

AREA: ILKLEY

Site count

Capacity Overview

Headline Analysis

Detailed Tables

ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	24	No of Green Field Sites	5
Total Area (Ha)	101.66	No Of PDL Sites	5
RUDP Phase 1 Housing Sites	2	Mixed PDL / Green Field	1
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing	2	Wholly / mainly within flood zone 2	1
Suitable Now	6	Wholly / mainly within flood zone 3a	1
Potentially Suitable (Policy Constraints)	11	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	5
Unsuitable	7	Within / partly within local wildlife designations	
		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
	11	28.13	149.5	641	0	790.5	2.0

HEADLINES / MAIN POINTS

Ilkley has some residual capacity for additional residential development on the 2 allocated housing sites identified in the RUDP and other smaller sites with planning permission for development. Opportunities in the town for development intensification on existing large residential plots have largely now been taken up, although there are still some small opportunities on previously developed land within the urban area.

The SHLAA analysed 24 sites, but included only 11 as deliverable/developable in the final trajectory, inclusive of the 2 allocated housing sites. No long term dwelling capacity has been identified in years 13-17 neither is there any residual yield, which is largely a result of ongoing uncertainty over the future of some sites in the town. This is compounded by the relatively low number of sites put forward by land owners for consideration in the SHLAA and constraints pertinent to the topography of the settlement.

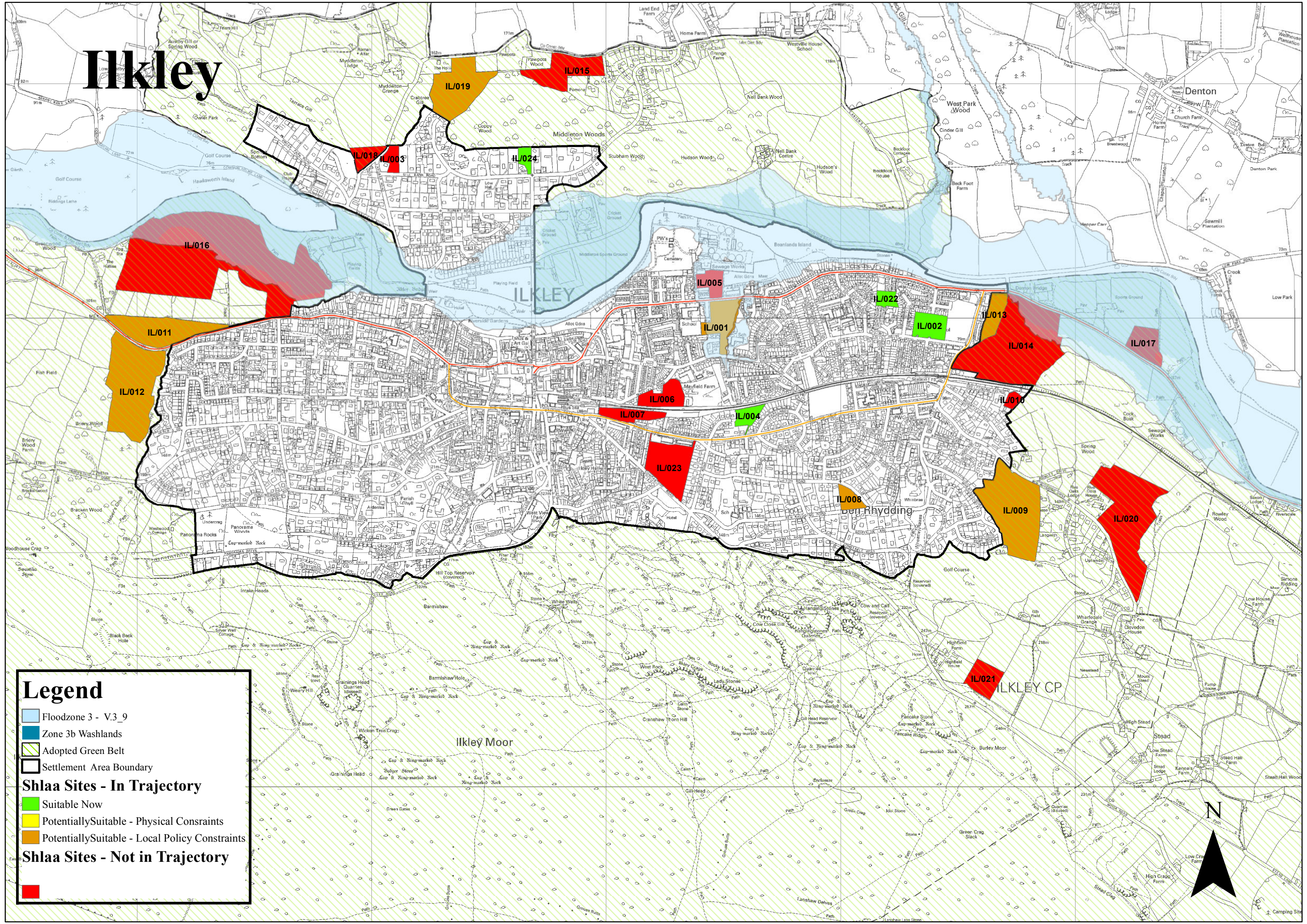
Land to the north of Skipton Road to the west side of Ilkley has been ruled unsuitable as the majority falls within the floodplain and there is no current access.

	‘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
Ilkley Trajectory Total	144	155	149.5	544	738	641				688	893	790.5
Green Field	40	40	40	497	669	583				537	709	623
Mixed				32	42	37				32	42	37
PDL	104	115	109.5	15	27	21				119	142	130.5
PDL Consolidated*	104	115	109.5	31	48	40				135	163	150
PDL %	72.2	74.2	73	5.7	6.5	6				19.6	18.3	19
Ilkley Residual												
Residual – GF												
Residual – Mixed												
Residual PDL												
Ilkley Capacity Total										688	893	790.5

	No of Sites	Hectares	Dwellings
Suitable Now	4	3.30	105
Potentially Suitable – Policy Constraints	7	24.83	686
Potentially Suitable – Physical Constraints			
Unsuitable Sites	7	40.10	

		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
Ilkley Trajectory Total		144	155	150	544	738	641				688	893	790.5
	Suitable Now	82	86	84	15	27	21				97	113	105
	Potentially Suitable (Policy Constraints)	62	69	66	529	711	620				591	780	686
	Green Belt				504	671	587.5				504	671	588
	Other	62	69	66	25	40	32.5				87	109	98
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Ilkley Residual Supply Total													
	Potentially Suitable (Policy Constraints)												
	Green Belt												
	Other												
	Potentially Suitable (Physical Constraints)												
Ilkley Capacity Total											688	893	790.5

Ilkley



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

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