

AREA: BINGLEY

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	26	No of Green Field Sites	9
Total Area (Ha)	73.91	No Of PDL Sites	7
RUDP Phase 1 Housing Sites	1	Mixed PDL / Green Field	0
RUDP Phase 2 Housing Sites	2		
Sites with Outline / Full pp for Housing	3	Wholly / mainly within flood zone 2	1
Suitable Now	11	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	12	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	5
Unsuitable	3	Within / partly within local wildlife designations	
		Within partly within local green space designations	1

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	16	54.79	208	954.5	444.5	1607.5	4.2

HEADLINES / MAIN POINTS

Bingley has a good existing supply of housing land remaining from the RUDP, including the Sty Lane site. Some previously approved developments have been slow in implementation due to market conditions, but there are signs that the market is now improving. There are also other smaller opportunities for land recycling within the main urban area that will be available in the short and medium term.

Other sites considered in the assessment including the Gilstead water works land are not presently including in the trajectory as it is unknown when this land could become available, but on its own could make a reasonable contribution of around 120 units which would improve the settlements brownfield land percentage if it comes forward during the 17 years of the trajectory. Alternative previously developed land/buildings over and above that currently identified in the SHLAA could make a further contribution toward the potential supply in the settlement subject to the these opportunities becoming available and attractive to the market which would further boost the brownfield percentage.

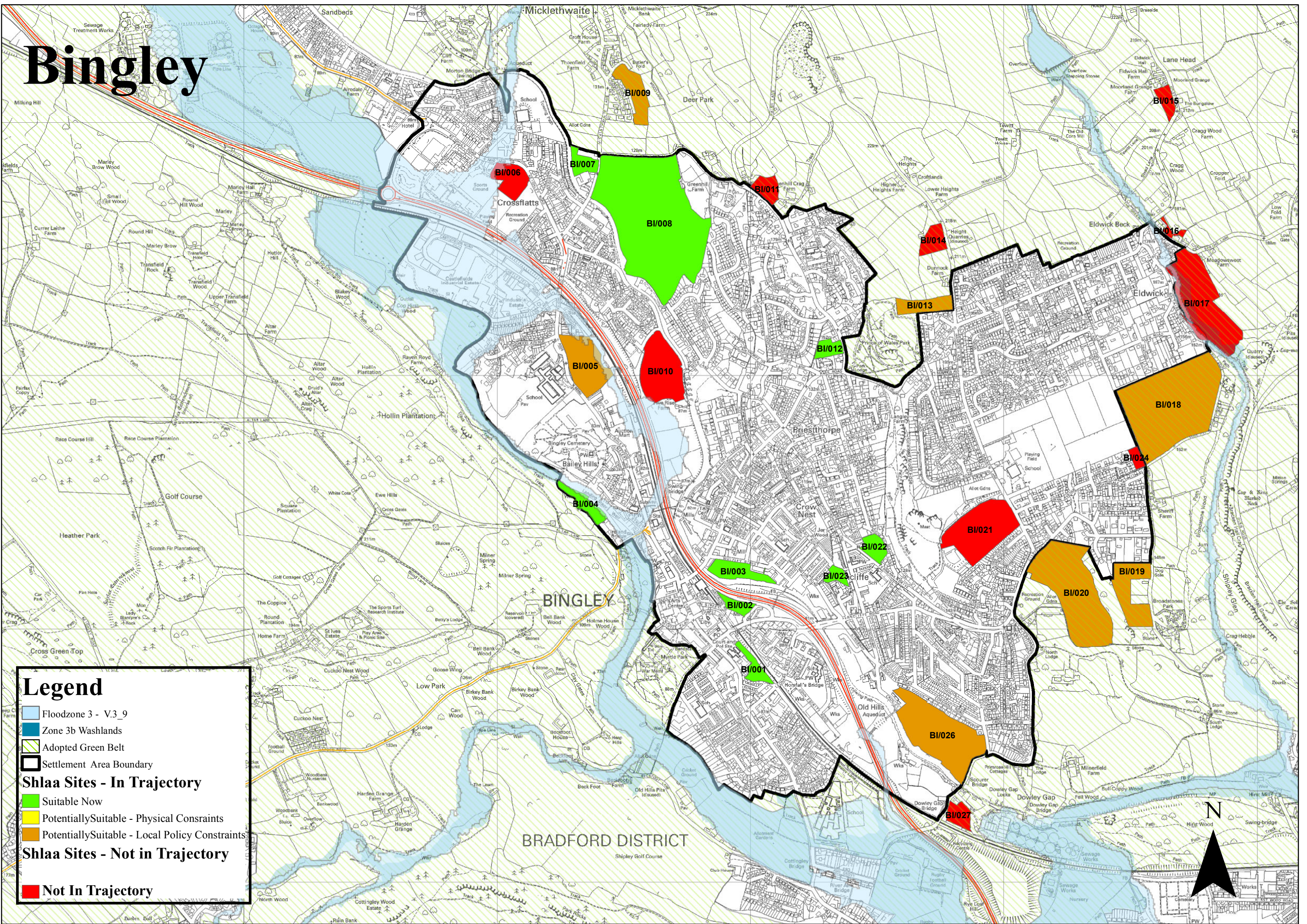
Further sites assessed in the SHLAA include sites protected as green belt or as other greenspace allocations in the RUDP, which have potential for further medium or longer term growth in the settlement subject to other constraints being resolved.

	‘Deliverable Sites’			‘Developable Sites’								
	SHORT TERM Years 1-6			MEDIUM TERM Years 7-12			LONG TERM Years 13-17			TOTAL		
	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point
Bingley Trajectory Total	185	231	208	804	1105	954.5	359	530	444.5	1348	1866	1607
Green Field	81	87	84	673	808	740.5	359	530	444.5	1113	1425	1269
Mixed												
PDL	104	144	124	131	297	214				235	441	338
PDL Consolidated*	104	144	124	131	297	214				235	441	338
PDL %	56.2	62.3	60	16.3	26.8	22				17.4	23.6	21
Bingley Residual										58	125	91
Residual – GF										58	125	91
Residual – Mixed												
Residual PDL												
Bingley Capacity Total										1406	1991	1698.5

	No of Sites	Hectares	Dwellings
Suitable Now	9	22.23	793
Potentially Suitable – Policy Constraints	7	32.56	815
Potentially Suitable – Physical Constraints			
Unsuitable Sites	3	7.32	

		SHORT TERM			MEDIUM TERM			LONG TERM			TOTAL		
		Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point	Lower Forecast	Upper Forecast	Mid Point
Bingley Trajectory Total		185	231	208	8054	1105	954.5	359	530	444.5	1348	1866	1607
	Suitable Now	185	231	208	371	537	454	61	200	131	617	968	793
	Potentially Suitable (Policy Constraints)				433	568	501	298	330	314	731	898	815
	Green Belt				201	269	235	298	330	314	499	599	549
	Other				232	299	266				232	299	266
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Bingley Residual Supply Total											58	125	91
	Potentially Suitable (Policy Constraints)										39	118	78
	Green Belt										39	118	78
	Other												
	Potentially Suitable (Physical Constraints)												
Bingley Capacity Total											1406	1991	1698.5

Bingley



Legend

- Floodzone 3 - V.3_9
- Zone 3b Washlands
- Adopted Green Belt
- Settlement Area Boundary
- Shlaa Sites - In Trajectory**
 - Suitable Now
 - Potentially Suitable - Physical Constraints
 - Potentially Suitable - Local Policy Constraints
- Shlaa Sites - Not in Trajectory**
 - Not In Trajectory

