

Examination into the Calderdale Local Plan

The following information has been provided by the Council in advance of the hearing session on Thursday morning, 17th June for information:

Having reviewed the modifications to the last part of Policy HS6 in relation to rural exception sites, as set out in CC124, the Council notes that the draft modifications do not actually achieve the intended purpose of increasing the flexibility of the Policy. Revisions to the modifications in CC124 are therefore proposed as set out below:

POLICY HS6 AFFORDABLE HOUSING (PARAGRAPH 7)

Permission will be granted exceptionally for affordable housing on ‘exception sites’ where policies to protect the countryside would normally preclude planning permission being granted provided that:

1. The site is ***either*** within or immediately adjacent to a settlement in the parished western part of the Borough as defined on Map 16.2 ***or robust evidence exists to demonstrate the identified needs cannot be met in any other way***
2. there is a proven local need for affordable housing in the particular settlement;
3. residential development would reflect the principles of sustainable development including the objective of maintaining or enhancing the vitality of the particular rural community;
4. there are secure arrangements in place to ensure that the affordable housing units remain affordable in perpetuity, where appropriate;
5. there are secure arrangements in place to ensure that the affordable housing units are offered to local people (defined as current residents or those who have an existing family or employment connection) in the first instance; and
6. the proposal complies with other relevant Local Plan policies.

(As in CC124 the modifications arising from this particular matter are shown in **bold and larger text**)

We have forwarded the proposed revisions to the modification in CC124 to the Inspector via the Programme Officer and given our correspondence on this matter we are also forwarding the proposed revisions to all participants for this hearing session.

Spatial Planning