

**AREA: SHIPLEY**

<b>Site count</b>	<b>Capacity Overview</b>	<b>Headline Analysis</b>	<b>Detailed Tables</b>
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<b>ALL SITES</b>		<b>SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)</b>	
Total No Of Sites	<b>28</b>	No of Green Field Sites	<b>7</b>
Total Area (Ha)	<b>53.57</b>	No Of PDL Sites	<b>10</b>
RUDP Phase 1 Housing Sites		Mixed PDL / Green Field	<b>2</b>
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing		Wholly / mainly within flood zone 2	<b>4</b>
Suitable Now	<b>11</b>	Wholly / mainly within flood zone 3a	<b>4</b>
Potentially Suitable (Policy Constraints)	<b>12</b>	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)	<b>4</b>	Within / partly within green belt	<b>2</b>
Unsuitable	<b>1</b>	Within / partly within local wildlife designations	
		Within partly within local green space designations	<b>3</b>

<b>DWELLING CAPACITY (Based on Median of Upper and Lower)</b>							
	No Of Sites	Hectares	Short	Medium	Long	Total	% of District Total
	<b>19</b>	<b>40.47</b>	<b>376</b>	<b>553</b>	<b>605.5</b>	<b>1534.5</b>	<b>4%</b>

**HEADLINES / MAIN POINTS**

**28 initial sites were analysed in the study, resulting in 19 in the final trajectory, these comprise sites that are suitable now with few constraints, sites with local constraints and some with physical constraints, that still could come forward for residential development across the period with some intervention.**

**The majority of sites are previously developed with a trajectory average of 54% and further opportunities may still be available in the settlement to further boost this figure. However, some sites are crossed by flood zone areas which may limit the form or type of development that could be delivered on them. Of the sites with physical constraints, these are mostly limited to access issues that could be resolved.**

**Additional opportunities have been identified by landowners and from survey, from sites identified as greenspace in the RUDP or Greenbelt.**

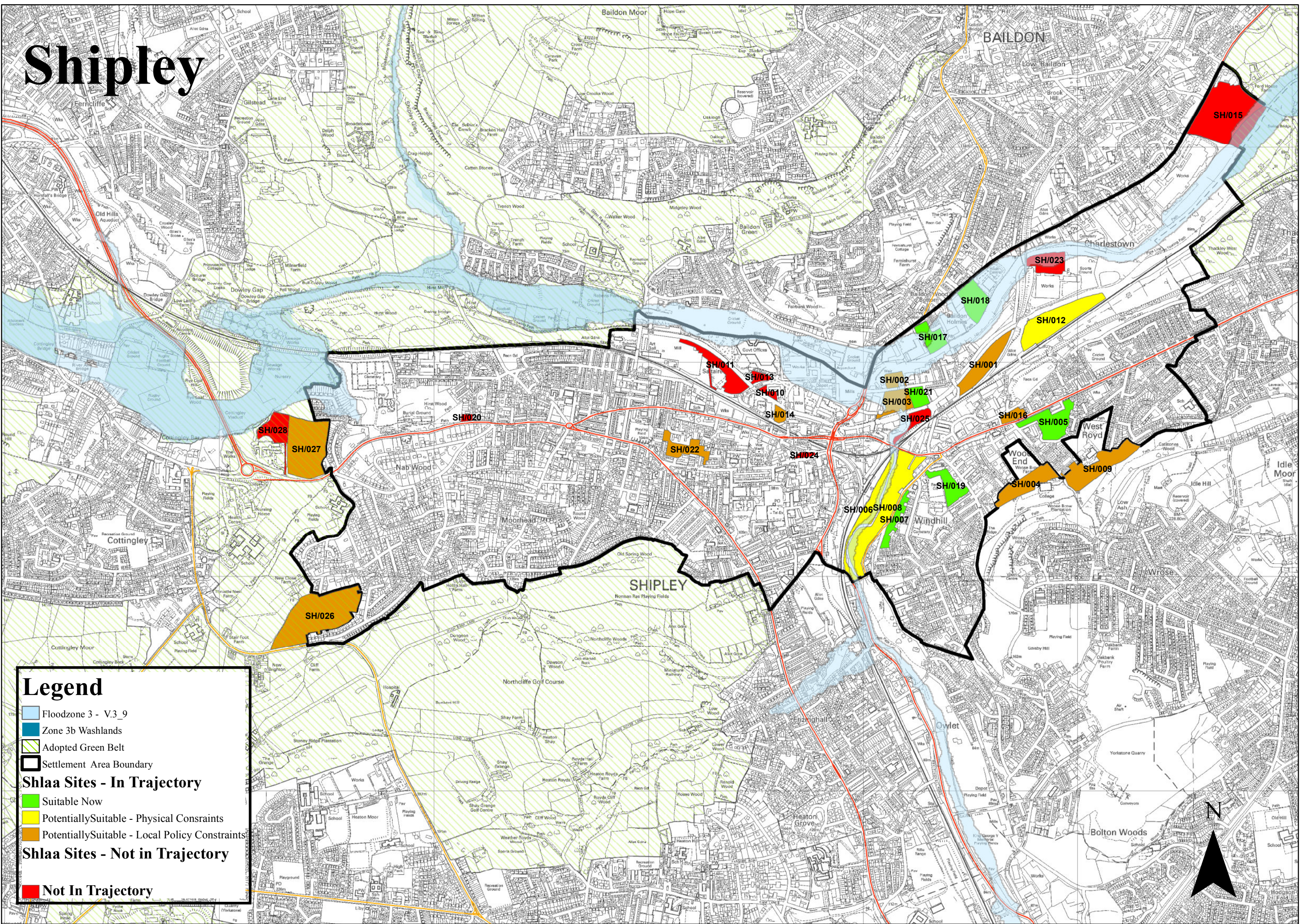
**Overall the settlement offers a good mix of sites across a number of types to enable the right choice for new development in the future.**

	‘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
<b>Shipley Trajectory Total</b>	374	378	376	389	717	553	517	694	605.5	1280	1789	1534.5
<b>Green Field</b>				226	353	290	228	358	293	454	711	583
<b>Mixed</b>				46	61	54	177	200	188	223	261	242
<b>PDL</b>	374	378	376	117	303	210	112	136	124	603	817	710
<b>PDL Consolidated*</b>	374	378	376	140	334	237	201	236	218	715	948	832
<b>PDL %</b>	100	100	100	35.9	46.6	43	38.8	34	36	55.9	52.9	54
<b>Shipley Residual</b>										29	144	86
										29		14
<b>Residual – Mixed</b>											144	72
<b>Residual PDL</b>												
<b>Shipley Capacity Total</b>										1309	1933	1621

	No of Sites	Hectares	Dwellings
<b>Suitable Now</b>	6	8.35	425
<b>Potentially Suitable – Policy Constraints</b>	10	21.93	668
<b>Potentially Suitable – Physical Constraints</b>	3	10.19	442
<b>Unsuitable Sites</b>	1	1.56	

		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
<b>Shipley Trajectory Total</b>		374	378	376	389	717	553	517	694	605	1280	1789	1535
	<b>Suitable Now</b>	234	234	234	107	274	191				341	508	425
	<b>Potentially Suitable (Policy Constraints)</b>	140	144	142	282	443	363	140	187	163	562	774	668
	<b>Green Belt</b>				104	139	121.5	140	187	163	244	326	285
	<b>Other</b>	140	144	142	178	304	241				318	448	383
	<b>Potentially Suitable (Physical Constraints)</b>							377	507	442	377	507	442
<b>Residual Supply*</b>													
<b>Shipley Residual Supply Total</b>											29	144	86
	<b>Potentially Suitable (Policy Constraints)</b>										29	0	14
	<b>Green Belt</b>												
	<b>Other</b>										29	0	14
	<b>Potentially Suitable (Physical Constraints)</b>											144	72
<b>Shipley Capacity Total</b>											1309	1933	1621

# Shipley



## 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