

AREA: BURLEY IN WHARFEDALE

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	8	No of Green Field Sites	5
Total Area (Ha)	23.75	No Of PDL Sites	1
RUDP Phase 1 Housing Sites		Mixed PDL / Green Field	1
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing	1	Wholly / mainly within flood zone 2	
Suitable Now	1	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	7	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	6
Unsuitable		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
	7	23.10	64	239.5	252.5	556	1.4

HEADLINES / MAIN POINTS

The size and semi rural nature of the settlement provides very little opportunity for recycling land to residential from other uses and there are no existing residential allocations and only one small site under construction. Sites analysed as part of the SHLAA are predominantly in the defined greenbelt. One of these sites is previously developed and would make a modest contribution to housing need in the settlement. Further development opportunities in the settlement will need to be sourced from the greenbelt, unless viable alternatives such as underused open space can be found.

	‘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
Burley Trajectory Total	59	69	64	205	274	239.5	245	260	252.5	509	603	556
Green Field				205	274	239.5	245	260	252.5	450	534	492
Mixed	29	29	29							29	29	29
PDL	30	40	35							30	40	35
PDL Consolidated*	45	55	50							45	55	50
PDL %	76.3	79.7	78							8.8	9.1	9
Burley Residual										37	116	77
Residual – GF										37	116	77
Residual – Mixed												
Residual PDL												
Burley Capacity Total										546	719	632.5

	No of Sites	Hectares	Dwellings
Suitable Now	1	0.54	29
Potentially Suitable – Policy Constraints	6	22.56	527
Potentially Suitable – Physical Constraints			
Unsuitable Sites			

		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
Burley Trajectory Total		59	69	64	205	274	239.5	245	260	252.5	509	603	556
	Suitable Now	29	29	29							29	29	29
	Potentially Suitable (Policy Constraints)	30	40	35	205	274	240	245	260	253	480	574	527
	Green Belt	30	40	35	205	274	240	245	260	253	480	574	527
	Other												
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Burley Residual Supply Total											37	116	77
	Potentially Suitable (Policy Constraints)										37	116	77
	Green Belt										37	116	77
	Other												
	Potentially Suitable (Physical Constraints)												
Burley Capacity Total											546	719	632.5

AREA: MENSTON

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	8	No of Green Field Sites	6
Total Area (Ha)	88.30	No Of PDL Sites	
RUDP Phase 1 Housing Sites		Mixed PDL / Green Field	
RUDP Phase 2 Housing Sites	2		
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)	4	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	4
Unsuitable	2	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
	6	35.24	90	449.5	200	739.5	2.0%

HEADLINES / MAIN POINTS

Menston has 2 housing sites still awaiting construction. Deliverability is estimated to be in the region of 306 units with the majority expected to be completed during the medium phase of the trajectory.

2 sites have been ruled out as unsuitable amounting to 53.06ha. The remaining 4 sites are all greenbelt sites to the north and south of the village which are available and can start to come forward for development from the medium phase.

Menston has no current site opportunities arising from previously developed land in this SHLAA.

	No of Sites	Hectares	Dwellings
Suitable Now	2	11.66	306
Potentially Suitable – Policy Constraints	4	23.58	434
Potentially Suitable – Physical Constraints			
Unsuitable Sites	2	53.06	

		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
Menston Trajectory Total		80	100	90	386	513	449.5	200	200	200	666	813	739.5
	Suitable Now	80	100	90	182	250	216				262	350	306
	Potentially Suitable (Policy Constraints)				204	263	233.5	200	200	200	404	463	434
	Green Belt				204	263	233.5	200	200	200	404	463	434
	Other												
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Menston Residual Supply Total											135	255	195
	Potentially Suitable (Policy Constraints)										135	255	195
	Green Belt										135	255	195
	Other												
	Potentially Suitable (Physical Constraints)												
Menston Capacity Total											801	1068	934.5

Burley Wharfedale and Menston

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

