

AREA: KEIGHLEY

Site count

Capacity Overview

Headline Analysis

Detailed Tables

ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	87	No of Green Field Sites	30
Total Area (Ha)	203.07	No Of PDL Sites	22
RUDP Phase 1 Housing Sites	5	Mixed PDL / Green Field	12
RUDP Phase 2 Housing Sites	10		
Sites with Outline / Full pp for Housing		Wholly / mainly within flood zone 2	6
Suitable Now	34	Wholly / mainly within flood zone 3a	6
Potentially Suitable (Policy Constraints)	33	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)	14	Within / partly within green belt	11
Unsuitable	6	Within / partly within local wildlife designations	5
		Within partly within local green space designations	6

			DWELLING CAPACITY (Based on Median of Upper and Lower)				
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	64	140.38	778.5	2553.5	1228	4460	11.6%

HEADLINES / MAIN POINTS

Keighley has a broad and mixed range of sites across the urban area including residual RUDP housing allocations, still waiting to be developed.

The settlement has a large supply of previously developed land and sites identified for residential use in the RUDP still to be built out. This aside there are significant uncertainties with regards to whether land will come forward to development in the short term and consequently much of the potential supply does not appear in the trajectory until the middle period.

A number of new sites have been put forward by landowners which include potential sites in the green belt, Safeguarded Land and other urban opportunities, some involving underused land currently identified as greenspace allocations. Many of the current RUDP housing allocations are also mostly Greenfield sites, but in a number of cases also have other constraints to prevent them being delivered in the short term. There remains a significant proportion of redevelopment opportunities close to the town centre which will involve land assembly and wider scale environmental improvements to make them attractive locations for new housing which will need to be explored further.

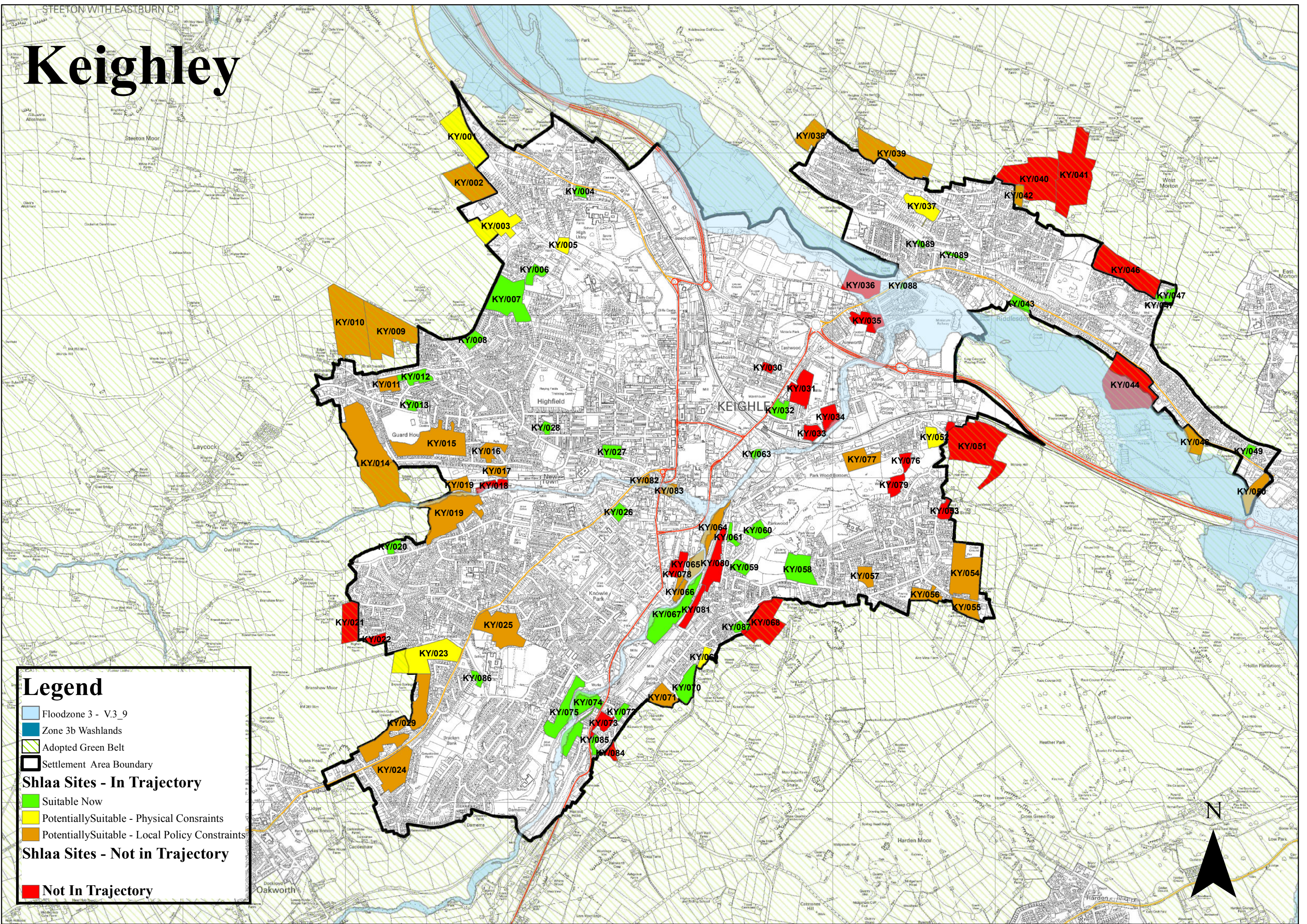
A number of sites have physical constraints including topographical and access constraints which will limit the developability of these sites in the short and medium terms. Other sites do not appear in the trajectory as they are not considered achievable due to the complexity of constraints involved.

	‘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
Keighley Trajectory Total	764	793	778.5	2120	2987	2553.5	988	1268	1128	3872	5048	4460
Green Field	262	282	272	1038	1407	1222.5	452	642	547.5	1752	2332	2042
Mixed	250	250	250	736	1033	884.5	315	373	345	1301	1656	1478.5
PDL	252	261	256.5	346	547	446.5	221	252	236.5	819	1060	939.5
PDL Consolidated*	377	386	381.5	714	1063.5	888.75	378.5	438.5	409	1469.5	1888	1679
PDL %	49.3	48.7	49	33.7	35.6	34.8	38.3	34.6	36.3	37.9	37.4	37.7
Keighley Residual										2	65	33
Residual – GF										2	14	8
Residual – Mixed												
Residual PDL										0	51	25
Keighley Capacity Total										3874	5113	4494

	No of Sites	Hectares	Dwellings
Suitable Now	29	33.81	1274
Potentially Suitable – Policy Constraints	28	88.91	2701
Potentially Suitable – Physical Constraints	7	17.66	485
Unsuitable Sites	6	36.38	

		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
Keighley Trajectory Total		764	793	778.5	2120	2987	2553.5	988	1268	1128	3872	5048	4460
	Suitable Now	664	693	678.5	495	696	595.5				1159	1389	1274
	Potentially Suitable (Policy Constraints)	100	100	100	1402	1995	1698.5	795	1010	902.5	2297	3105	2701
	Green Belt				502	646	574	341	455	398	903	1161	1032
	Other	100	100	100	900	1349	1124.5	454	555	504.5	1394	1944	1669
	Potentially Suitable (Physical Constraints)				223	296	259.5	193	258	225.5	416	554	485
Residual Supply*													
Keighley Residual Supply Total											2	65	33
	Potentially Suitable (Policy Constraints)										0		
	Green Belt										2	14	8
	Other										0		
	Potentially Suitable (Physical Constraints)												
Keighley Capacity Total											3874	5113	4494

Keighley



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