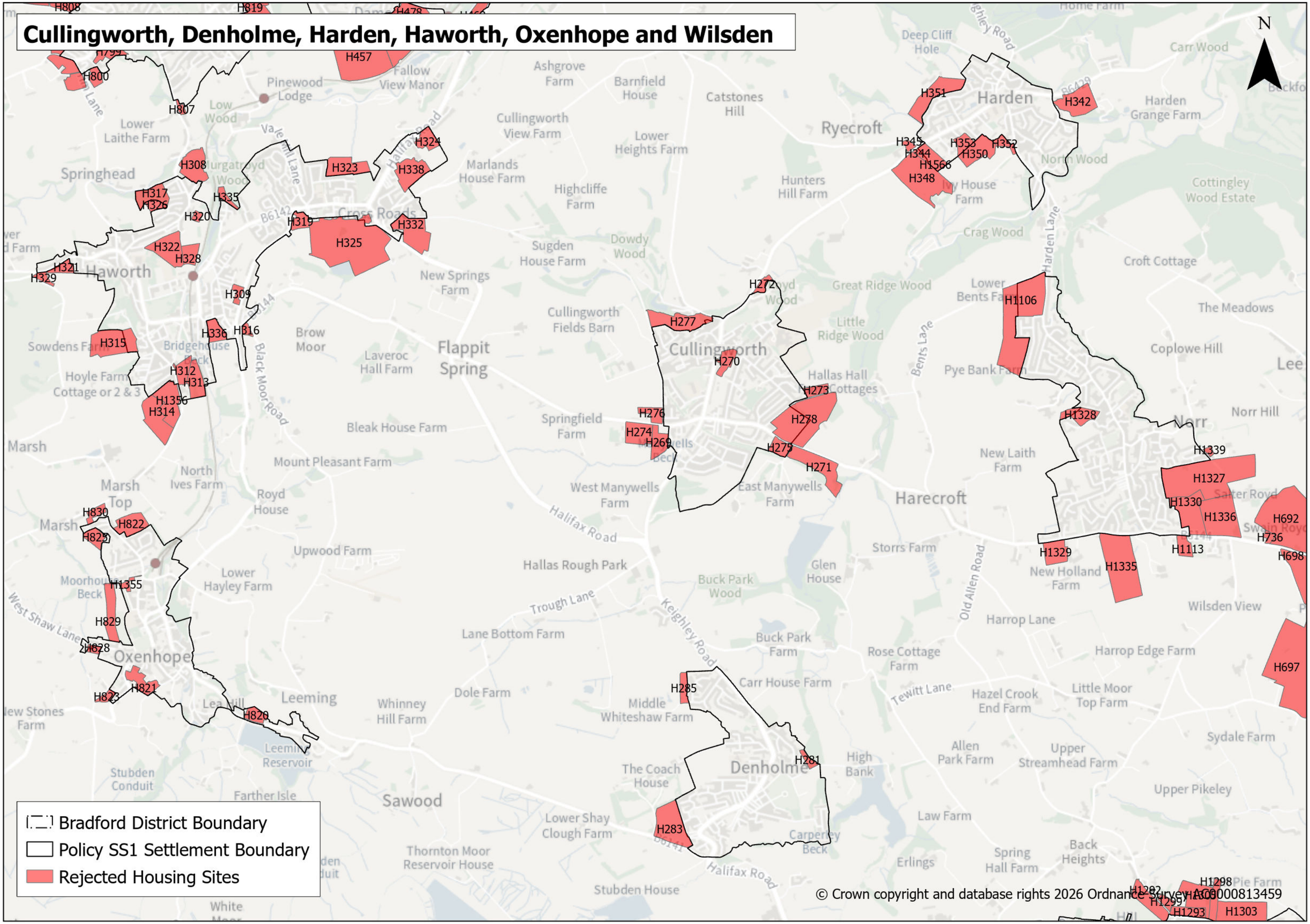
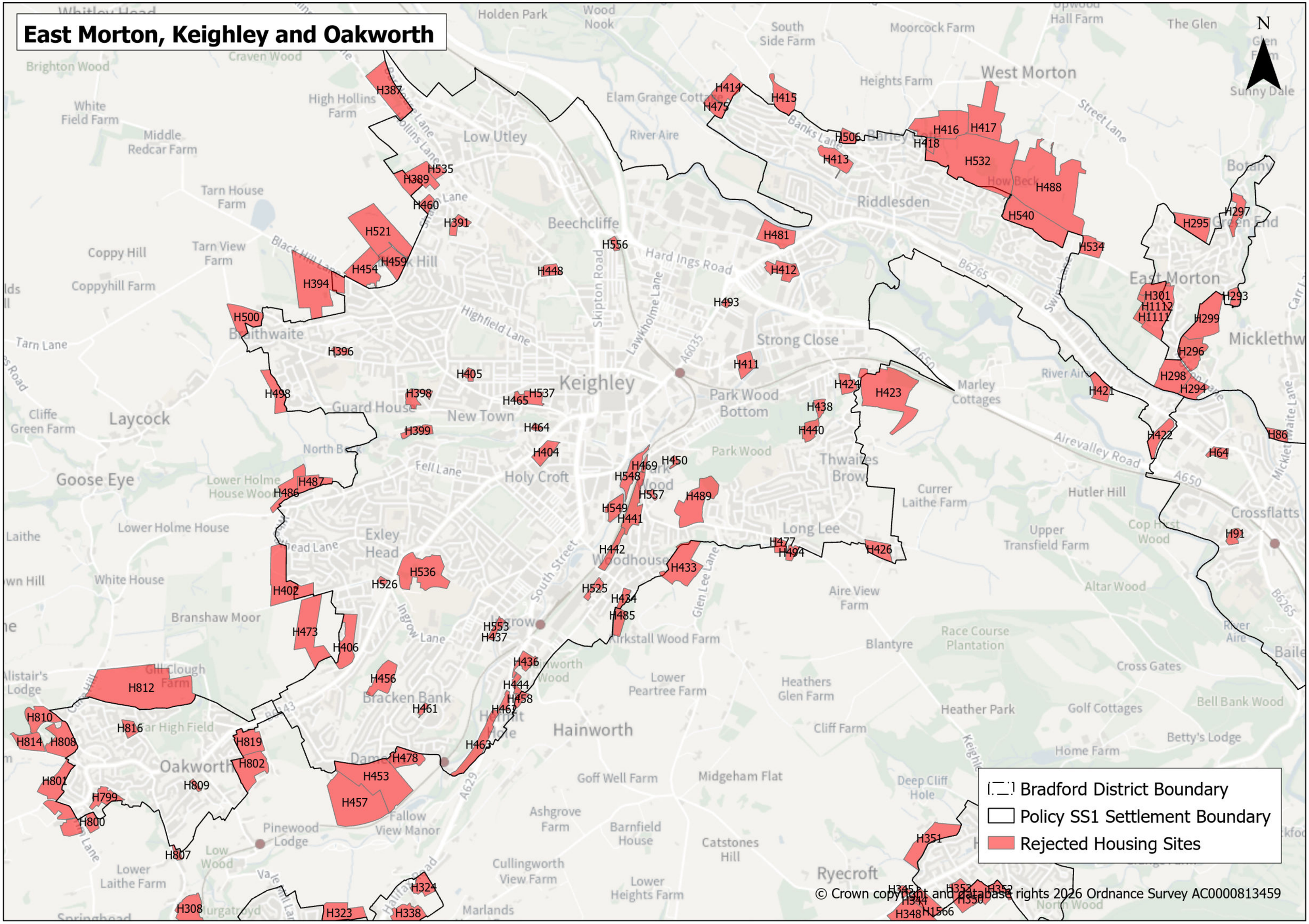
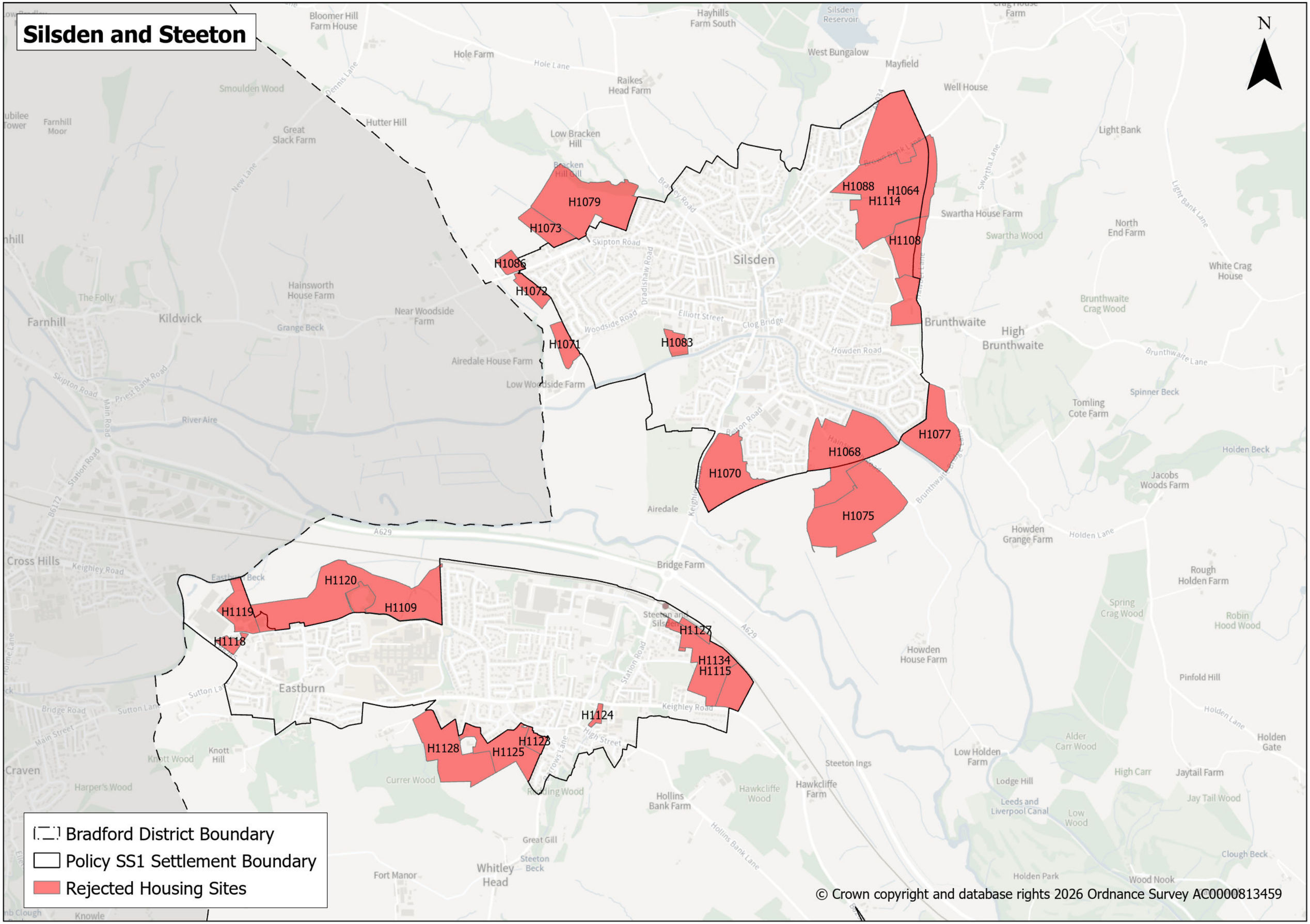
Cullingworth, Denholme, Harden, Haworth, Oxenhope and Wilsden



East Morton, Keighley and Oakworth



Silsden and Steeton



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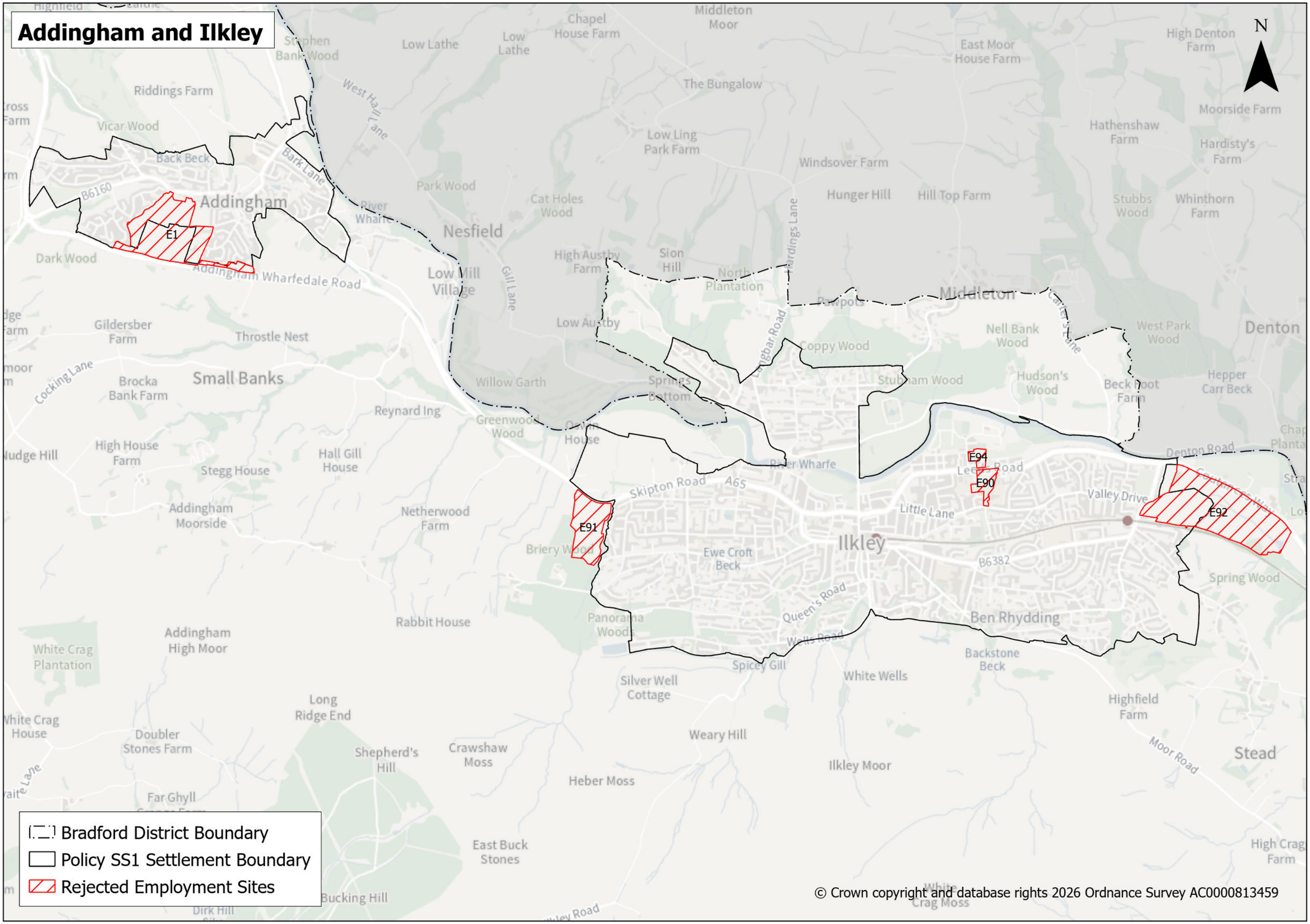
6. Appendix 2 – Rejected Employment Sites Maps

Addingham and Ilkley



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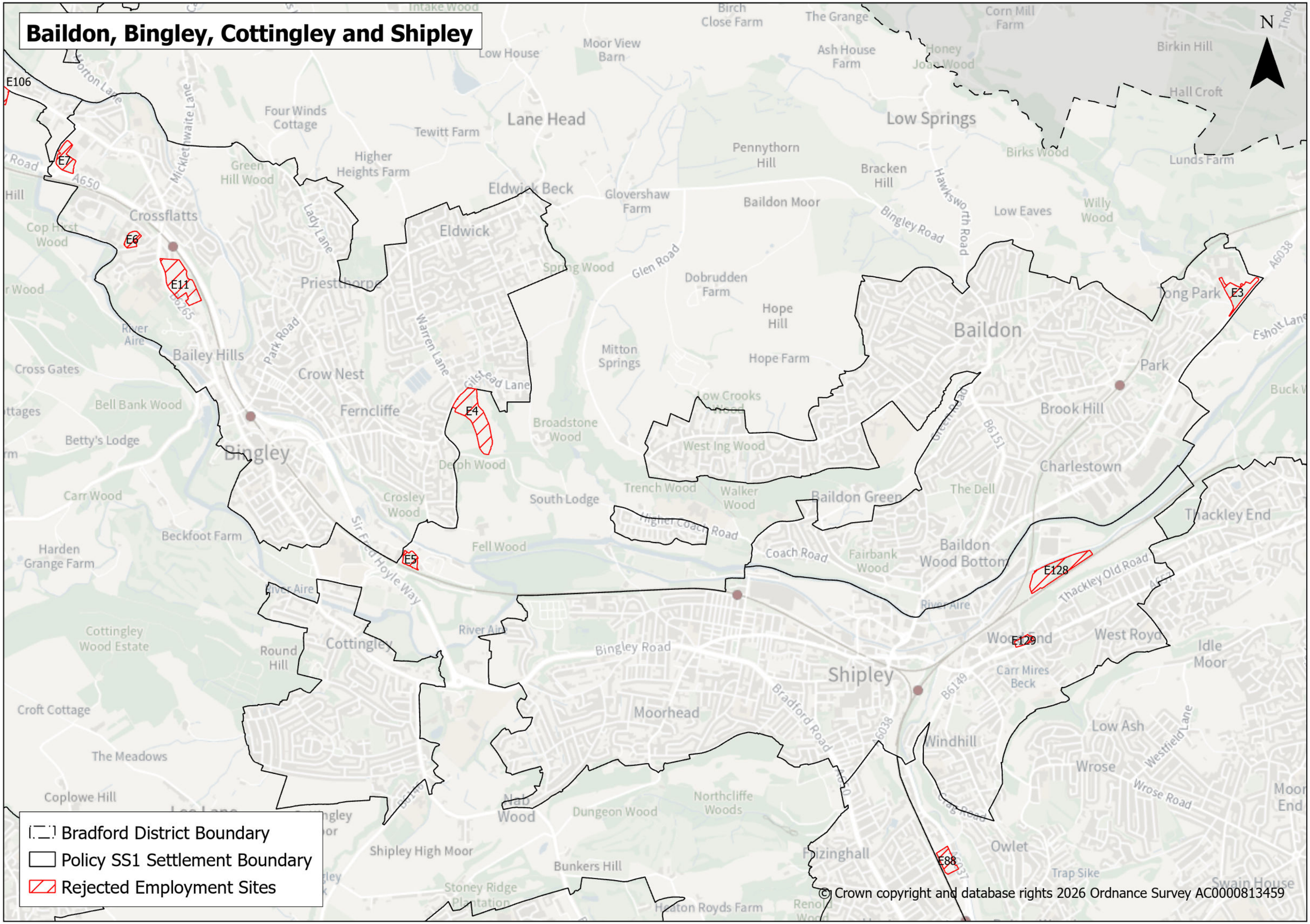
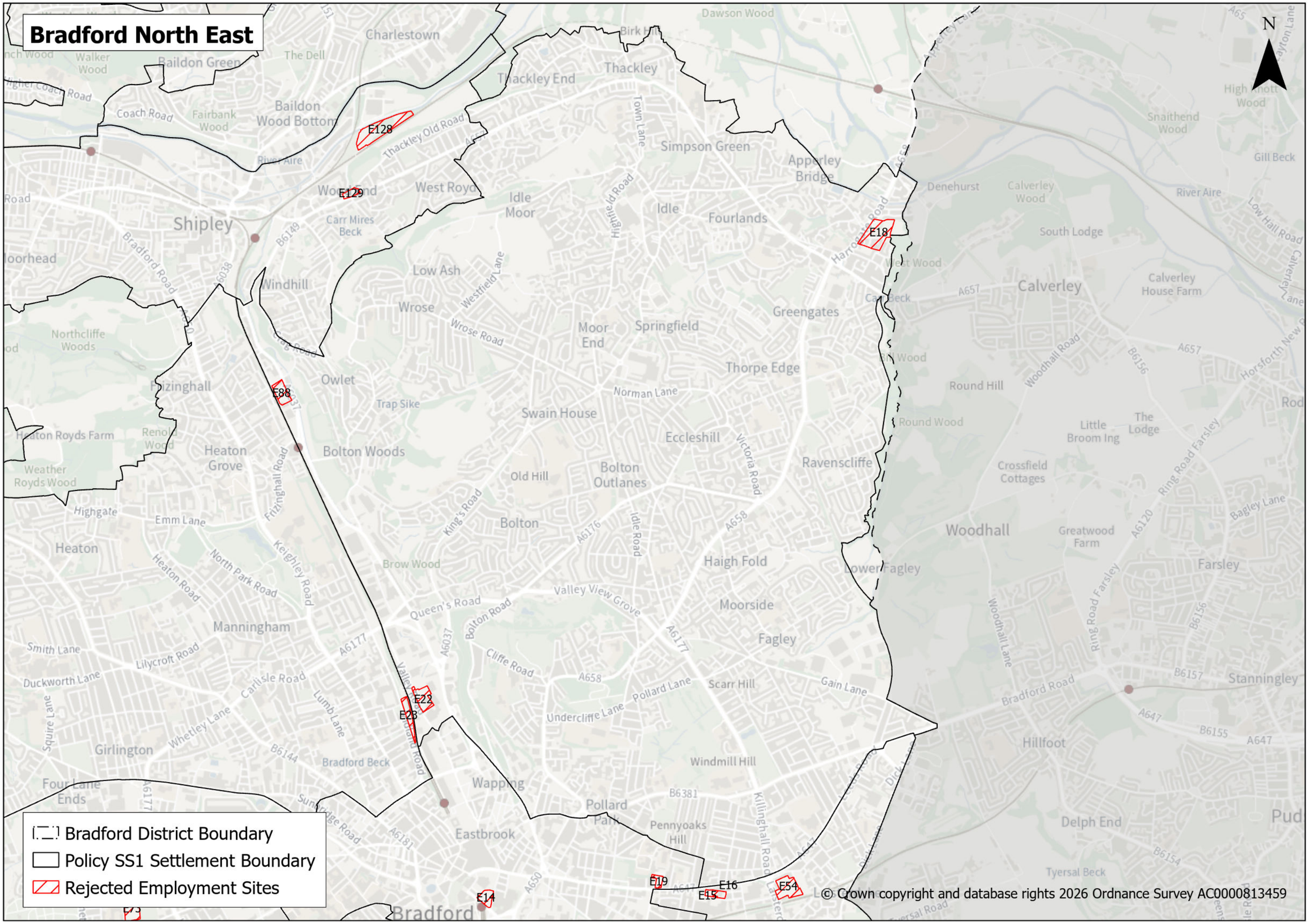
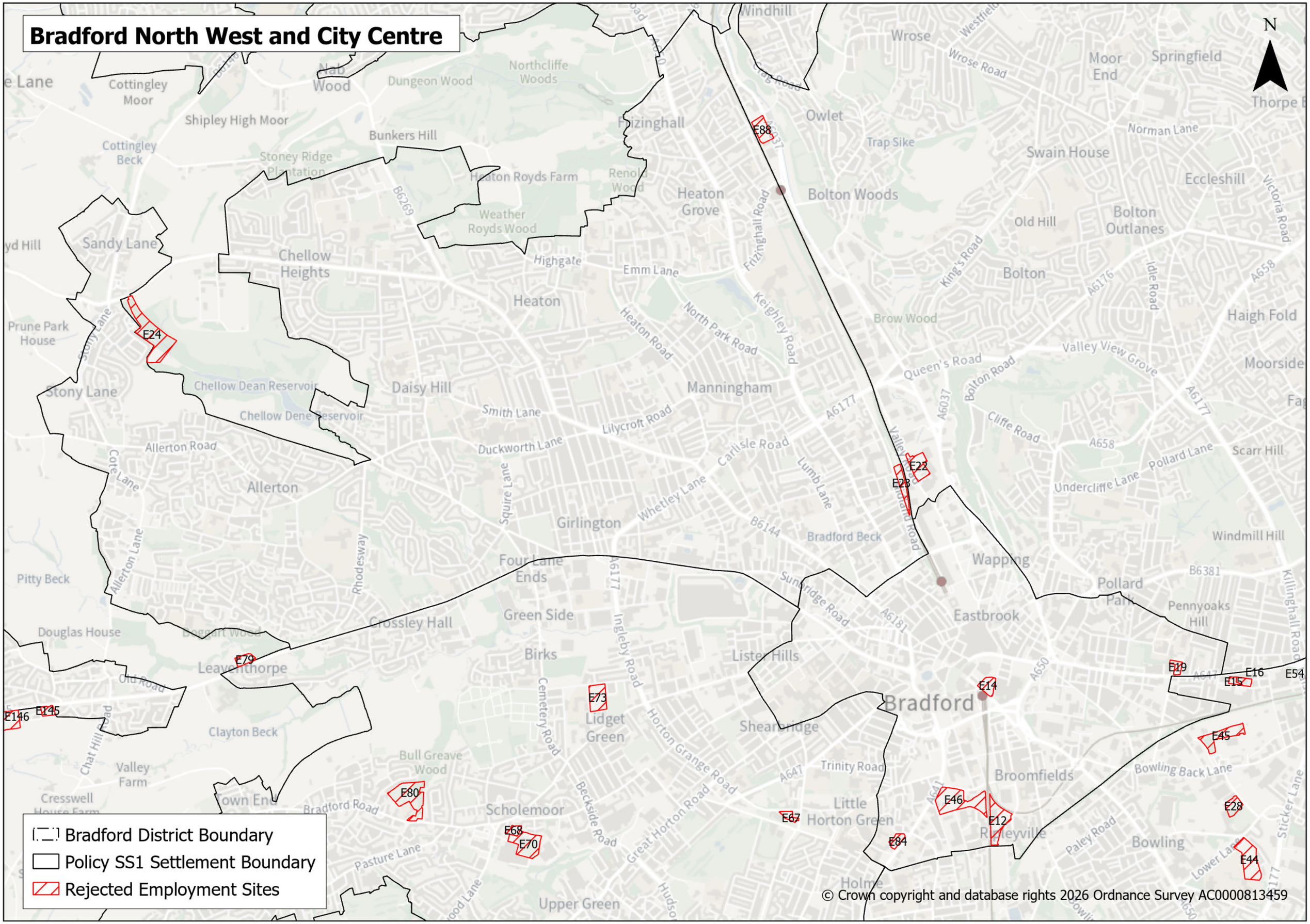
Baildon, Bingley, Cottingley and Shipley




Bradford North East
N
E128
E129
E18
E88
E22
E23
E19
E16
E15
E54
E14
Bradford District Boundary
Policy SS1 Settlement Boundary
Rejected Employment Sites
© Crown copyright and database rights 2026 Ordnance Survey AC0000813459
Charlestown
Baildon Green
Thackley
Thackley End
Simpson Green
Apperley Bridge
Shipley
Windhill
Wrose
Low Ash
Idle Moor
Idle
Fourlands
Greengates
Calverley
Moor End
Springfield
Thorpe Edge
Owlet
Swain House
Eccleshill
Ravenscliffe
Bolton Woods
Heaton Grove
Bolton Outlanes
Bolton
Haigh Fold
Moorside
Fagley
Woodhall
Manningham
Girlington
Wapping
Eastbrook
Pollard Park
Pennyoaks Hill
Windmill Hill
Scarr Hill
Hillfoot
Delph End
Stanningley
Farsley
Heaton
Bradford

Bradford North West and City Centre


N
Bradford District Boundary
Policy SS1 Settlement Boundary
Rejected Employment Sites
E88
E24
E22
E23
E79
E146
E145
E73
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E68
E70
E67
E84
E46
E12
E14
E19
E15
E16
E54
E45
E28
E44
Bradford
Windhill
Wrose
Moor End
Springfield
Thorpe
Owlet
Trap Sike
Swain House
Norman Lane
Eccleshill
Bolton Woods
Old Hill
Bolton Outlanes
Bolton
Haigh Fold
Moorside
Brow Wood
Valley View Grove
Queen's Road
Cliffe Road
Scarr Hill
Undercliffe Lane
Pollard Lane
Windmill Hill
Wapping
Pollard Park
Pennyoaks Hill
Eastbrook
Bradford Beck
Sunbridge Road
Lister Hills
Shearbridge
Trinity Road
Broomfields
Bowling Back Lane
Little Horton Green
Bowling
Holme
Upper Green
Scholemoor
Bull Greave Wood
Clayton Beck
Valley Farm
Cresswell
Town End
Bradford Road
Pasture Lane
Girlington
Four Lane Ends
Green Side
Birks
Crossley Hall
Leaventhorpe
Douglas House
Pitty Beck
Allerton
Allerton Road
Allerton Lane
Rhodesway
Cote Lane
Stony Lane
Prune Park House
Sandy Lane
Chellow Heights
Chellow Dean Reservoir
Chellow Dene Reservoir
Daisy Hill
Manningham
Smith Lane
Duckworth Lane
Lilycroft Road
Carlisle Road
Whetley Lane
Lumb Lane
Squire Lane
Heaton
Highgate
Emm Lane
Heaton Road
North Park Road
Keighley Road
Frizinghall Road
Heaton Grove
Frizinghall
Heaton Royds Farm
Weather Royds Wood
Renold Wood
Northcliffe Woods
Dungeon Wood
Nab Wood
Bunkers Hill
Stoney Ridge Plantation
Cottingley Beck
Cottingley Moor
Shipley High Moor
Lane
Yd Hill
Cemetery Road
Ingleby Road
Horton Grange Road
Great Horton Road
Beckside Road
Hudson
Lidget Green
Valley Road
Queen's Road
Bolton Road
King's Road
Idle Road
Victoria Road
A6037
A6177
A6176
A658
A647
A650
A641
A6181
B6144
B6269
B6381
Killinghall Road
Sticker Lane
Paley Road
Lower Lane
Chat Hill Road
Old Road
Boggart Wood
Westfield
Wrose Road
Crag Road
Hudson Road
Cliffe Road
Undercliffe Lane
Bowling Back Lane
Paley Road
Lower Lane
Sticker Lane
Killinghall Road
Victoria Road
Idle Road
Valley View Grove
Pollard Lane
Norman Lane
Swain House
Eccleshill
Bolton Woods
Bolton Outlanes
Old Hill
Brow Wood
Haigh Fold
Moorside
Scarr Hill
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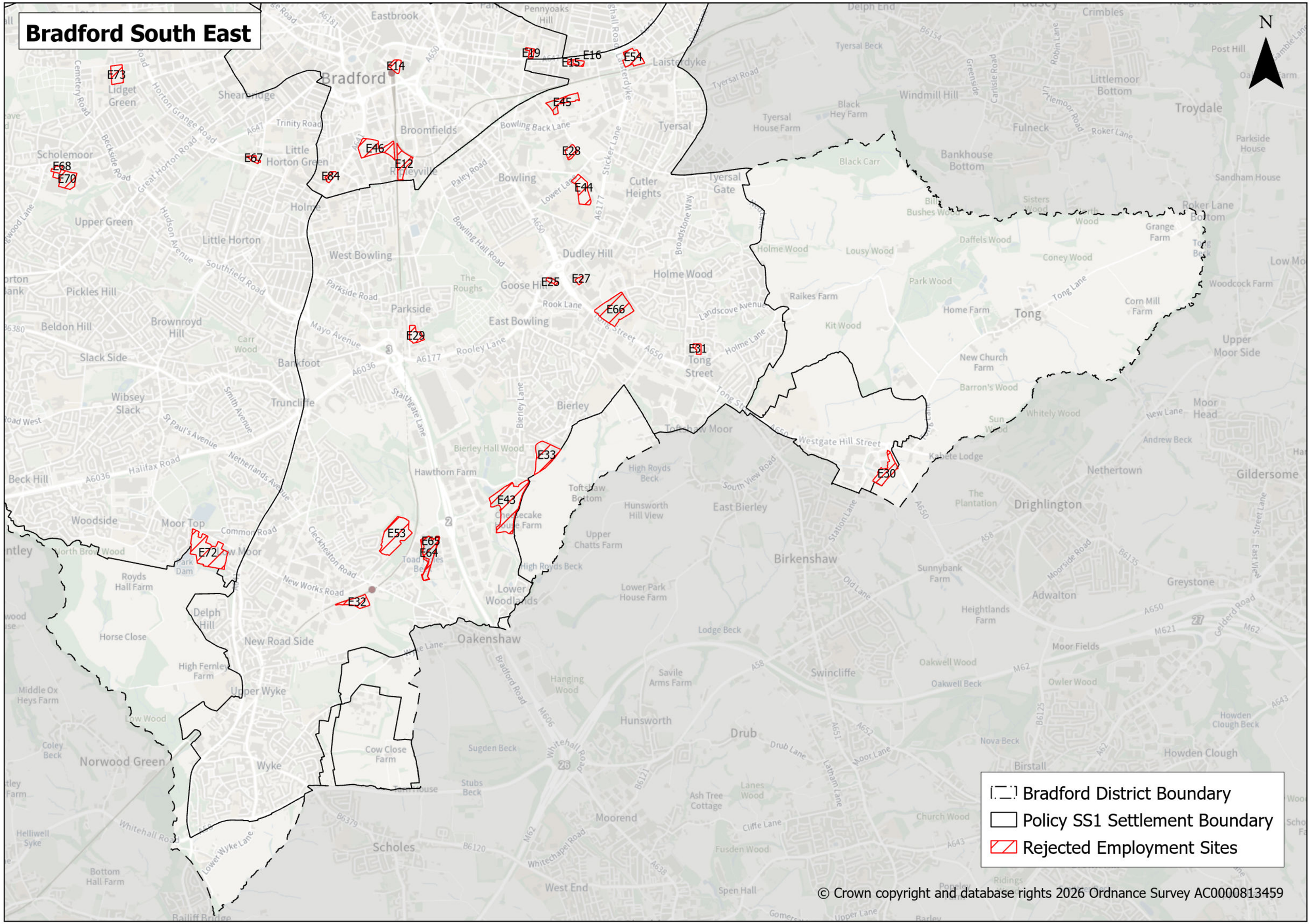
Eastbrook
Broomfields
Bowling
Little Horton Green
Holme
Upper Green
Scholemoor

Bradford South East



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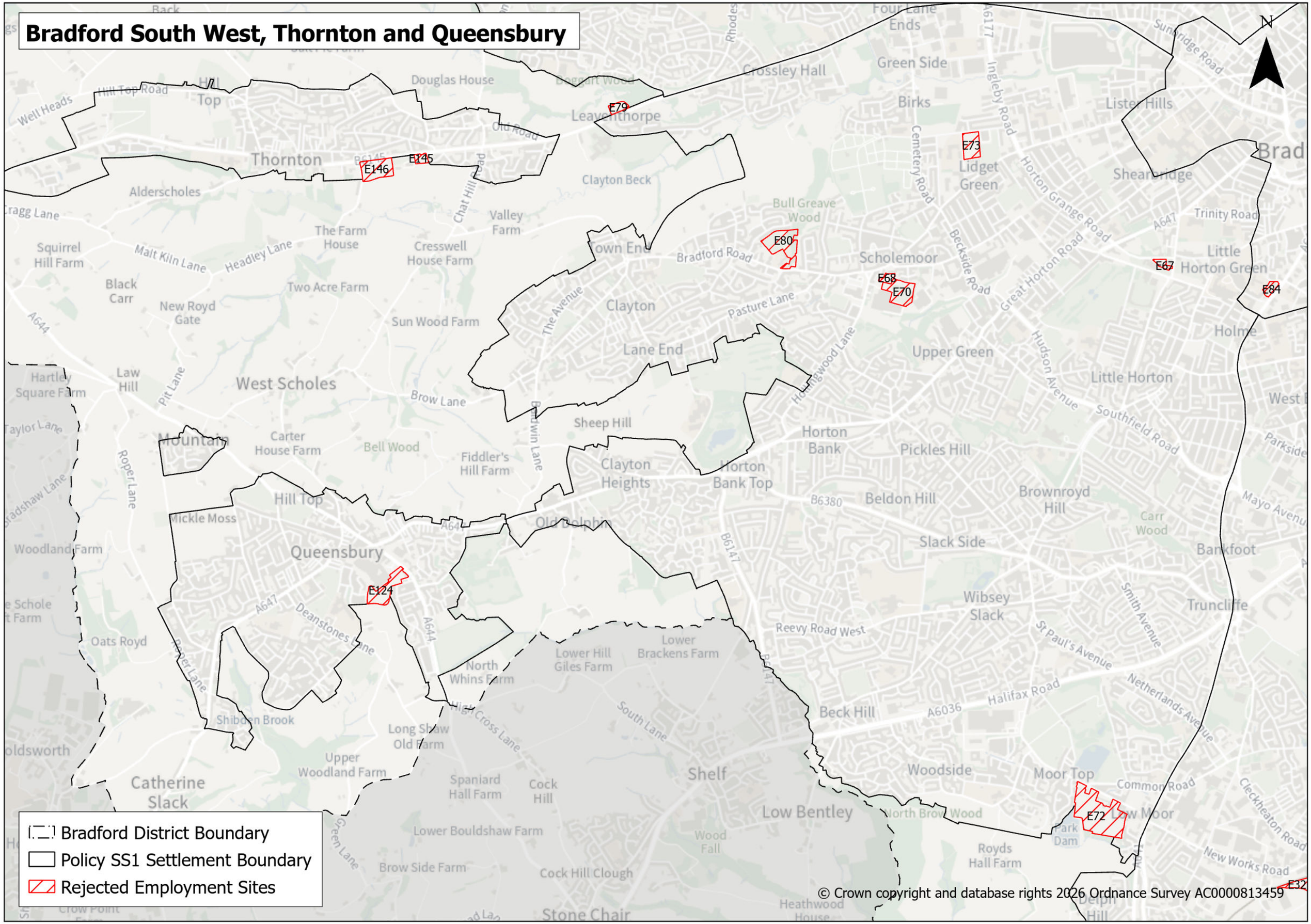
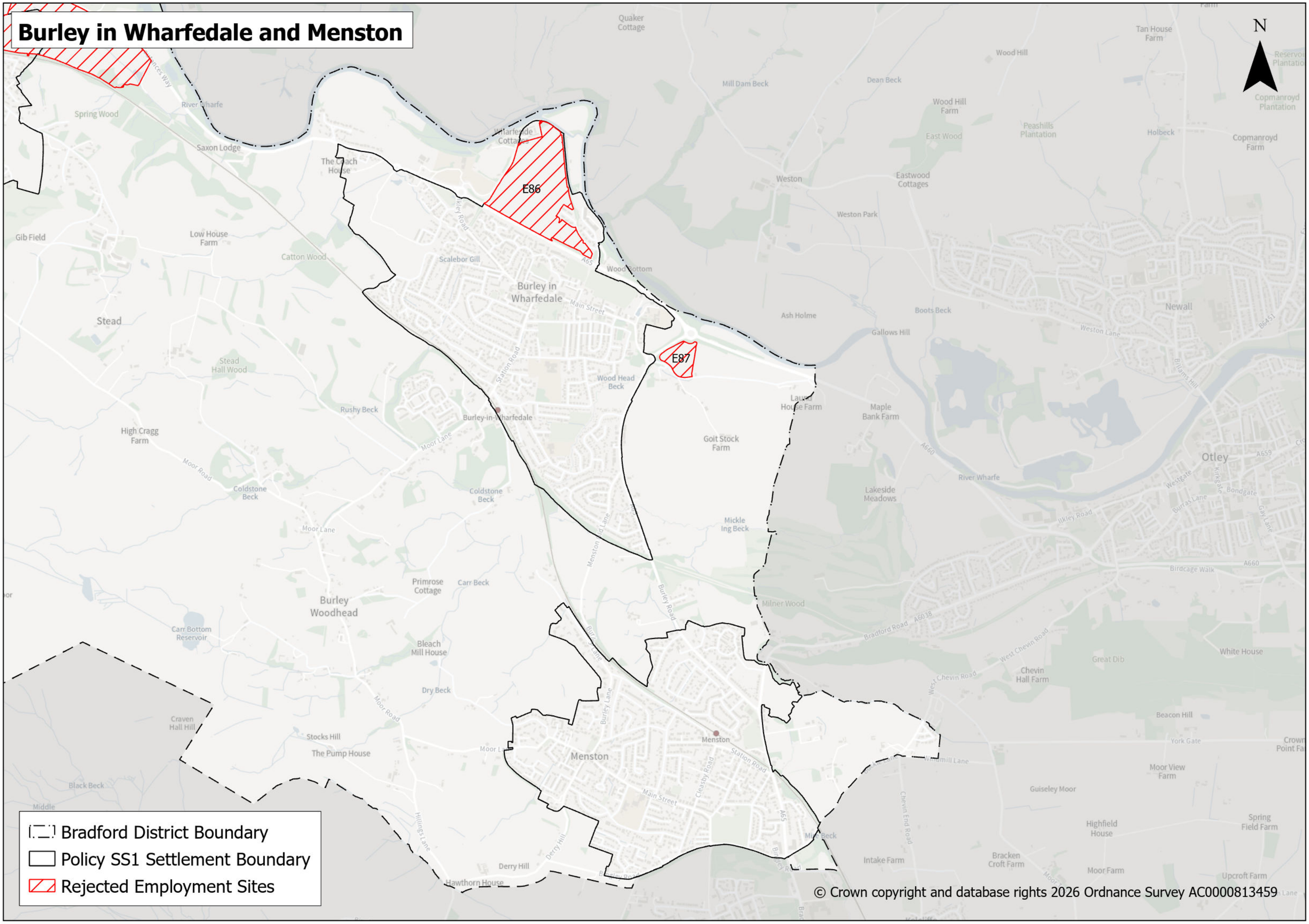
Bradford South West, Thornton and Queensbury



Burley in Wharfedale and Menston



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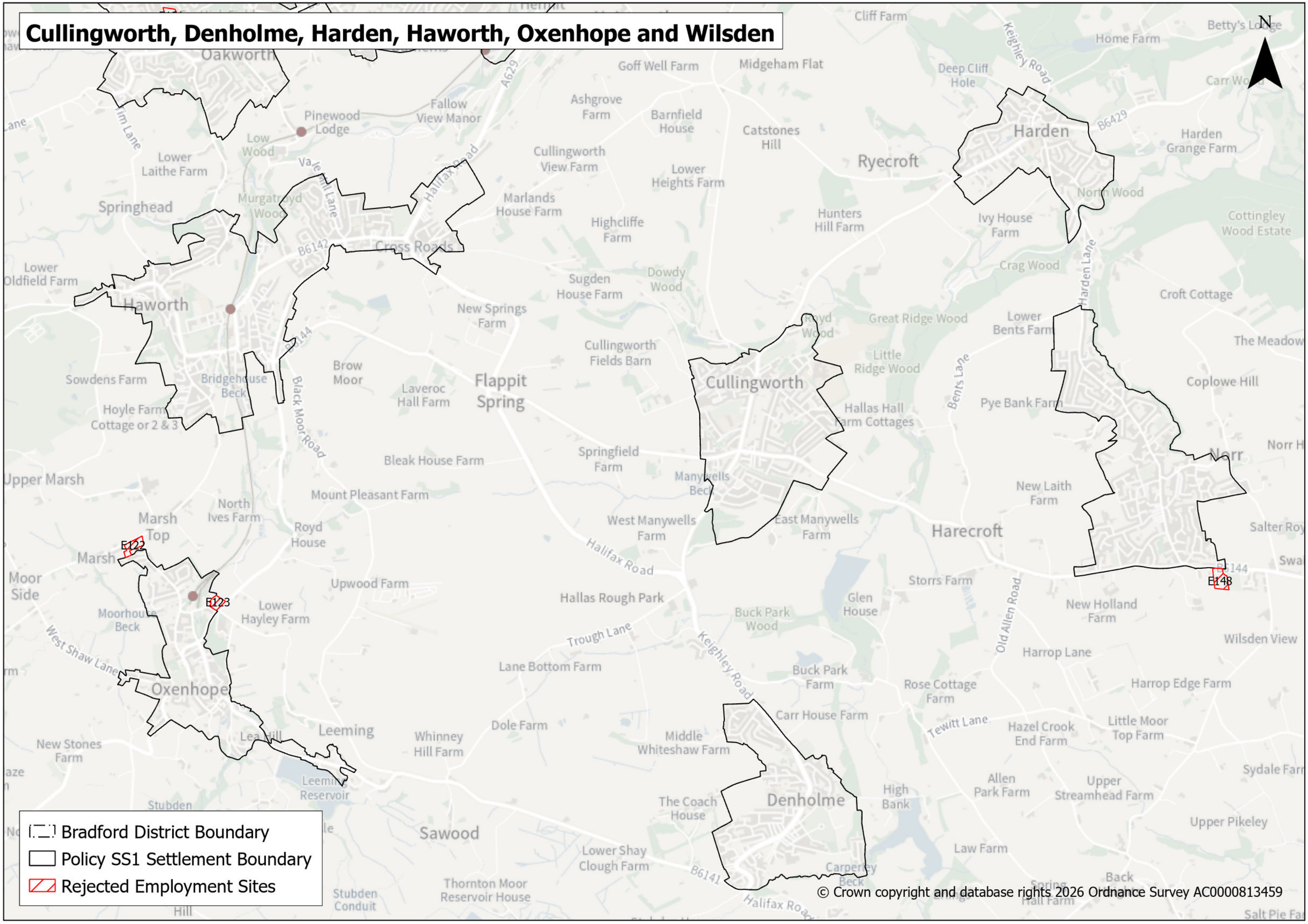
Cullingworth, Denholme, Harden, Haworth, Oxenhope and Wilsden



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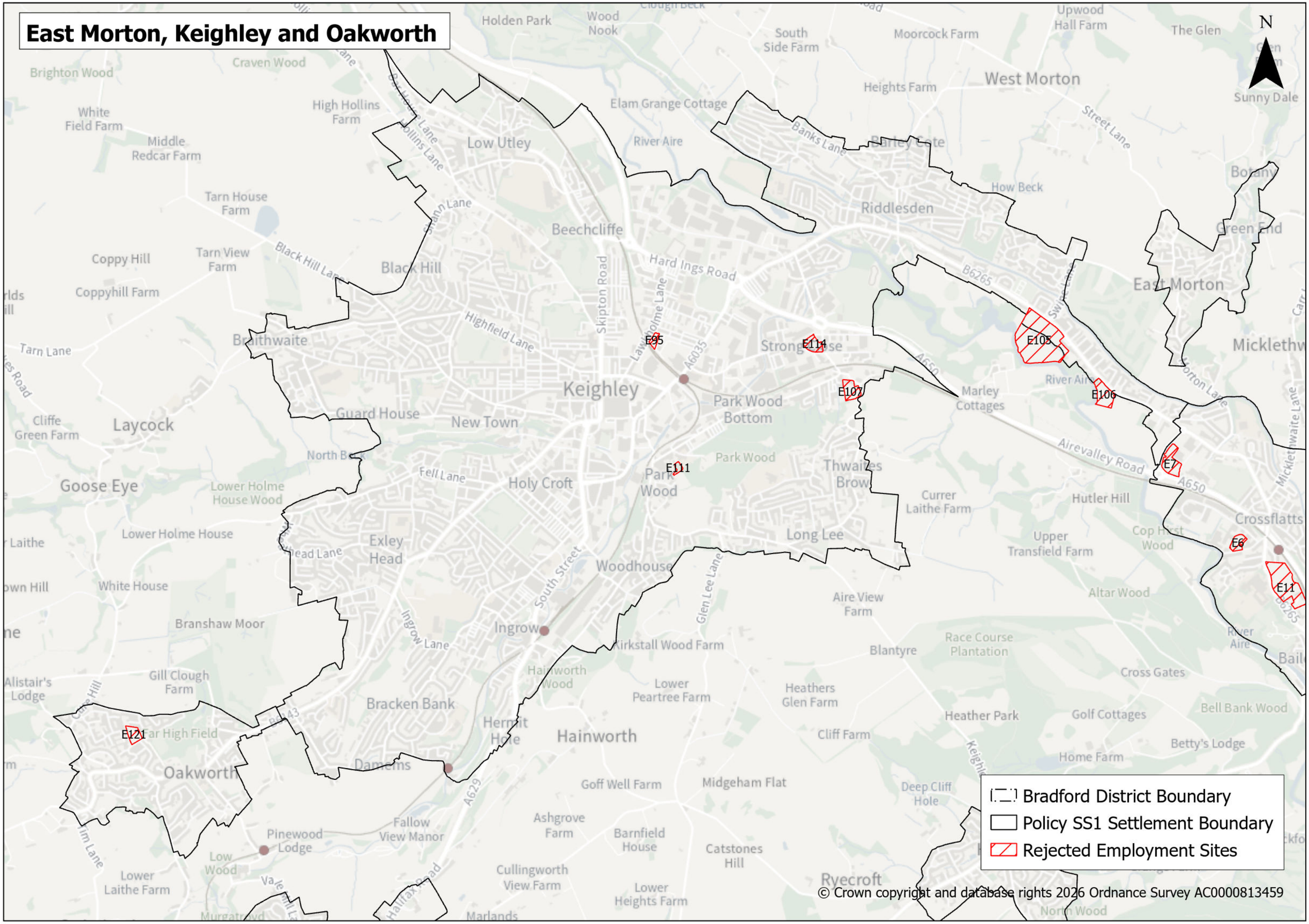
East Morton, Keighley and Oakworth



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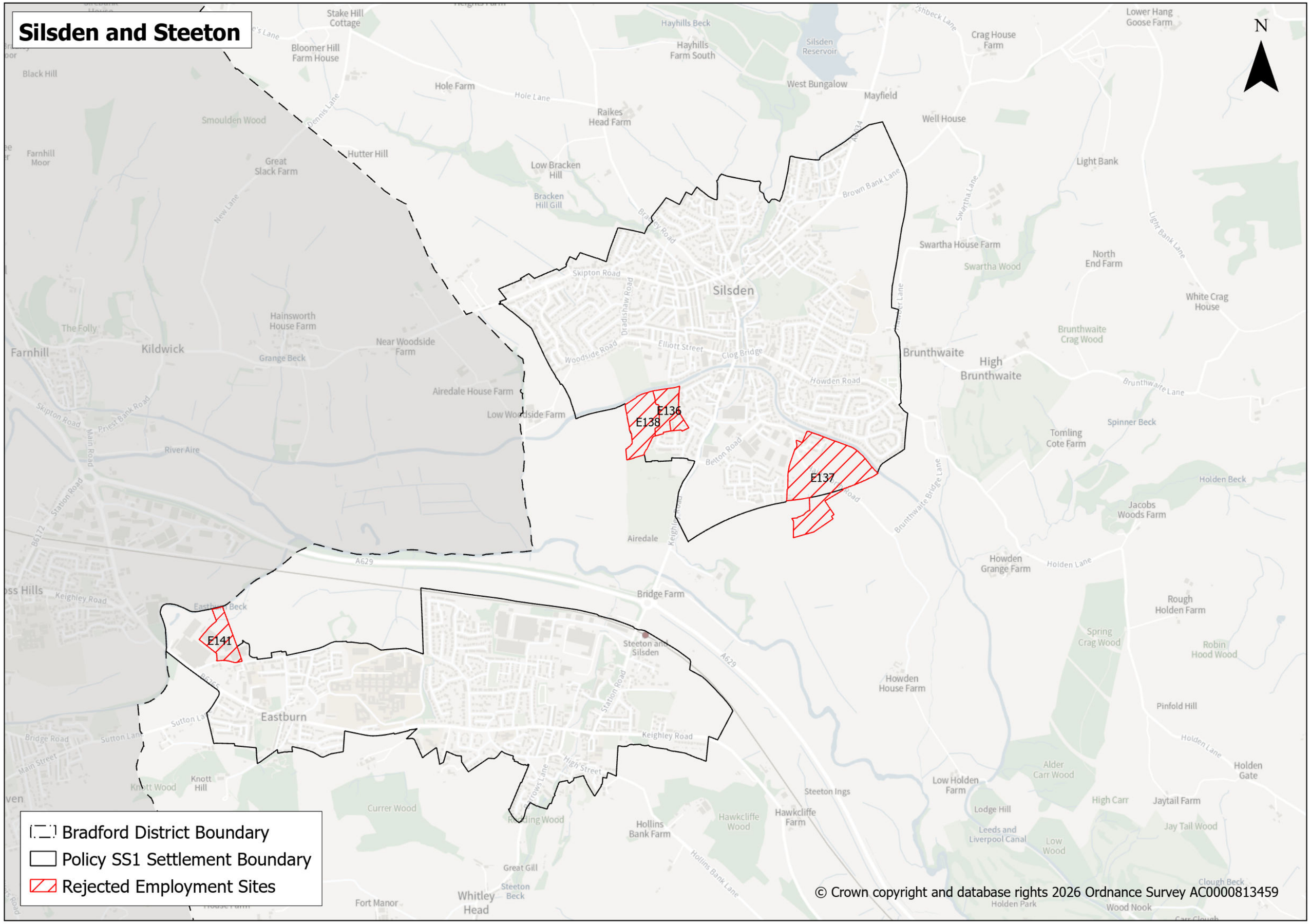
Silsden and Steeton



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City of BRADFORD
METROPOLITAN DISTRICT COUNCIL

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Planning, Transportation & Highways
City of Bradford Metropolitan District Council
4th Floor
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Broadway
Bradford
BD1 1HX

Tel: 01274 433679
E-mail: planning.policy@bradford.gov.uk