

AREA: CANAL ROAD CORRIDOR

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	19	No of Green Field Sites	4
Total Area (Ha)	115.01	No Of PDL Sites	2
RUDP Phase 1 Housing Sites	3	Mixed PDL / Green Field	3
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing	1	Wholly / mainly within flood zone 2	2
Suitable Now	8	Wholly / mainly within flood zone 3a	2
Potentially Suitable (Policy Constraints)	8	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	
Unsuitable	3	Within / partly within local wildlife designations	1
		Within partly within local green space designations	2

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	9	74.54	109.5	360.5	721.5	1191.5	3.1

HEADLINES / MAIN POINTS

19 Sites were analysed in the SHLAA, these included sites put forward as having residential potential in the Canal Road Masterplan. In some cases these include land covered by buildings in existing use. A substantial number of sites analysed are not considered to be available for development across the trajectory period, whilst other have been ruled out as unsuitable, given the substantive constraints in bringing them forward for residential use.

9 sites remain as viable sites in the trajectory as and total an average of 1191.5 potential units. A further 2115 units (average) could be generated from sites currently ranked as uncertain and from sites which would continue to be built out beyond year 17. Further work will be required to ascertain whether there is any potential from these sites in the longer term.

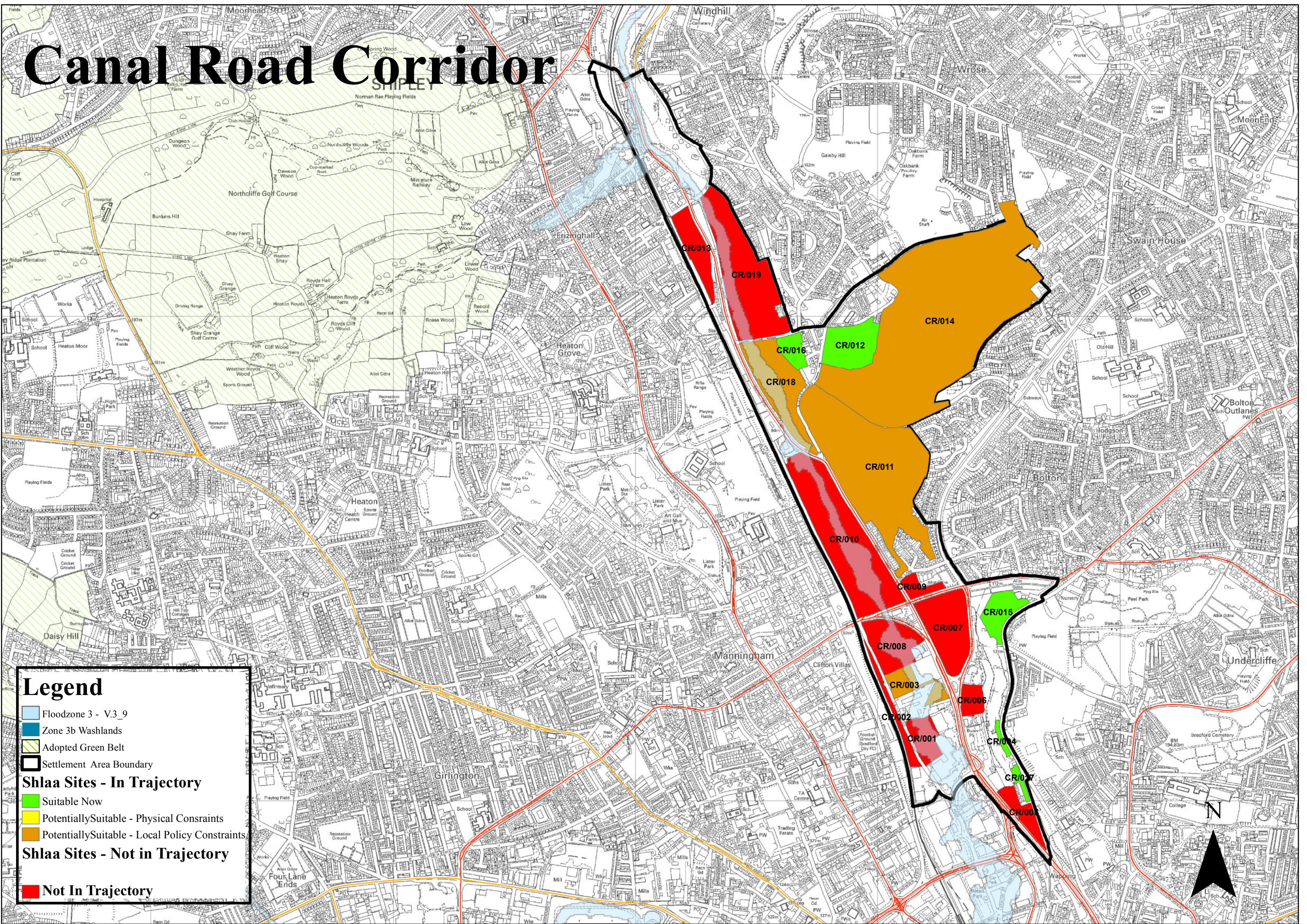
The sites which could generate the majority of new homes fall largely on greenfield areas covered by protection polices in the RUDP and compromised further by flood zone issues, consequently the expectation of new homes coming to the market cannot be expected before the middle period at the earliest.

	‘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
Canal Rd Trajectory Total	100	119	109.5	315	406	360.5	683	760	721.5	1098	1285	1191.5
Green Field	60	79	69.5	59	97	69				119	176	147.5
Mixed				240	240	240	600	600	600	840	840	840
PDL	40	40	40	16	69	42.5	83	160	121.5	139	269	204
PDL Consolidated*	40	40	40	136	189	462.5	383	460	421.5	559	689	624
PDL %	40	33.6	36.5	43.2	46.6	45	56.1	60.5	58.4	50.9	53.6	52.4
Canal Rd Residual										1469	2761	2115
Residual – GF										125	251	188
Residual – Mixed										1344	2510	1927
Residual PDL												
Canal Rd Capacity Total										2567	4046	3306.5

	No of Sites	Hectares	Dwellings
Suitable Now	5	7.78	180
Potentially Suitable – Policy Constraints	4	66.76	961.5
Potentially Suitable – Physical Constraints			
Unsuitable Sites	3	8.17	

		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
Canal Rd Trajectory Total		100	119	109.5	315	406	360.5	683	760	721.5	1098	1285	1191.5
	Suitable Now	100	119	109.5	75	166	120.5				175	285	230
	Potentially Suitable (Policy Constraints)				240	240	240	683	760	722	923	1000	961.5
	Green Belt												
	Other												
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Canal Rd Residual Supply Total											1469	2761	2115
	Potentially Suitable (Policy Constraints)										1344	2510	1927
	Green Belt												
	Other										1344	2510	1927
	Potentially Suitable (Physical Constraints)												
Canal Rd Capacity Total											2567	4046	3306.5

Canal Road Corridor



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

