

AREA: QUEENSBURY

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	18	No of Green Field Sites	10
Total Area (Ha)	57.88	No Of PDL Sites	1
RUDP Phase 1 Housing Sites	2	Mixed PDL / Green Field	2
RUDP Phase 2 Housing Sites	3		
Sites with Outline / Full pp for Housing	1	Wholly / mainly within flood zone 2	
Suitable Now	7	Wholly / mainly within flood zone 3a	
Potentially Suitable (Policy Constraints)	9	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	5
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
	13	52.32	193.5	560	200.5	1054	2.7

HEADLINES / MAIN POINTS

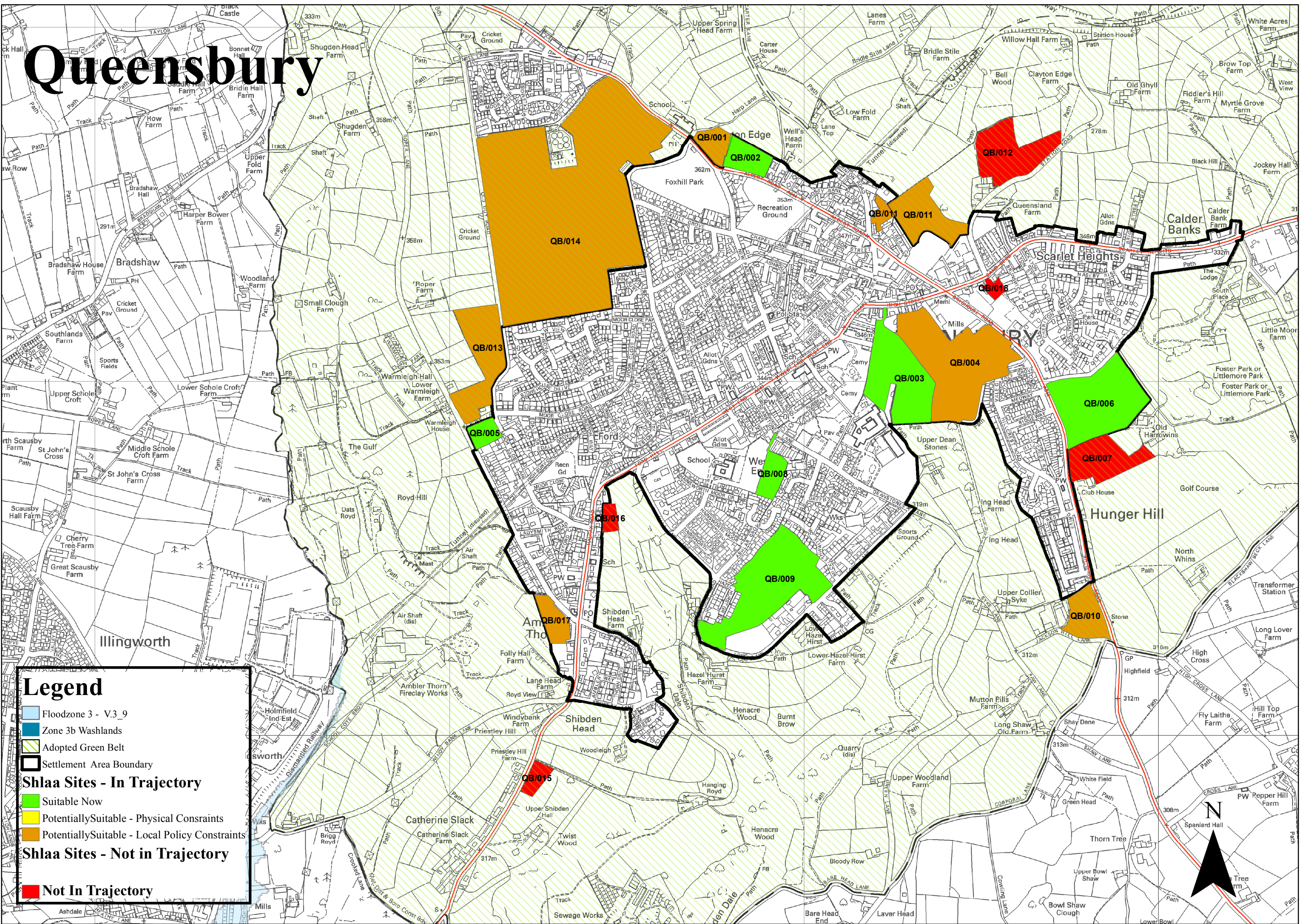
There are 5 existing allocated sites in Queensbury all of which have been assessed as being suitable now and deliverable, together with an additional site which could come forward in the short term. The 3 largest are all of interest to developers and could be delivered in the short and medium term.

Further redevelopment opportunities in the urban area at Black Dyke Mills could yield a further 150 units at low density, but this could be at the expense of existing business and future employment uses in the town. Land put forward in the green belt is extensive and may have development potential in the medium term, however, much is constrained and should be considered carefully.

	No of Sites	Hectares	Dwellings
Suitable Now	6	15.38	468.5
Potentially Suitable – Policy Constraints	7	36.94	585.5
Potentially Suitable – Physical Constraints			
Unsuitable Sites	2	3.03	

		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
Queensbury Trajectory Total		181	206	193.5	481	639	560	286	315	300.5	948	1160	1054
	Suitable Now	181	206	193.5	234	316	274				415	522	468.5
	Potentially Suitable (Policy Constraints)				247	323	285	286	315	300.5	533	638	585.5
	Green Belt				116	148	132	264	286	275	380	434	407
	Other				131	175	153	22	29	25.5	153	204	178.5
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Queensbury Residual Supply Total											320	492	406
	Potentially Suitable (Policy Constraints)										320	492	406
	Green Belt										320	492	406
	Other												
	Potentially Suitable (Physical Constraints)												
Queensbury Capacity Total											1268	1652	1460

Queensbury



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

