

AREA: SILSDEN

Site count	Capacity Overview	Headline Analysis	Detailed Tables
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ALL SITES		SITES WITHIN TRAJECTORY (DELIVERABLE OR DEVELOPABLE)	
Total No Of Sites	14	No of Green Field Sites	11
Total Area (Ha)	73.69	No Of PDL Sites	1
RUDP Phase 1 Housing Sites	1	Mixed PDL / Green Field	1
RUDP Phase 2 Housing Sites			
Sites with Outline / Full pp for Housing	1	Wholly / mainly within flood zone 2	1
Suitable Now	4	Wholly / mainly within flood zone 3a	1
Potentially Suitable (Policy Constraints)	10	Wholly / mainly within flood zone 3b	
Potentially Suitable (Physical Constraints)		Within / partly within green belt	2
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
	13	71.56	145.5	569	977.5	1592	4.1

HEADLINES / MAIN POINTS

Silsden has a modest supply of land which is suitable now and could be delivered in the short term. The larger supply of land comes from sites allocated as Safeguarded Land in the RUDP, some which could be brought forward in the medium term, but the majority in the longer term given the off site infrastructure requirements. Further residual yield beyond year 17 extends the potential capacity of the settlement to around 2000 new homes.

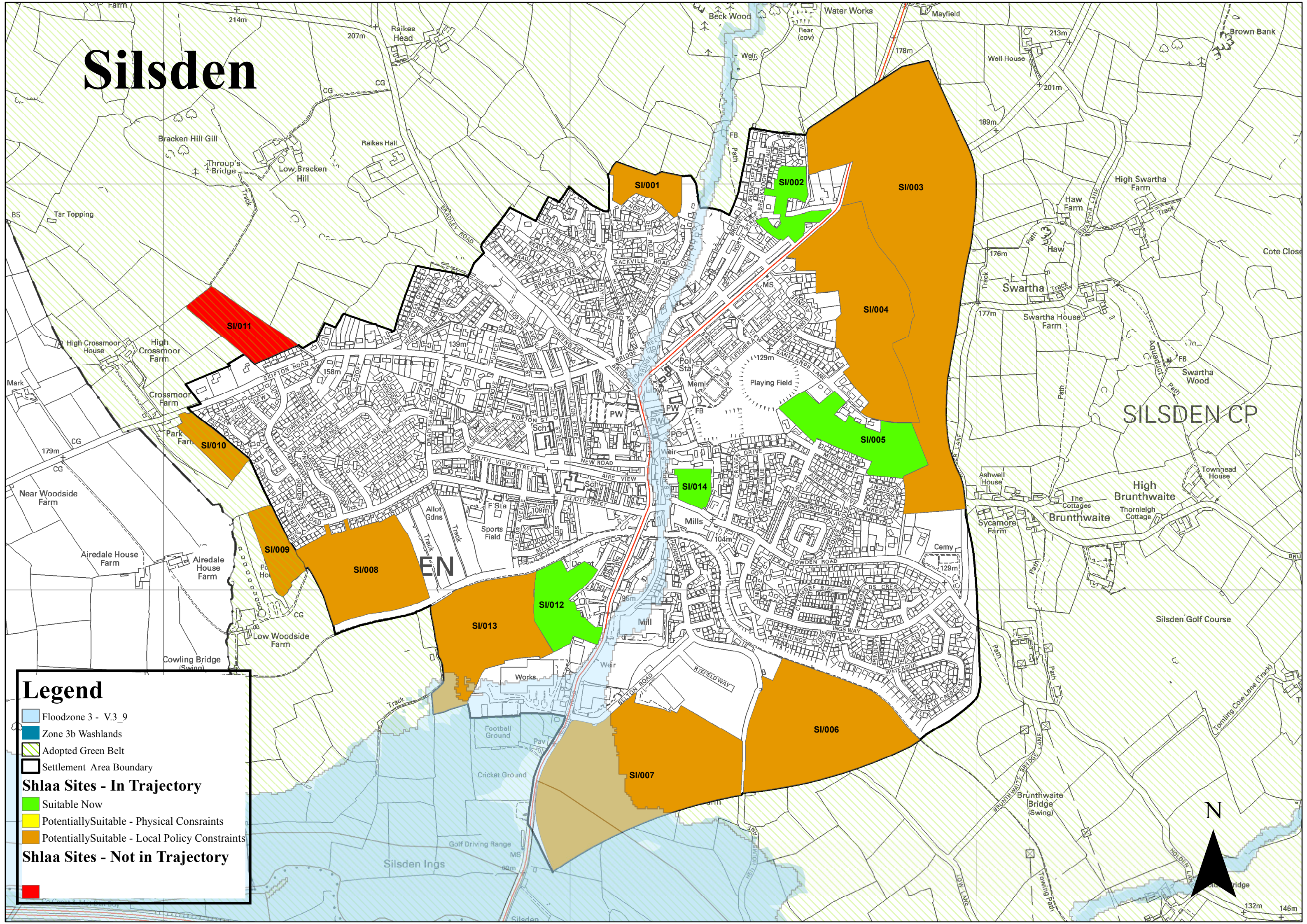
Silsden has limited capacity for recycling beyond year 6 with the large proportion of site opportunities on greenfield land. Only 2 of these sites are within the greenbelt with a small potential yield of 83 units which could suggest that there would be no requirement to look further green belt releases over and above land allocated as Safeguarded Land.

	‘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
Silsden Trajectory Total	142	149	145.5	445	493	469	884	1071	977.5	1471	1713	1592
Green Field	60	67	63	384	432	408	884	1071	977.5	1328	1570	1449
Mixed	60	60	60	61	61	61				121	121	121
PDL	22	22	22							22	22	22
PDL Consolidated*	52	52	52	30	31	31				83	83	83
PDL %	36.6	34.9	36	6.7	6.3	6				5.6	4.8	5
Silsden Residual										274	550	412
Residual – GF										262	538	400
Residual – Mixed												
Residual PDL										12	12	12
Silsden Capacity Total										1745	2263	2004

	No of Sites	Hectares	Dwellings
Suitable Now	4	7.35	285
Potentially Suitable – Policy Constraints	9	64.21	1307
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
Silsden Trajectory Total		142	149	145.5	445	493	469	884	1071	978	1471	1713	1592
	Suitable Now	142	149	145.5	128	151	140				270	300	285
	Potentially Suitable (Policy Constraints)				317	342	330	884	1071	978	1201	1413	1307
	Green Belt				40	53	46.5	31	41	36	71	94	83
	Other				277	289	283	853	1030	941.5	1130	1319	1224.5
	Potentially Suitable (Physical Constraints)												
Residual Supply*													
Silsden Residual Supply Total											274	550	412
	Potentially Suitable (Policy Constraints)										262	537	400
	Green Belt												
	Other										262	537	400
	Potentially Suitable (Physical Constraints)												
Silsden Capacity Total											1745	2263	2004

Silsden



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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