

AREA: DENHOLME

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	12	No of Green Field Sites	6
Total Area (Ha)	35.66	No Of PDL Sites	3
RUDP Phase 1 Housing Sites		Mixed PDL / Green Field	
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing		Wholly / mainly within flood zone 2	
Suitable Now	2	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	8	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	4
Unsuitable	2	Within / partly within local wildlife designations	1
		Within partly within local green space designations	

DWELLING CAPACITY (Based on Median of Upper and Lower)							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	9	26.05	177	516.5	16	709.5	1.8%

HEADLINES / MAIN POINTS

Of the 9 sites identified in the trajectory 3 are previously developed sites, 2 of which are closed business properties in the green belt, which could be suitable for redevelopment to residential.

The settlement has also 3 sites identified as Safeguarded Land in the RUDP which could come forward in the medium term, although the largest of these sites contains a designated wildlife area.

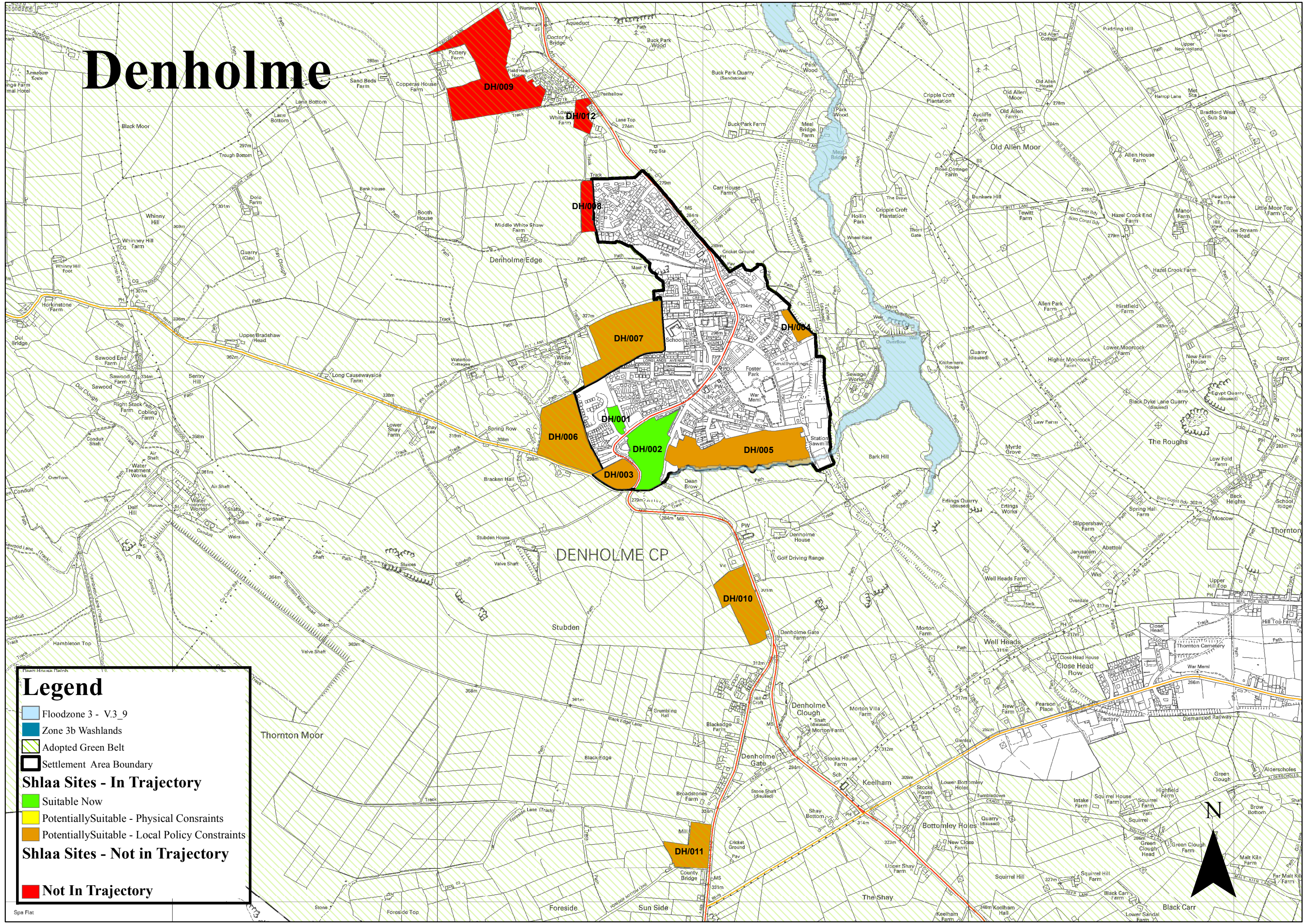
Overall with the re use of previously developed site opportunities in the settlement ahead of Greenfield/greenbelt, Denholme can deliver homes for local need and growth in the short and medium term. 2 additional sites which would have development potential in the medium to long term are presently identified as Green Belt in the RUDP.

	‘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
Denholme Trajectory Total	177	177	177	420	613	516.5	14	18	16	611	808	709.5
Green Field	17	17	17	387	516	451.5	14	18	16	418	551	484.5
Mixed												
PDL	160	160	160	33	97	65				193	257	225
PDL Consolidated*	160	160	160	33	97	65				193	257	225
PDL %	90.4	90.4	90.4	7.9	15.8	12.6				31.6	31.8	31.7
Denholme Residual												
Residual – GF												
Residual – Mixed												
Residual PDL												
Denholme Capacity Total										611	808	709.5

	No of Sites	Hectares	Dwellings
Suitable Now	2	3.55	87
Potentially Suitable – Policy Constraints	7	22.5	610
Potentially Suitable – Physical Constraints			
Unsuitable Sites	2	8.73	

		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
Denholme Trajectory Total		177	177	177	420	613	516.5	14	18	16	611	808	709.5
	Suitable Now	87	87	87							87	87	87
	Potentially Suitable (Policy Constraints)	90	90	90	419	589	504	14	18	16	523	697	610
	Green Belt	90	90	90	252	366	309				342	456	399
	Other				167	223	195	14	18	16	181	241	211
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Denholme Residual Supply Total													
	Potentially Suitable (Policy Constraints)												
	Green Belt												
	Other												
	Potentially Suitable (Physical Constraints)												
Denholme Capacity Total											671	808	709.5

Denholme



Legend

- Floodzone 3 - V3_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

