

SHLAA3 - HARDEN

Ref	Address	Gross Site Area	Present allocation	Site Source	Site Type	Site yield	Yield	Development stage	No. Built	Site Summary	Development constraints	Suitability Appraisal	Available?	Achievability	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	18+	
															2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			
SITES WITH PLANNING PERMISSION AND DELIVERABLE																																		
HR/010	Harden Road	0.09		Housing Land Register	Previously Developed Land	actual	8	Development complete	8	Completed site		Suitable Now		Deliverable																	0			
HR/012	Long Lane Harden	1.19		Housing Land Register	Greenfield	actual	4	Detailed permission		Site formerly garden use permission for 4 homes in full. Tree preservation orders covers the rest of the site		Suitable Now	Yes	Deliverable			4														4			
DELIVERABLE AND DEVELOPABLE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT BUT SUBJECT TO PLANNING																																		
HR/002	Bingley Road	0.93	Safeguarded Land	SafeGuarded Land	Greenfield	Low	29			Sloping land adjacent to Bingley Road, with some mature trees. The site is available		Suitable Now	Yes	Deliverable				27.5	1.5												29			
HR/005	South Walk	0.91	Safeguarded Land	SafeGuarded Land	Greenfield	Low	29			Level to sloping field with access from South Walk which is narrow and may require 3rd party land before it can come forward. Owners intentions are presently unknown		Suitable Now	uncertain	Developable										27.5	1.5						29			
DEVELOPABLE SITES WHICH CAN ONLY COME FORWARD THROUGH THE DEVELOPMENT PLAN																																		
HR/001	Harden Road, Harden, Bingley	3.23	Green Belt	Call for Sites	Greenfield	Low	85			The site lies in the green belt on the edge of the built up area of Harden, between cottages on the west and commercial/retail use in the form of a garden centre on the east side. The site slopes steeply toward other homes on the southern boundary and consequently development in this area may not be practicable. The site lies within an area of land identified by the growth study and has been revised by the landowner to include land which adjoins the urban area. Access and topography issues will need to be addressed	Listed building	Potentially Suitable - Local Policy Constraints	Yes	Developable												30	30	21.5	3.5				85	
HR/003	Harden Road/Keighley Road, Harden	0.63	Village Greenspace	Call for Sites	Greenfield	Low	20			Sloping field adjacent to HR/002 running to small beck and tree line. This site has no public access and might better be used for development alongside HR/002 with on site Public Open Space. Most of the site is allocated village greenspace in RUDP	Listed building	Potentially Suitable - Local Policy Constraints	Yes	Developable					20													20		
HR/004	Chelston House	0.67	Green Belt	Call for Sites	Greenfield	Low	21			Sloping mown field within the green belt but enclosed by mature trees with mature trees across the site. The site was rejected as a development site at the last RUDP inquiry by the Inspector but the site is bounded on 2 side by residential use. The site is slightly larger than last SHLAA with additional field submitted by second landowner	Access	Potentially Suitable - Local Policy Constraints	Yes	Developable									21									21		
HR/013	Land off South Walk/Wilsden Road	2.52	Green Belt	Growth Study	Greenfield	Low	65.5			Land west of Wilsden Road and South of south Walk/HR/005. The site is well contained by mature trees and could be linked with HR/004 and HR/005 to make a more comprehensive site. HR/005 has only an arbitrary site boundary at present and has narrow access. The larger site could be developed from Wilsden Road	access	Potentially Suitable - Local Policy Constraints	uncertain	developable											30	28	7.5					65.5		
SITES NOT CONSIDERED TO BE AVAILABLE OR ACHIEVABLE FOR RESIDENTIAL USE IN THIS SHLAA																																		

