

CC125

**CALDERDALE LOCAL PLAN HEARINGS
MATTER 22**

Housing Trajectory Update

Five Year Housing Land Supply Update

Published March 2021

Calderdale MBC

LOCAL PLAN EXAMINATION HEARINGS STAGE 2: WEEK 6 - Thursday 3rd December 2020

MATTER 22 HOUSING SUPPLY UPDATE

The relevant extract from the Task List (CC85b) is set out below for ease of reference.

Examination Library Document CC85b Extract

No.	Details	Type
262	<p>Council to review housing trajectory to provide realistic assessment of likely delivery and lead-in times for extant permissions, allocation sites and other sources – and update the total supply and five year supply calculations accordingly. Realistic trajectory is necessary in order to provide evidence to support a stepped housing requirement (and to determine the appropriate stepped rates) and to justify the application of the Liverpool method.</p> <p>The revision should include:</p> <ul style="list-style-type: none">- Revised small sites extant permission estimate based on delivery evidence, rather than 10% lapse rate - having regard to NPPF definition of deliverable criteria a.- Revised major sites extant permission estimates based on delivery evidence.- Any other potential sites which accord with the definition of deliverable or developable (having regard to the fact criteria a and b in NPPF glossary is not an exclusive list).- Sufficient lead-in time for allocation sites without permission which takes account of the standard assumptions in Table 18 in CC40.- Updated five year supply calculation which uses the projected supply rate for 2020/21 from the housing trajectory.- Modelling of various options, including annualised housing requirement, stepped housing requirement, and application of the Liverpool and Sedgefield methods.	Action
263	Inspector to complete remaining site visits in early January and write to the Council to confirm holding position regarding site capacities (as discussed at site-specific hearing sessions). To be fed into the updated housing trajectory.	Inspector action
264	Council to publish revised housing trajectory for comment.	Action
265	Stage 3 hearing session may to be held on the updated housing trajectory.	TBC

BACKGROUND

1.1 Following the Stage 1 Hearings Technical Note CC45 was produced to present options for the housing trajectory (see CC45) with a further Interim Trajectory published during the Stage 2 Hearings (CC96). Task 262 (see CC85b) requires the Council to model further options for the trajectory and update the interim data and five year land supply calculations. This is a technical note prepared specifically to assist the Inspector in her deliberations. In doing so it sets out various approaches and the consequential implications for the five year housing land supply (5YHLS). It is not the purpose of this note to set out the Council's preferred position. The justification for a stepped housing trajectory and the selected method of calculating the 5 year housing land supply (5YHLS) is set out in both the Housing Technical Paper (CC40) and the

Council’s Hearing Statement prepared for the Stage 2 Hearings (HS22.1) and consequently is not repeated in this note.

HOUSING LAND SUPPLY

1.2 The various sources are discussed below. Extant planning permissions are based on the Housing Land Availability database as at 31st March 2020, whilst for the land allocations the most recent information is employed.

Net Completions

1.3 Net completions for 2018/19 were 557 dwellings and for 2019/20 were 348 dwellings summing to 905 dwellings for the first 2 years of the housing trajectory. Net completions for the first 3 quarters of 2020/21 are now available equalling 199 dwellings.

Extant Planning Permissions

1.4 The supply of extant planning permissions employed in the interim trajectory (based on HLA 31st March 2020) has been re-visited in order to ensure a closer relationship with the definition of Deliverable in Annex 2 to NPPF 2019. For Major permissions (some 100 sites) the survey undertaken previously was repeated (see HTP - CC40). Very few responses were received from the agents/developers/landowners contacted with only around 12 replying and even fewer completing the survey form. Follow up emails to specific agents helped raise the response rate. Officers in Development Management were also provided with the full list of permissions (Major and Small) and their views sought. Sites previously discounted were re-examined and the officer responsible for the HLA provided views on whether any further sites should be discounted. Discounting and positioning of sites reflected the information provided with planning judgements employed where no information was received. As the deliverability of the extant permissions tends to front load the supply this was moderated to reflect the fact that the resultant peaks are unlikely to be achieved given past completion rates. Where it was considered stalled sites may progress slowly these were positioned later in the trajectory and if unlikely to progress were discounted with the appropriate reason.

Table 1: Extant Planning Permissions at 31st March 2020

Category	All Extant PPs	Discounted*	Not Discounted
Major by Dwellings	2630	1592	1038
Major by Area	25	0	25
Total Major	2655	1592	1063
Total Small	1287	66	1221
Total (Major & Small)	3942	1658	2284

*Figure includes Local Plan Allocations with planning permission

Local Plan Allocations

- 1.5 The previous trajectory published in November 2020, for the Stage 2 Hearings (Matter 22) showed a significant peaking of delivery in the middle part of the Plan period due to the large number of allocations expected to come forward. This situation was exacerbated when the supply of extant planning permission was added to the trajectory. Given both current and historic rates of delivery such an increase is considered unrealistic. Therefore, following the stage 2 hearings and as part of the response to Task 262 (Modelling the Housing Trajectory) the positioning of the allocations has been revisited.
- 1.6 Previously there was an assumption that sites would come forward as soon as possible with a key factor being the adoption date of the Plan, necessary for sites requiring a policy change, such as those in the Green Belt. Given the time that has elapsed since the Publication version of the Local Plan and the plan making stages remaining, for the purposes of the trajectory, it is now assumed that adoption will not be before Spring of Year 5. Whilst adoption may occur a few months earlier this approach ensures the trajectory is robust and avoids revisions due to any further updates to the adoption date. Should the plan be adopted a little earlier it does not, of course, preclude sites coming forward earlier, although relatively few completions could be expected in the short period of time remaining at the end of the previous year.
- 1.7 Agents/developers/landowners were also often optimistic about when their sites may come forward and an element of realism has been factored in. The number of sites in an area will affect the timing of delivery given developers tend to avoid creating a situation where market saturation may occur, as was expressed at the Stage 2 hearings by site promoters/developers. The two Garden Suburbs have been moved back 2 years as suggested by the Inspector at the Stage 2 Hearings.
- 1.8 As reported in the HTP (CC40) the Lichfield research was taken into consideration for the larger sites involving the volume housebuilders. This examined sites of 50 or more units, around one third of the allocations in the Local Plan. Smaller sites are likely to be delivered by small and medium sized housebuilders, a number of which disappeared after the economic downturn in 2008, and therefore there may be a delay in some of these sites coming forward due to the number of available housebuilders.
- 1.9 There exist sites that have remained undeveloped for several years and may take time to come forward and their positioning reflects this fact. Sites in weaker housing markets are generally positioned in the latter part of the trajectory. Allocating such sites highlights them and may act as a stimulus to bring them forward, as occurred with many brownfield sites following the publication of the Urban Capacity Study in 2001 (CC20). The inclusion of these sites remains important as it reduces the need to find further sites in the Green Belt.
- 1.10 The survey of Major Sites with planning permission discussed under Extant Planning Permissions has provided further information regarding the timing of delivery for allocations with planning permission as at 31st March 2020. Where sites have commenced their position tends to be more fixed and depends on the actual build out rates. Completions from these sites will be reflected in the next (2020/21) housing land supply update.

1.11 The consideration of all of these factors has tended to move several sites back in the trajectory, negating the need to rely solely on the assumptions in Table 18 of the HTP (CC40) (lead-in times). Taking a holistic view, the Council also had regard to past levels of delivery and the time required for delivery to step up from recent levels.

1.12 Whilst allocation LP0573 has been removed from the Plan due to flooding concerns, an initiative is underway to create a wider regeneration area to include this site. The Council expects this regeneration area to include residential development thus further boosting supply. As there are no definitive figures currently available this source of supply is not reflected in the trajectory.

Windfalls

1.13 The windfall figure was not updated for the November 2020 Interim Trajectory discussed at the Stage 2 Hearings due to the insignificant effect on the housing supply and the amount of time available. From 2024/2025 to the end of the plan period the windfall supply was 869 dwellings. The data has been updated for this trajectory and confirms the small difference to the supply rising to 886 dwellings for the same period (an increase of just 17 dwellings).

Other Sources of Supply

1.14 The Council explored other sources of supply beyond those mentioned in the NPPF Annex 2 definition of Deliverable. Development Management officers were asked to list any sites where the Council was Mindful to Grant Planning Permission subject to the signing of a S106 legal agreement. No information was provided in relation to this source of supply.

1.15 The Council's Brownfield Land Register (BLR) was examined to determine whether it contained any sites that could contribute to the housing supply. Whilst the majority of sites were already accounted for in the extant planning permissions and allocations sources of supply there are 5 sites where the planning permission has lapsed, and which could provide some 50 dwellings later in the plan period. Given that the purpose of the BLR is to publicise these sites in order to facilitate their development it is reasonable to include them in the overall supply.

1.16 Given the small numbers involved these two sources have been combined in the trajectory graphs.

Overall Supply

1.17 The revised housing supply is summarised in Table 2 below.

**Table 2: Housing Technical Paper (Table 7) Update to 31st March 2020
Housing Requirement and Supply**

	Dwellings	Notes
REQUIREMENT		
Housing Requirement (2018/19 to 2032/33)	14,950	Annual Average 997
SOURCES OF SUPPLY		
Net Completions 18/19 and 19/20 (Years 1 and 2)	905	Gross for Y 1 = 579 and Y2 = 418 Note: first 3 quarters of 2021/22 gross = 212 and net 199 completions
Extant Planning Permissions as at 31st March 2020	2,284	
Windfalls	984	98.4 pa (rounded to 94). Note this makes overall difference of 4 in some calculations as number not always transposed with decimal places. Windfalls not included Years 4 and 5 reflecting approach set out in HTP
Brownfield Land Register	50	
Awaiting S.106 Agreement	0	
SUB TOTAL	4223	
Number of dwellings required on new land allocations	10,727	Requirement less supply
Actual Allocations in Local Plan	10,469	Includes amended capacities following stage 2 hearings
Total Supply	14,692	Allocations in LP + other sources of supply
Buffer	-258	Overall Requirement less Total Supply

HOUSING TRAJECTORY - MODELLING THE OPTIONS

1.18 For modelling purposes, a number of different approaches to the trajectory are set out below and these should be read in conjunction with the following notes and references:

- Previous housing requirement figures in earlier plans (see Council’s Hearing Statement HS 22.1 and the HTP CC40).
- The annual numbers in the adopted version of the trajectory will be rounded as they would otherwise portray a level of accuracy which is clearly not realistic.
- The trajectory reflects the amended site capacities resulting from the Stage 2 Hearings. There remain, however, a few sites where further work is underway, largely due to open space or flooding considerations. As these are generally small sites with limited capacities and are positioned later in the plan period any amendments will not have significant effects on the trajectory, particularly in the earlier part of the plan period. Indeed, as sites progress through the planning and development process many will have amended capacities, albeit minor ones.
- Whilst the requirement in the early part of the plan period needs to be low in order to be realistic regarding delivery (achieved to date and planned) this inevitably requires larger levels of delivery later in the plan period.

- Depending on the trajectory option it is either based on the overall requirement of 14,950 or the actual supply of approximately 14,700 dwellings.
- Beyond the plan period the trajectory can only be indicative with more detailed annual build rates required for the Garden Suburbs beyond Year 15. Some 1,015 dwellings on the Garden Suburbs will be delivered from Year 16 onwards, potentially extending over around a further six year period.

OPTION 1: AVERAGE TRAJECTORY

Dwellings per annum	Number Years	Total Dwellings
997	15	14,950 rounded

The annualised or average trajectory is effectively a ‘control’ and is the position which the stepping approach can be compared against. Given the overall housing requirement figure is 14,950 dwellings this equates to 997 dwellings per annum (dpa) over the 15 year plan period.

OPTION 2: INTERIM TRAJECTORY STAGE 2 HEARINGS (UPDATED DATA)

Dwellings per annum	Number Years	Total Dwellings for stepped period
560	6	3360
900	3	2700
1482	6	8890 rounded

This option reflects the stepped approach in the Interim Trajectory discussed at the Stage 2 Hearings. It demonstrates the position following updates to the underlying data.

OPTION 3: TWO STEP TRAJECTORY BASED ON AVERAGE FOR STEPPED PERIODS

Dwellings per annum	Number Years	Total Dwellings for stepped period
528	6	3168
1030	4	4120
1481	5	7405

The annual supply was examined in order to determine where the major step ups in the supply exist. Average delivery in each stepped period was calculated to provide the delivery level for that period with the stepped requirement fixed to the average. This option is based on the first period extending to Year 6.

OPTION 3A: TWO STEP TRAJECTORY BASED ON AVERAGE FOR STEPPED PERIODS (BUFFER SITES)

Dwellings per annum	Number Years	Total Dwellings for stepped period
528	6	3168
1030	4	4120
1481	5	7405

This Option is the same as Option 3 but the graph shows the buffer sites required to provide a five year supply of housing land on adoption of the Local Plan.

OPTION 4: TWO STEP TRAJECTORY BASED ON AVERAGE FOR STEPPED PERIODS

Dwellings per annum	Number Years	Total Dwellings for stepped period
487	5	2435
970	5	4850
1481	5	7405

Varies from Option 3 with the first step being a year earlier resulting in different annual requirements when averaged over the resulting stepped periods.

OPTION 4A: TWO STEP TRAJECTORY BASED ON AVERAGE FOR STEPPED PERIODS (BUFFER SITES)

Dwellings per annum	Number Years	Total Dwellings for stepped period
487	5	2435
970	5	4850
1481	5	7405

This Option is the same as Option 4 but the graph shows the buffer sites required to provide a five year supply of housing land on adoption of the Local Plan.

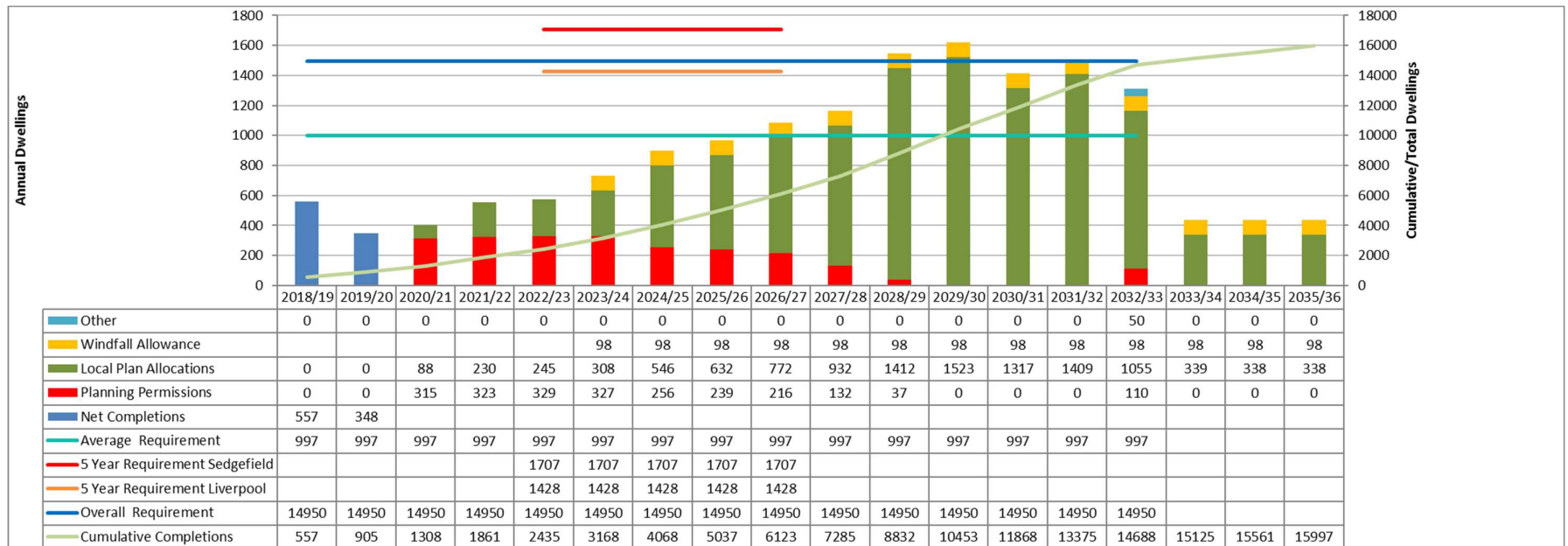
OPTION 5: TWO STEP TRAJECTORY NOT AVERAGED

Dwellings per annum	Number Years	Total Dwellings for stepped period
500	7	3500
950	2	1900
1548	6	9288

This stepped trajectory is not averaged to the stepped periods but does represent a relatively close fit. The degree of variation from the averages has consequential implications for the 5YHLS figure.

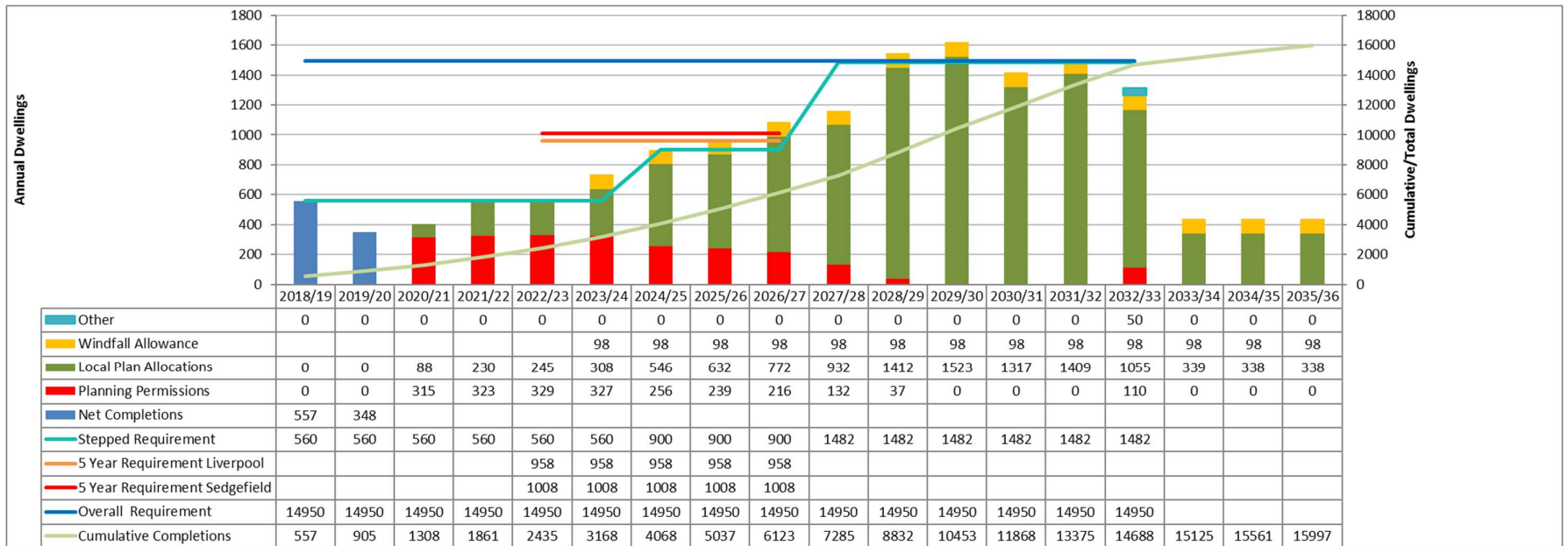
CALDERDALE HOUSING TRAJECTORY

OPTION 1



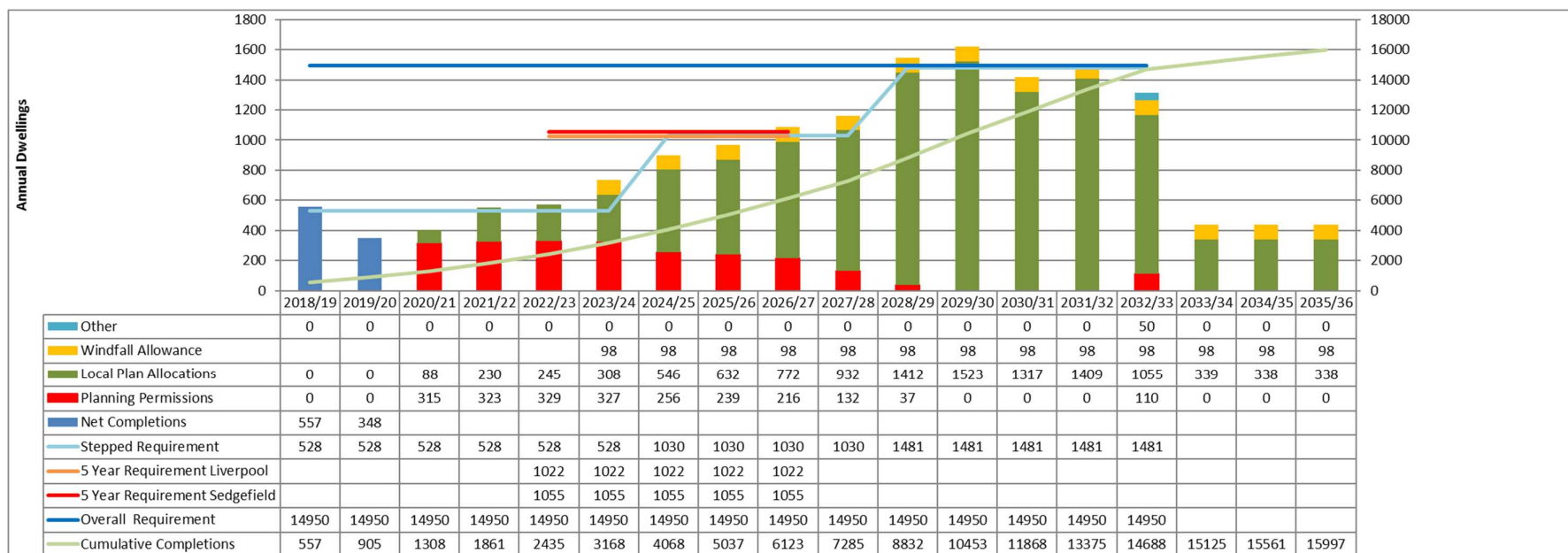
CALDERDLAE HOUSING TRAJECTORY

OPTION 2



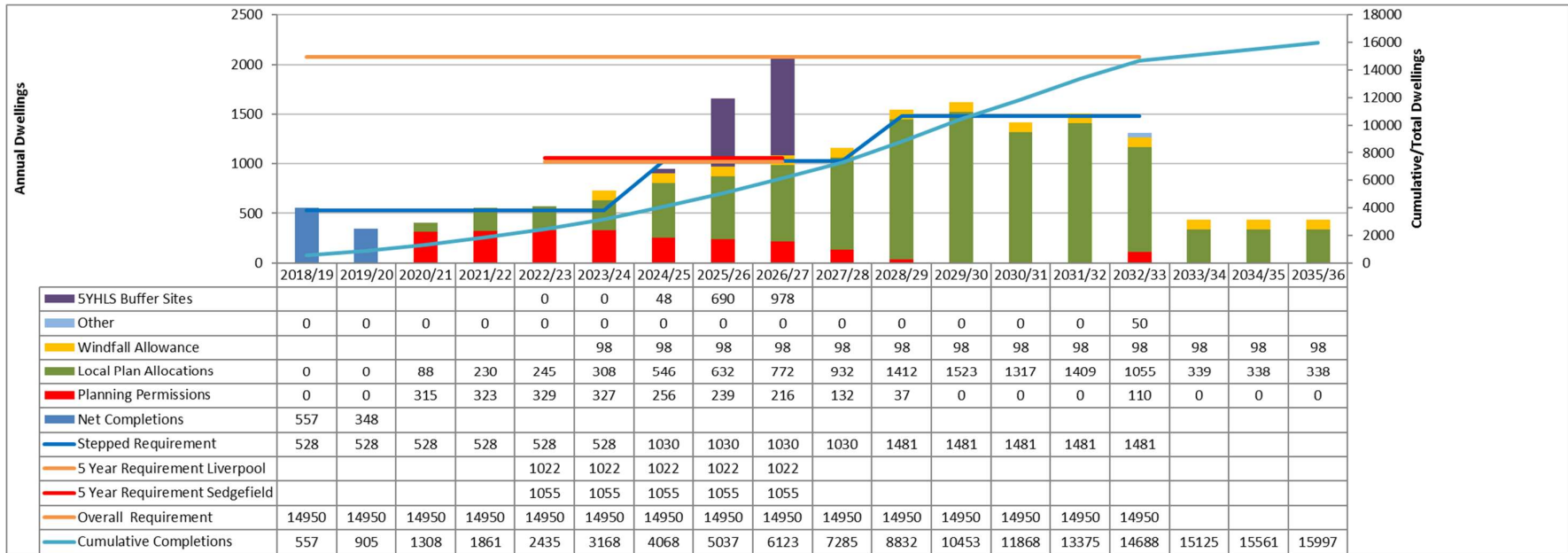
CALDERDALE HOUSING TRAJECTORY

OPTION 3



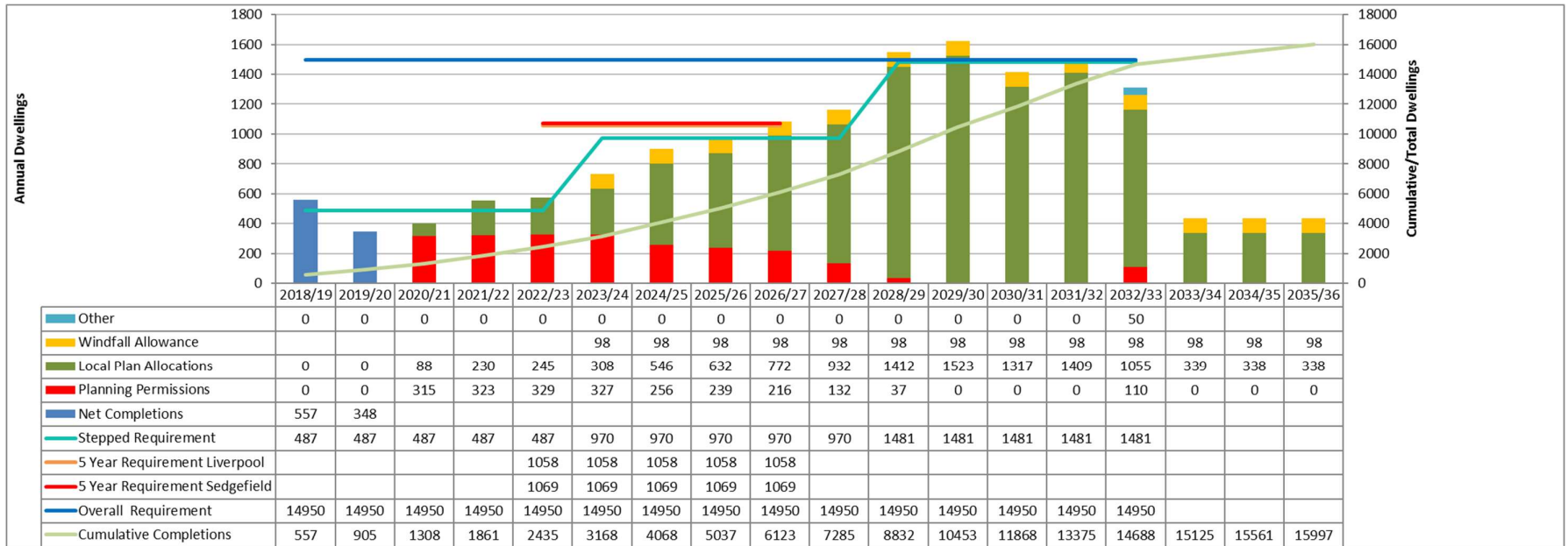
CALDERDALE HOUSING TRAJECTORY

OPTION 3A



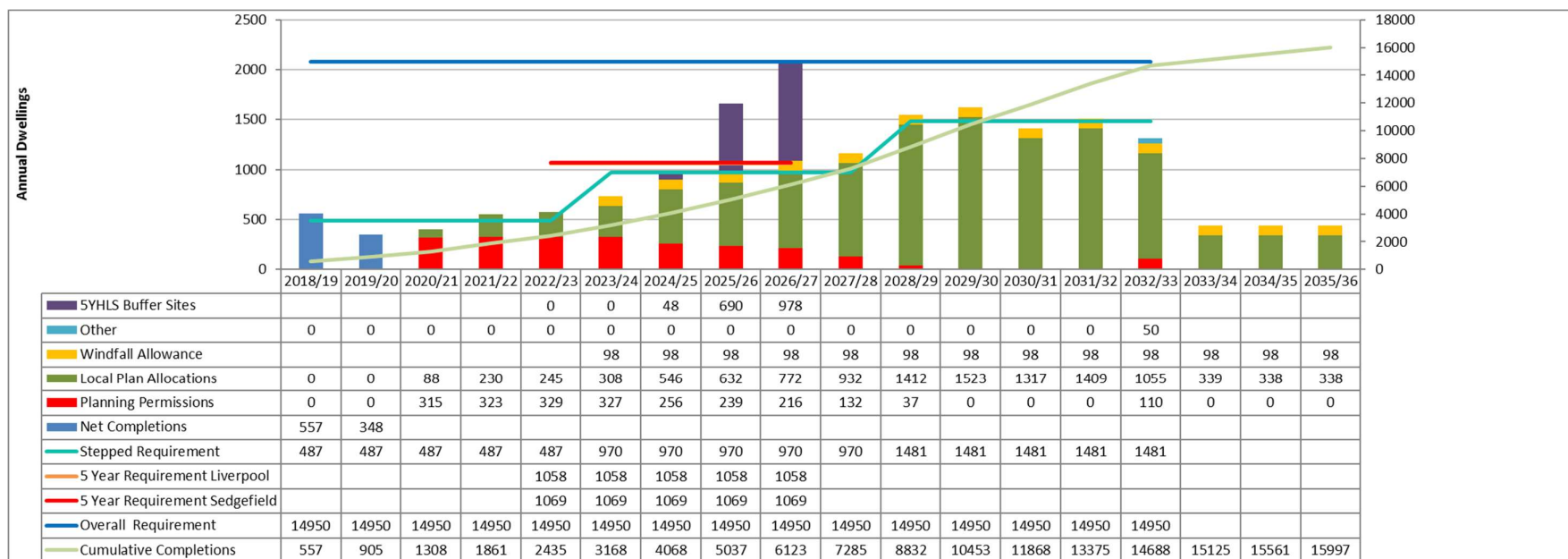
CALDERDALE HOUSING TRAJECTORY

OPTION 4



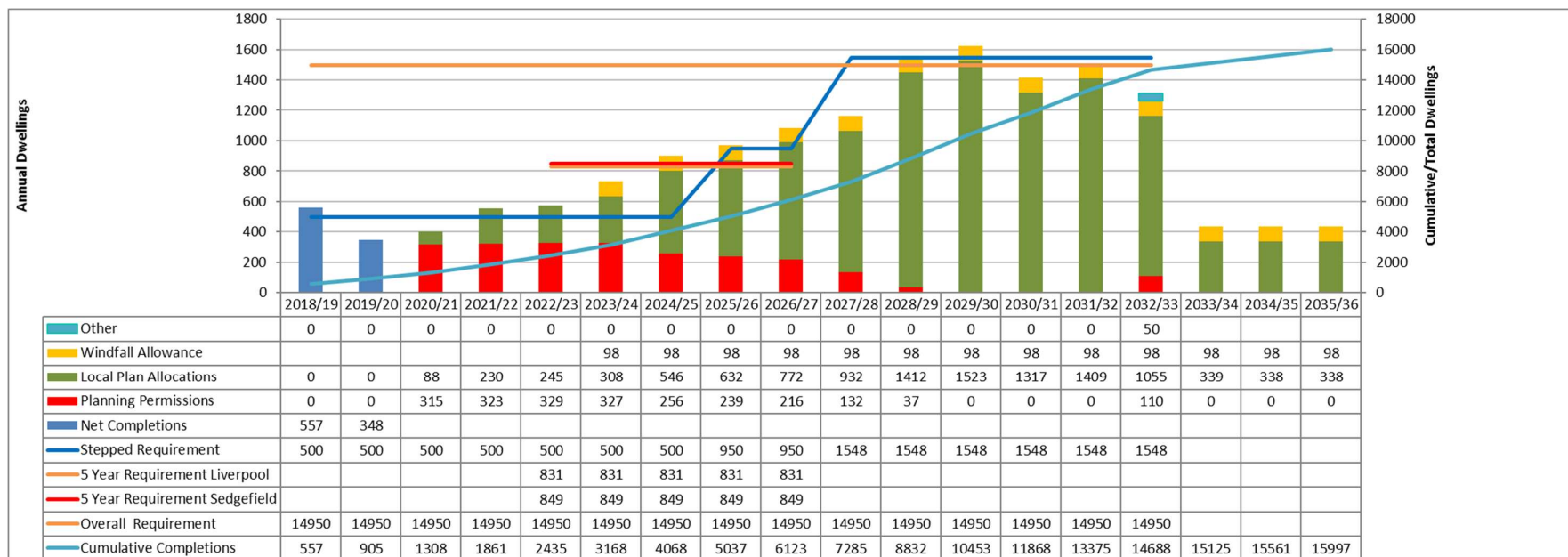
CALDERDALE HOUSING TRAJECTORY

OPTION 4A



CALDERDALE HOUSING TRAJECTORY

OPTION 5



THE TRAJECTORY OPTIONS AND THE FIVE YEAR HOUSING LAND SUPPLY

Gross and Net Completions

1.19 All completions reported in the trajectory and employed in the five year requirement calculations are net. The following table summarises both net and gross completions and this level of detail is not therefore repeated in the actual five year requirement calculations set out in this section.

Table 3: Gross and Net Completions

Year	Gross Completions	Losses	Net Completions
18/19	579	22	554
19/20	418	70	348
20/21 First 3 Qs	212	13	199

Demonstrating a 5YHLS when stepped to the period average

1.20 When fitting the stepping to the average for the stepped period, inevitably the total requirement for that period is equivalent to the supply in that period. When a buffer is added, in the Calderdale case, 20% (see HTP CC40), together with any underdelivery, a 5YHLS cannot be achieved without moving sites forward from later in the Plan period. Some sites have been positioned further back in the trajectory due to there being several sites in the same area and clearly not all will come forward at the same time. Individually though such sites are capable of being delivered earlier. Moving these ‘buffer sites’ forward from later in the Plan period provides choice for developers helping to achieve overall delivery and accords with the guidance in the PPG:

“To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.” (Reference ID:68-022-20190722)

Underdelivery

1.21 As the calculation is to estimate the 5YHLS on adoption of the Plan (Spring Year 5) net completion figures are only available for Years 1 and 2. For Years 3 and 4 full delivery as set out in the trajectory is assumed. Given the first three quarters are now known for Year 3 it is possible that full delivery as set out in the trajectory will not be achieved. However, for the purpose of the calculation full delivery is assumed. Should underdelivery occur for Years 3 and 4, then this will be reflected in future calculations and increase the five year requirement accordingly.

Estimating the 5YHLS requirement on adoption of the Local Plan

1.22 The calculations reflects the PPG where it states:

“.....strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan”. (Reference ID: 68-004-20190722)

1.23 Calculating the five year requirement and supply for Years 5 to 9, based largely on information and data as at 31st March 2020, can ever only be an indication of what the position may be. When Year 5 becomes the point at which to calculate the current five year supply there will be a greater

contribution from extant planning permissions given that this source of supply provides a consistent contribution on each update. Much of the current supply of extant planning permissions falls in Years 3 and 4 and hence does not contribute to the estimated five year supply on adoption of the Plan.

5YHLS Calculations

1.24 These are set out below for all the trajectory options discussed above and include both the Liverpool/Residual and Sedgfield approaches. For Trajectory Options 3 and 4 (stepped to period averages) two further calculations are provided with the additional supply from the 'buffer sites' included. The respective trajectory graphs are referenced Options 3a and 4a. Some sites contribute to the five year supply in their entirety whilst others only partially as they are not expected to be built out during the five year period. Table 4 below lists the relevant Local Plan allocations.

Table 4: Buffer Sites (moved forward from later in the plan period)

Site Reference	Units in 5YHLS Period	Year 5	Year 6	Year 7	Year 8	Year 9
LP0011	63				40	23
LP0026	16					16
LP0032	95				40	55
LP0037	30					30
LP0044	20					20
LP0046	25				15	10
LP0065	14			14		
LP0164	34				15	19
LP0174	15				15	
LP0177	60				20	40
LP0221	15					15
LP0242	14					14
LP0523	11			11		
LP0338	22				15	7
LP0397	10					10
LP0435	14				14	
LP0438	13					13
LP0548	16					16
LP0565	26					26
LP0579	60				20	40
LP0651	20					20
LP0683	12				12	
LP0782	86				31	55
LP0846	12				12	
LP0938	11			11		
LP0950	40				20	20
LP0968	60				20	40
LP0978	110				55	55
LP0990	31				31	
LP1004	26					26
LP1009	27					27
LP1027	12			12		
LP1030	14					14

LP1032	42				12	30
LP1033	57				17	40
LP1034	68				35	33
LP1035	32					32
LP1037	31				30	1
LP1041	32				20	12
LP1093	30					30
LP1095	80				40	40
LP1372	25				10	15
LP1398	60				20	40
LP1429	80				40	40
LP1481	32				30	2
LP1534	18				18	
LP1590	16				8	8
LP1616	48				20	28
LP1648	31				15	16
Total	1716	0	0	48	690	978

OPTION 1: AVERAGE TRAJECTORY			
Estimated Five Year Housing Land Supply on Adoption of Local Plan 2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgfield Approaches			
	Liverpool	Sedgfield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	4985	4985	5 years by 997 dwellings pa
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	2127	2127	Requirement of 4 x 997 = 3988 less actual/anticipated net completions for Years 1 to 4.
Incorporating underdelivery	967	2127	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgfield: Under Delivery Years 1 to 4
Overall five year requirement	5952	7112	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgfield)
20% Buffer	1190	1422	See HTP Section 7
Total five year requirement	7142	8534	Requirement including underdelivery and 20% buffer
Annual five year requirement	1428	1707	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Total Five Year Supply	4263	4263	Sum of sources
Five Year Supply Figure			
Number of Years Supply	2.98	2.50	Supply/5 Year Annual Requirement

OPTION 2: INTERIM NOVEMBER 2020 Two Step Trajectory (560 x 6 years/900 x 3 years/1482 x 6 years)			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgefield Approaches			
	Liverpool	Sedgefield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	3820	3820	Revised Local Plan Policy SD3 following stage 1 hearings: 560 x 2 years and 900 x 3 years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	379	379	Requirement of 4 x 560 = 2240 less net completions for Years 1 to 4.
Incorporating underdelivery	172	379	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgefield: Under Delivery Years 1 to 4
Overall five year requirement	3992	4199	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	798	840	See HTP Section 7
Total five year requirement	4791	5039	Requirement including underdelivery and 20% buffer
Annual five year requirement	958	1008	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Total Five Year Supply	4263	4263	Sum of sources
Five Year Supply Figure			
Number of Years Supply	4.45	4.23	Supply/5 Year Annual Requirement

OPTION 3: Two Step Trajectory (528 x 6 years/ 1030 x 4 years/ 1481 x 5 years)			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgefield Approaches			
	Liverpool	Sedgefield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	4146	4146	528 x 2 years and 1030 x 3 years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	251	251	Requirement of 4 x 528 = 2112 less net completions for Years 1 to 4.
Incorporating underdelivery	114	251	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgefield: Under Delivery Years 1 to 4
Overall five year requirement	4260	4397	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	852	879	See HTP Section 7

Total five year requirement	5112	5276	Requirement including underdelivery and 20% buffer
Annual five year requirement	1022	1055	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Total Five Year Supply	4263	4263	Sum of sources
Five Year Supply Figure			
Number of Years Supply	4.17	4.04	Supply/5 Year Annual Requirement

OPTION 3A: Two Step Trajectory (528 x 6 years/ 1030 x 4 years/ 1481 x 5 years)			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgfield Approaches			
	Liverpool	Sedgfield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	4146	4146	528 x 2 years and 1030 x 3 years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	251	251	Requirement of 4 x 528 = 2112 less net completions for Years 1 to 4.
Incorporating underdelivery	114	251	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgfield: Under Delivery Years 1 to 4
Overall five year requirement	4260	4397	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgfield)
20% Buffer	852	879	See HTP Section 7
Total five year requirement	5112	5276	Requirement including underdelivery and 20% buffer
Annual five year requirement	1022	1055	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Buffer Sites	1716	1716	Moved forward from later in plan period
Total Five Year Supply	5979	5979	Sum of sources
Five Year Supply Figure			
Number of Years Supply	5.85	5.67	Supply/5 Year Annual Requirement

OPTION 4: Two Step Trajectory (487 x 5 years/ 970 x 5 years/ 1481 x 5 years)			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgefield Approaches			
	Liverpool	Sedgefield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	4367	4367	487 x 1 Year and 970 x 4 Years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	87	87	Requirement of 4 x 487 = 1948 less net completions for Years 1 to 4.
Incorporating underdelivery	40	87	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgefield: Under Delivery Years 1 to 4
Overall five year requirement	4407	4454	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	881	891	See HTP Section 7
Total five year requirement	5288	5345	Requirement including underdelivery and 20% buffer
Annual five year requirement	1058	1069	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Total Five Year Supply	4263	4263	Sum of sources
Five Year Supply Figure			
Number of Years Supply	4.03	3.99	Supply/5 Year Annual Requirement

OPTION 4A: Two Step Trajectory (487 x 5 years/ 970 x 5 years/ 1481 x 5 years)			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgefield Approaches			
	Liverpool	Sedgefield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	4367	4367	487 x 1 Year and 970 x 4 Years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	87	87	Requirement of 4 x 487 = 1948 less net completions for Years 1 to 4.
Incorporating underdelivery	40	87	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgefield: Under Delivery Years 1 to 4
Overall five year requirement	4407	4454	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	881	891	See HTP Section 7
Total five year requirement	5288	5345	Requirement including underdelivery and 20% buffer

Annual five year requirement	1058	1069	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Buffer Sites	1716	1716	Moved forward from later in plan period
Total Five Year Supply	5979	5979	Sum of sources
Five Year Supply Figure			
Number of Years Supply	5.65	5.59	Supply/5 Year Annual Requirement

OPTION 5: Two Step Trajectory (500 x 7 years/950 x 2 years/1548 x 6 years) Not Averaged			
Estimated Five Year Housing Land Supply on Adoption of Local Plan			
2022/23 to 2026/27 (Years 5 to 9)			
Liverpool/Residual and Sedgefield Approaches			
	Liverpool	Sedgefield	
	Number	Number	Notes
Requirement			
Five Year Housing Requirement	3400	3400	500 x 3 Years and 950 x 2 Years
Net Completions 18/19 to 21/22	1861	1861	Years 1 and 2 actual net completions: 557 and 348 Years 3 and 4 based on trajectory: 403 and 553.
Under Delivery Years 1 to 4	139	139	Requirement of 4 x 500 = 2000 less net completions for Years 1 to 4
Incorporating underdelivery	63	139	Liverpool/Residual: Under Delivery Years 1 to 4 divided by 11 and multiplied by 5. Sedgefield: Under Delivery Years 1 to 4
Overall five year requirement	3463	3539	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	693	708	See HTP Section 7
Total five year requirement	4156	4247	Requirement including underdelivery and 20% buffer
Annual five year requirement	831	849	Total requirement divided by 5 (rounded)
Supply			
Planning permissions	1367	1367	HLA 31st March 2020.
Windfalls	393	393	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2503	2503	Deliverable Years 5 to 9.
Total Five Year Supply	4263	4263	Sum of sources
Five Year Supply Figure			
Number of Years Supply	5.13	5.02	Supply/5 Year Annual Requirement

Table 5: Summary of 5YHLS Position by Trajectory Option

Option	Liverpool		Sedgefield	
	Annual Requirement	Years Supply	Annual Requirement	Years Supply
1 Average	1428	2.98	1707	2.50
2 Interim November 2020 (560 x 6 years/900 x 3 years/1482 x 6 years)	958	4.45	1008	4.23
3 Two Step (528 x 6 years/ 1030 x 4 years/ 1481 x 5 years)	1022	4.17	1055	4.04
3a As Option 3 but with buffer sites	1022	5.85	1055	5.67
4 Two Step (487 x 5 years/ 970 x 5 years/ 1481 x 5 years)	1058	4.03	1069	3.99
4a As Option 4 but with buffer sites	1058	5.65	1069	5.59
5 Two Step (500 x 7 years/950 x 2 years/1548 x 6 years) Not Averaged	831	5.13	849	5.02

1.25 Table 5 above summarises the 5YHLS position for all the options assessed. Under Option 1 (Average Trajectory) the five year requirement is significant making the provision of a five year housing land supply impossible given the actual supply during this period. The redistribution of the supply results in a slight shortfall in the five year housing land supply under the Interim November 2020 (Stage 2 Hearings) Trajectory. Options 3 and 4 demonstrate the position with varying step up points when the stepped periods are averaged to the supply. The need to add on 20% for historic underdelivery, as well that in the plan period to date, demonstrates the need to include 'buffer sites' (sites brought forward from later in the Plan period) in order to achieve a five year supply (Options 3a and 4a). Option 5 illustrates how a five year supply may be achieved without the use of 'buffer sites' when the trajectory periods are not specifically averaged to the supply. The options considered reaffirm that unless the planned delivery in the trajectory is relatively low in the first part of the plan period it will be difficult to achieve a five year supply. This is exacerbated by the fact that the adoption date of the Plan has moved back resulting in the five year period including years with higher delivery figures.

1.26 As underdelivery in the Plan period to date is relatively low (for most of the options modelled) employing either the Liverpool or Sedgefield approaches does not generally make a significant difference but should underdelivery increase over future years then the discrepancy will be greater. This fact also makes it difficult to distinguish between the lines for each approach in some of the graphs at the scale presented. Completion figures for the first 3 quarters of Year 3 indicate that the planned level of delivery shown in the trajectory is unlikely to be achieved and is perhaps a cautionary note when determining the most appropriate approach to the trajectory.

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP0103	Land at, Horley Green Road Claremount, Halifax.	Halifax	New Housing Site	1.25	1.25	29	30			Yes								20	9									Both capacity and positioning amended taking account of information from THG/CMBC Housing Services. Capacity reduced from 56 to 29 dwellings. Approval granted from MCHLG for Council to dispose of the land. Application from residents for Asset of Community Value being considered.
LP0146	Land to the west of West View, Church Lane Stainland, Elland.	Elland	New Housing Site	0.86	0.86	31	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	30	Site is currently owned and occupied by a Traveller family. This site is available but positioned later in the Plan period.	
LP0164	Site of High Level Works, Pellon Lane Pellon, Halifax.	Halifax	New Housing Site	0.38	0.38	34	30	16/00160	Lapsed	Yes															15	19	Site had outline planning permission (16/00160/OUT). This has now lapsed with no reserved matters submission. Lack of progress and market attractiveness of area reflected in revised positioning.	
LP0174	End of, Wilton Street Brighouse. HD6 2QY	Brighouse	New Housing Site	2.82	1.85	15	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	The site is in single ownership with no agent or developer interest identified.	
LP0177	Land adjacent Ellistones Place, Saddleworth Road Greetland, Elland. HX4 8LG	Elland	Additional New Housing Site	9.87	5.85	175	55			Yes										20	40	40	40	35		Currently Green Belt and therefore requires adoption of Plan. Barratts promoting site and state they can commence development within a year of planning approval. One sales outlet. Developable area and capacity amended based on removal of inaccessible land on eastern side of site as set out in the Inspector's post stage 2 hearings letter. Positioning reflects later adoption of plan. Average Build Out Rate over 5 year delivery period is approximately 35dpa.		
LP0221	Land at, Spring Head Northowram, Halifax. HX3	Northowram and Shelf	New Housing Site	1.82	1.27	46	30			Yes	0	0	0	0	0	0	0	0	0	0	0	15	30	1	0	0	The site is in single ownership. No housebuilder interest has been identified. Currently Green Belt and requires adoption of Plan.	
LP0234	Swinton, Hays Lane Mixenden, Halifax.	Halifax	New Housing Site	3.33	2.52	98	40	17/01234	Under Construction	Yes			20	20	20	20	18										Planning Permission 17/01234/FUL approved 29th Nov 2018 and site under construction. Survey response states build out by June 2023 and trajectory adjusted to reflect this. No completions at 31st March 2020 but started delivering after this date. Trajectory amended accordingly.	
LP0238	Land at rear of former St Bernadettes Church, Clough Lane Mixenden, Halifax.	Halifax	New Housing Site	0.31	0.31	12	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Two landowners. No known housebuilder interest. Positioned later in plan period due to current low housing market demand.	
LP0242	Land opposite 109-119, Mixenden Road Mixenden, Halifax.	Halifax	New Housing Site	0.40	0.4	14	30			Yes																14	Council owned land to be developed with THG. Positioned later in plan period due to current low market demand.	
LP0253	Junction of Grosvener Place, Burnley Road Luddenden Foot, Halifax.	Mytholmroyd	New Housing Site	0.28	0.28	11	30			Yes	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	Site owner has confirmed intention to develop site by 2023 but has stated a mixed use with 23 units. In lieu of firm details, site capacity has been retained as 11 and the Council's preferred use as new housing. No known progress and more cautious approach taken to delivery date.	

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP0261	Land at, Turner Avenue South Ovenden, Halifax.	Halifax	New Housing Site	2.69	2.69	82	40			Yes								20	20	30	12							The site has been identified in the Calderdale North Halifax Transformation Project. Delivery timescales based on information provided by Housing Services.
LP0264	Car Park Between, Well Lane / King Street Halifax.	Halifax	Mixed Use Site	0.39	0.39	40	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	The Council will continue to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan. Together with LP1170 this site forms a major development project aiming to meet the primary objective of unlocking sites to attract investment, where the Council is working with stakeholders to resolve technical, legal and ownership issues.	
LP0287	Land rear of 287, Willowfield Road Halifax.	Sowerby Bridge	New Housing Site	0.84	0.73	10	30	18/01326	Full	Yes			10															18/01326/FUL - Demolition of existing bungalow to facilitate the construction of ten detached dwellings (amended plans) permitted 30.10.2018. DM survey response: Developers on site July/Aug 2019. No completions as of 31st March 2020 but started delivering beyond this date. Trajectory amended accordingly.
LP0289	Land off, King Cross Street Halifax. HX1 2SH	Halifax	Mixed Use Site	0.42	0.42	26	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	6	The Council will continue to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan, and any future funding sources but to date no timescale or funding has been identified. Capacity based on Mixed Use Study October 2020. Positioned later in Plan period due to uncertainty around timing.	
LP0327	Land off, Halifax Road Todmorden. OL14 5AT	Todmorden	Additional Mixed Use Site	0.33	0.33	38	30			Unknown															30	8	Council owned site and available. Viability Study assessed site as brownfield wholly for housing, as viable. Flooding constraints will need to be overcome before site is developed for more vulnerable uses. Site subject to exception test with work to be undertaken by the Council's consultants. Site is therefore positioned later in plan period.	
LP0338	Land adjacent Whinney Hill Park, Whinney Hill Brighouse.	Brighouse	New Housing Site	0.60	0.6	22	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	7	Single ownership and confirmed available. No known agent or developer interest and therefore positioned later in plan period.	
LP0353	Land to the rear 109, Fairfax Crescent Southowram, Halifax.	Halifax	New Housing Site	0.32	0.33	7	30	19/00833	Full	Yes			3	4													Site under construction (19/00833/FUL) for Mosscaire St Vincent's (Registered Provider). Council owned land. Positioning based on information from Housing Services.	
LP0397	Land adjacent to Daisy Bank, Savile Park, Halifax. HX1	Halifax	New Housing Site	0.52	0.46	10	30			Yes	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	The site has been confirmed as available, although there are multiple landowners and no known housebuilder.		
LP0407	Spring Hall Mills, Mile Cross Road Halifax.	Halifax	New Housing Site	0.47	0.47	16	30	17/01039	Full	Yes															15	1	Site confirmed available and benefits from permission 17/01039/FUL (approved February 2019). However, it has been assessed as unviable and so remains positioned later in the trajectory.	

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP0435	Land off, Haugh End Lane Sowerby, Sowerby Bridge. HX6 3BJ	Sowerby Bridge	New Housing Site	0.30	0.3	14	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Site originally confirmed as available in early part of the Plan period but no known progress. No housebuilder interest identified and positioned latter part of plan period.	
LP0438	Land off, Dean Lane Sowerby, Sowerby Bridge.	Sowerby Bridge	New Housing Site	0.63	0.37	13	30			Yes										13						Two landowners, both confirmed the land is available for development. Agreement in principle with housing association. Detailed negotiations in progress. Positioned to enable these negotiations be concluded and constraints mitigated.	
LP0452	Land at Ovenden Green, Ovenden, Halifax.	Halifax	New Housing Site	2.45	2.45	98	40			Yes	0	0	0	0	0	0	0	0	0	0	20	40	38	0	0	Pennine 2000 owned. Positioned later in plan period as no information on Pennine 2000 intentions or available funding. Potentially linked to order of priorities in North Halifax Partnership Schemes.	
LP0454	Land off, Wheatley Road Lee Mount, Halifax.	Halifax	New Housing Site	1.06	0.66	14	30			Yes							14									The site has been identified in the Calderdale Together Housing Investment Partnership. Delivery timescales based on information provided by Housing Services.	
LP0478	Hartwell Ford garage, Skircoat Road Halifax.	Halifax	New Housing Site	0.28	0.28	11	30			Yes	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	Single landowner confirmed the site is available and in 2018 stated appointing a marketing agent. No known subsequent progress or housebuilder on board.	
LP0509	Land and Buildings opposite B & M, Dewsbury Road Elland.	Elland	Mixed Use Site	1.90	1.9	90	40	18/00815	Outline	Unknown									30	30	30					Outline planning permission includes residential. No response to survey of major sites and evidence as to when development will proceed. There are issues of viability with other land use types reducing the options for development of this site. Positioned later in plan period to reflect these matters.	
LP0523	Land at, Furness Avenue Illingworth, Halifax.	Halifax	New Housing Site	3.46	3.45	158	55			Yes	0	0	0	0	0	0	0	30	40	40	40	8	0	0	0	The site has been identified in the North Halifax Transformation Project with the principal developer being Home Group. Delivery timescales based on information provided by Housing Services but tempered as any potential delays could have a negative impact on the trajectory.	
LP0531	Land off Whitehill Road, Keighley Road Illingworth, Halifax.	Halifax	New Housing Site	7.18	4.34	130	40			Yes								28	30	30	30	12				The site has been identified in the North Halifax Transformation Project. Delivery timescales based on information provided by Housing Services but adjusted to reflect current likely adoption date of Local Plan (Green Belt).	
LP0548	Land at junction of, Granny Hall La. & Blackburn Rd Brighouse.	Brighouse	New Housing Site	0.55	0.55	16	30			Yes	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	Council Cabinet approval in principle for disposal to Local Development Company (Weave Homes). Issue of covenant relating to open space to be resolved. No trajectory available for Weave Homes sites.

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP0565	Land at, Bowling Alley/Scholey Avenue Rastrick, Brighouse.	Brighouse	New Housing Site	0.52	0.28	26	30	20/00588/O	Outline	Yes										26							Two landowners confirmed site available and agent appointed. Outline 20/00588/OUT pending consideration. Received 27/5/20 and therefore after 31/3/20 base date for extant planning permissions update. Cattery now owned by applicant removing need to reduce number of dwellings (originally site allocation capacity was 10). Unknown whether housebuilder on board. Many objections to application and therefore position later in the Plan period retained.
LP0568	Land south of Clough Lane, Rear of New Hey Road Rastrick, Brighouse. HD6	Brighouse	New Housing Site	4.34	2.36	78	40	18/01333/F	Full	Yes	0	0	0	20	40	18	0	0	0	0	0	0	0	0	0	0	The site is in single ownership, with an agent on board. Currently designated Protected Land. Residential Capacity reduced from 83 to 78 in line with planning permission 18/01333/FUL. Development commenced 27th August 2020 (after 31st March 2020 cut off date for 19/20 Trajectory update).
LP0571	Site to the rear of 9A, Birds Royd Lane Brighouse.	Brighouse	New Housing Site	0.48	0.38	100	40	17/01556	Full	Yes							30	30	40							Site available and benefits from permission 17/01556/FUL. Not commenced as at 31/3/20. Lapses 4/12/21. Extant planning permission survey response stated commencement delayed due to current uncertainty around banks providing finance to developers. Is an intention to discharge pre-commencement conditions in the first half of this year, with a view to development possibly starting before the end of the year. Positioning reflects these facts but with additional lead in time.	
LP0579	126- 128, Bradford Road Brighouse.	Brighouse	Mixed Use Site	0.42	0.42	60	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	The site is in single ownership with the landowner having confirmed it is available. Capacity based on Mixed Use Study October 2020. However, no timescales for delivery have been suggested. It has therefore been positioned towards the end of the Plan period.
LP0589	Land Adjacent to & Rear of 8 Back Clough, Northowram, Halifax. HX3 7HH	Northowram and Shelf	New Housing Site	0.38	0.38	10	30	18/00061/O	Outline	Yes					10												The site is owned by one family, and has been confirmed as available early in the Plan period. Outline planning permission (18/00061 OUT) granted for 10 dwellings on 24/1/20.
LP0635	Land off, Fir Street Walsden, Todmorden.	Todmorden	New Housing Site	0.93	0.83	37	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	7	The landowner has confirmed that the land will be available by the latter stages of the plan period. This intention has been reflected in the trajectory.
LP0640	Land off The Hollins,, Stansfield Hall Road Todmorden. OL14	Todmorden	New Housing Site	1.33	1.09	33	30			Yes												15	18				The site has two landowners, both have confirmed the site is available in the early part of the Plan period. Agent promoting site but housebuilder interest not yet identified. Following stage 2 hearings developable area reassessed resulting in 33 dwellings. This is likely to be refined when a development scheme is drawn up.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP0651	Land off, Stoney Royd Lane Todmorden.	Todmorden	New Housing Site	0.64	0.59	62	40			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	2	Multiple landowners, although confirmed that the site is available. No known housebuilder interest. Positioned in latter part of plan period.
LP0658	Cinderhill Mills, Halifax Road Todmorden. OL145TH	Todmorden	New Housing Site	0.47	0.47	22	30	18/01496	Reserved Matters	Yes			11	11													Construction of 22 dwellings with associated access and landscaping works (Reserved matters application 18/01496/RES pursuant to application 12/01423/OUT) approved 11 Dec 2019. Development commenced 16th January 2020. Positioning reflects progress on this site.
LP0659	Land rear of 302, Halifax Road Todmorden.	Todmorden	New Housing Site	0.61	0.51	17	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Availability of the site is unknown. It has therefore been positioned later in the Plan period.
LP0683	Land at, Bank Top/Common Lane Halifax. HX3 9PD	Halifax	New Housing Site	0.32	0.32	12	30			Yes											12					Single landowner has indicated the site is available within the early part of the Plan period. No known housebuilder. Site currently within Green Belt and requires a policy change to enable development.	
LP0749	Stoney Royd Mill Albion Mills, Bailey Hall Road Halifax.	Halifax	Mixed Use Site	1.52	1.52	56	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	16	Capacity based on Mixed Use Study 2020 and development of flats. Linked to Station Gateway Project.
LP0766	Land Off, Hall Lane Northowram, Halifax. HX3 7SN	Northowram and Shelf	Additional New Housing Site	5.81	3.83	149	40			Yes									35	35	35	35	9			Two landowners. Persimmon have an option and state delivery rate of 35 units per annum in their submission. Changes to developable area and capacity based on the Inspector's post stage 2 hearings letter and as advised by Conservation Officer. Site currently in Green Belt and requires a policy change to enable development.	
LP0771	Firth's Carpets, 432 Bradford Road Bailiff Bridge, Brighouse.	Brighouse	New Housing Site	0.61	0.61	41	30	18/00017	Outline	Unknown	0	0	0	0	23	18	0	0	0	0	0	0	0	0	0	0	The site is no longer being promoted for mixed use but for residential only as exemplified by outline planning permission 18/00017/OUT. 20/00051 for residential development of 23 dwellings permitted 13/10/20 (Reserved Matters pursuant to 18/00118/OUT). Remainder of development is 18 apartments. Also 20/00355VAR phasing plan. Some conditions regarding the 18/0017/OUT application have been discharged. Positioning reflects activity and progress on site.
LP0782	Land off, Cock Hill Lane Shelf, Halifax.	Northowram and Shelf	New Housing Site	5.86	4.69	141	40			Yes													31	55	55		Council owned land. Council looking to develop this site in conjunction with adjacent site LP1543 (privately owned). Masterplanning being undertaken by Martin Walsh Architectural for both sites and indicative capacities for individual sites will vary in final scheme. Revised developable area and capacity based on Conservation Officer and Historic England comments following stage 2 hearings. Site currently within Green Belt and requires a policy change to enable development.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP0814	Land at Richmond Street, Stannary Place Halifax.	Halifax	New Housing Site	0.99	0.99	54	40	20/00426/R	Reserved Matters	Yes	0	0	0	10	20	24	0	0	0	0	0	0	0	0	0	0	0	Part of the Beech Hill Masterplan area included in the CTIP programme. CTHIP Phase 1. Principal Developer Together Housing Group. Outline planning permission 18/00310/OUT and Reserved Matters 20/00426/RES. Positioning based on information from Housing Services.
LP0815	Works Depot, Stannary Place Halifax.	Halifax	New Housing Site	1.34	1.34	51	40	20/00426/R	Reserved Matters	Yes				10	21	20												Part of the Beech Hill Masterplan area included in the CTIP programme. CTHIP Beech Hill Phase 1. Principal Developer Together Housing Group. Outline planning permission 18/00310/OUT and Reserved Matters 20/00426/RES. Positioning based on information from Housing Services.
LP0846	The Bramble Inn, Field Lane Rastrick, Brighouse. HD6 3NX	Brighouse	New Housing Site	0.30	0.3	12	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Land now confirmed as available. No recent planning applications or known housebuilder interest.	
LP0901	Land off, Woodlands Avenue Todmorden.	Todmorden	New Housing Site	0.73	0.32	16	30			Yes																16	Council Cabinet approval in principle to dispose of site to the Local Development Company (Weave Homes). Further viability work and links to LP0902 to be explored. Given uncertainty and potential for this site to be removed from the Plan positioned at end Plan period.	
LP0914	Land Opposite 46-48, Hollins Road Walsden, Todmorden. OL14 8BJ	Todmorden	New Housing Site	1.31	1.03	43	30			Part	0	0	0	0	0	0	8	10	25	0	0	0	0	0	0	0	Majority of site confirmed available. Owner had stated intention of proceeding relatively early in plan period but no known evidence of this other than instructing ELG Planning to make initial representations to potential housebuilders with view to entering into contract. No information as to outcome.	
LP0922	Former Hebden Bridge Fire Station, Valley Road Hebden Bridge. HX7 7BY	Hebden Bridge	Mixed Use Site	0.37	0.37	12	30			Unknown																12	The Council owns part of this site. The availability of the remainder of the site is unknown. No further information in Statement of Deliverability. Capacity based on Mixed Use Study October 2020. Positioned in latter part of Plan period.	
LP0931	Land at, Greave House Field Luddenden, Halifax.	Mytholmroyd	Additional New Housing Site	1.21	1.21	44	30				0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0	Two owners stated site available. Development needs to align with LP1372 as Highways stipulated access to come through this site.	
LP0938	Holme House, Holme House Lane Rishworth, Sowerby Bridge. HX6 4PY	Ripponden	New Housing Site	0.53	0.27	11	30			Yes														11			Site confirmed available during early part of Plan period. No known housebuilder on board. Positioned in latter part of plan period as another site in Ripponden likely to come forward before this site.	
LP0945	Pond Quarry, Lightcliffe Road Brighouse. HD6 2JJ	Brighouse	New Housing Site	1.82	1.82	75	40	19/00662	WAM	Yes	0	0	0	0	0	0	0	0	0	0	0	30	30	15	0	0	Single landowner has confirmed the land is available. Restoration work has commenced on the site. Viability could impact on timescale for delivery. 19/00662/WAM June 2019 - Hybrid application for engineering works for quarry recovery and outline consent (with access) for up to 75 residential dwellings. Application approved at committee subject to completion of S106. Evidence site being marketed.	

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP0950	Beacon Lodge Quarry, Long Lane Halifax.	Halifax	New Housing Site	2.17	1.8	54	40			Yes												20	20	14			Green Belt and therefore requires adoption of Local Plan. Single owner confirmed site available. Likely to be circa 20 units per annum. Landowner states has ability to develop site or work with a housebuilder partner. Close to LP0683.
LP0952	Land at New Gate Farm, Saddleworth Road Greetland, Elland.	Elland	Additional New Housing Site	10.63	8.8	286	55			Yes	0	0	0	0	0	0	0	23	85	76	40	34	28	0	0	One owner and available. Spawforths are acting for landowners Keyland (property arm of Yorkshire Water). Keyland have planning promotion agreement with owner. Green Belt and therefore requires adoption of Plan. Build out rate reflects the fact this site may be developed with LP1625. Should Keyland's Six Capitals Approach be applied then build out rate would increase. Proposed average Build Out Rate approximately 48dpa.	
LP0964	Land off, Rochdale Road West Vale, Elland.	Elland	New Housing Site	0.63	0.55	15	30	17/01386	Full	Yes				1			14										The site is in single ownership. There have been several renewals of the outline planning permission. A revised application for 14 dwellings (18/01535/OUT) was submitted but withdrawn due to difficulties in overcoming highway issues. Previous permission (16/00955/OUT) involved taking access through land to the north (outside applicant's ownership). Withdrawn application sought permission for revised access. Further application recently received (21/00246/OUT) and pending decision. Full planning permission granted for a single unit in NE corner of site.
LP0968	Land at West End Golf Club, Paddock Lane Highroad Well, Halifax. HX2 0NT	Halifax	New Housing Site	2.71	2.71	81	40			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	21	The site is in single ownership and the owner has confirmed its availability. Recent potential housebuilder interest which requires confirmation. Currently in Green Belt and so requires adoption of Plan.
LP0978	Land off, Lower Edge Road/Shaw Lane Elland. HD6 3JN	Elland	New Housing Site	8.28	8.28	248	55			Yes												55	55	55	55	28	Land in single ownership. No known housebuilder on board. Within Green Belt and therefore requires adoption of plan. Several other competing sites in Elland area.
LP0983	Land at, Maltings Road Wheatley, Halifax.	Halifax	Additional New Housing Site	1.35	0.91	30	30			Yes	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	Site vacant and available. Being actively promoted by local house builder. New development on adjacent land suggesting location attractive to market. Green Belt and requires adoption of Plan.
LP0990	Land off, Denfield Lane Wheatley, Halifax.	Halifax	New Housing Site	1.07	0.85	31	30			Yes															15	16	Council owned with need to follow disposal process. No known housebuilder interest. Green Belt and therefore requires adoption of Plan. Potential as replacement site for Calderdale Together Housing Investment Partnership.
LP1000	Land off, Woodhouse Lane Rastrick, Brighouse.	Brighouse	New Housing Site	0.54	0.53	10	30			Yes	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	Council owned and available but subject to removal of covenant for use as open space. Weave Homes undertaking ground investigations. Moved forward to Year 8 from year 10 given activity by Weave Homes but reflecting constraint of covenant.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary			
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
LP1004	Land off, Burnley Road Warley, Halifax. HX2 7NB	Halifax	New Housing Site	0.79	0.73	26	30			Yes																26	Two landowners, both confirmed site available in middle part of Plan period.		
LP1009	Site of demolished School, Clough Lane / Brow Bottom Lane Mixenden, Halifax. HX2	Halifax	New Housing Site	1.52	1.52	38	30			Yes	0	0	0	0	0	0	0	0	0	0	27	11	0	0	0	0	Site identified for North Halifax Transformation Project. Principal developer Together Housing. Delivery timescales based on information from Housing Services.		
LP1019	Land adjacent to White House Farm, Riley Lane Holmfield, Halifax. HX2 9SZ	Halifax	New Housing Site	1.32	0.99	27	30			Yes															27			Multiple landowners but within same family. All confirmed site available. No known housebuilder interest. Green Belt and so requires adoption of Plan.	
LP1023	Land off, Halifax Road Triangle, Sowerby Bridge.	Ripponden	New Housing Site	1.41	1.06	17	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	2	Single ownership with number of other parties owning access into site. Landowners of site confirmed available. Several previous permissions now lapsed. Lack of certainty over deliverability reflected in trajectory.	
LP1027	Land North of, Stonelea Barkisland, Sowerby Bridge. HX4 0HD	Ripponden	New Housing Site	0.54	0.33	12	30			Yes																12		Owner confirms available. History of planning applications. Latest 14/01107/FUL for 4 dwellings - appeal dismissed. Appears to be difficult to achieve acceptable scheme. No known housebuilder interest.	
LP1030	Land adjoining South Parade, Adj Maple Fold Elland. HX5 0PH	Elland	New Housing Site	0.54	0.38	14	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	Single landowner but no housebuilder interest identified. Owner has suggested site could come forward in early part of Plan period. Green Belt and therefore requires adoption of Plan before coming forward.	
LP1032	Southages Quarry, Ogden Lane & Toothill Bank Rastrick, Brighouse.	Brighouse	New Housing Site	1.65	1.05	42	30			Yes																30	12	Single landowner indicated site likely to come forward in middle of Plan period given remediation works required due to contamination. Previous delays on this site reflected in positioning.	
LP1033	Land off, Toothill Bank Rastrick, Brighouse. HD6	Brighouse	New Housing Site	3.22	3.22	97	40			Part	0	0	0	0	0	0	0	0	0	0	0	0	0	17	40	40	0	Mainly one ownership with agent on board (one owner of very small part not responded but no impact on wider site coming forward). No housebuilder on board as yet. Highways England suggest development not start until completion of RIS schemes in the period (2015/16 - 2020/21). Green Belt and so requires adoption of Plan. Agent states application likely to be submitted within one year of plan being adopted with anticipated build out within 2 years at 35-40dpa.	
LP1034	Land off Soaper Lane, Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	1.97	1.95	68	40			Yes															35	33			Option agreement between Persimmon Homes West Yorkshire (PHWY) and landowner. Green Belt and so requires adoption of Plan. Persimmon state will start on site immediately following receipt of planning permission. Technical work to be prepared in advance of adoption. Delivery rate of 35 units per annum.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1035	Land at, 30 Burned Road Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	0.95	0.95	32	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0	0	Option agreement between Persimmon Homes West Yorkshire (PHWY) and landowner. Green Belt and so requires adoption of Plan. Persimmon state will start on site immediately following receipt of planning permission. Technical work to be prepared in advance of adoption.
LP1036	Land north of Shelf Cricket Ground, Carr House Lane Shelf, Halifax.	Northowram and Shelf	Additional New Housing Site	0.89	0.89	27	30			Yes														27			Available. Single landowner. No housebuilder. Green Belt and so requires adoption of Local Plan. Further work to determine future of cricket pitch and adjacent site LP1036 underway.
LP1037	Land off, Burned Road Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	0.99	0.99	31	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	30	1	0	0	Site available with Development Team Application submitted in 2018 (including layout). Green Belt and so requires adoption of Plan.
LP1041	Land at, West Street & Halifax Road Shelf, Halifax.	Northowram and Shelf	New Housing Site	1.63	0.89	32	30			Yes												20	12				Single ownership and confirmed available in plan period. No known housebuilder but agent anticipates site will be built out over 12 to 18 months.
LP1044	Hud Hill Farm, Northowram, Halifax. HX3 7LH	Northowram and Shelf	Additional New Housing Site	2.11	1.51	45	30			Yes	0	0	0	0	0	0	0	0	0	0	0	30	15	0	0	0	Owner states available in first half of Plan period. Green Belt and therefore requires adoption of Plan. Owner intends to retain and develop some of existing buildings for residential use which could impact on overall delivery timescale.
LP1053	Squire Hill Quarry, Brighouse. HD6	Brighouse	New Housing Site	3.73	2.26	68	40			Yes													40	28			Owner confirmed availability with development commencing in period 23/24 to 27/28 to allow time for restoration work required due to previous quarrying. Given nature of site positioned towards end of trajectory.
LP1054	Land off, Brookfoot Lane Brighouse. HX3 9SX	Brighouse	New Housing Site	1.23	0.9	32	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	30	2	0	0	Landowner states available. Likely this site and adjacent LP1053 will come forward together/follow on.
LP1060	Land at, Shirley Grove Lightcliffe, Brighouse.	Brighouse	New Housing Site	0.64	0.64	23	30			Yes																23	Owned by Together Housing who state land is available.
LP1077	Southedge Quarry, Brighouse Road Hipperholme, Brighouse. HX3	Brighouse	New Housing Site	13.02	6.65	174	55	20/00386/F	Full	Yes	0	0	0	0	0	9	55	55	55	0	0	0	0	0	0	0	The land is largely under option to Strata Homes and joint promotion of this site with Clugston. Application 20/00386/FUL pending consideration refused by Planning Committed 12/1/21 but likely to be resubmitted soon. All matters resolved and Section 106 being finalised to secure education contribution. In earlier discussions agent stated commencement by 22/23 but clearly it will now be later.
LP1078	Land between, Dewsbury Road and New Hey Road Rastrick, Brighouse. HD6	Brighouse	New Housing Site	10.62	5.14	267	55	19/00628	Full	Yes				11	80	78	98										Capacity changed from 149 to 267 dwellings to reflect capacity of 19/00628/FUL. Extant planning permissions survey response stated commenced 16th November 2020 with completion expected June 2025. Development started with site strip and reduce level dig. Positioning reflects survey response including annual delivery rates.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1088	West Vale Works, Stainland Road, West Vale Greetland, Elland. HX4 8BB	Elland	Mixed Use Site	0.80	0.48	8	30			Unknown	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	Single landowner confirmed site available in early part of Plan period. Capacity based on Mixed Use Study October 2020. Mill now demolished.	
LP1093	Former Hill Crest Quarry, Halifax Road Hove Edge, Brighouse. HD6 2QJ	Brighouse	New Housing Site	1.23	0.97	35	30			Part											30	5				Owners state available in Plan period and anticipate build out over 30 months. Delivery needs to be aligned with LP1095 as highways require joint access. As adjacent site under control of a housebuilder poisoned later in plan period.	
LP1095	Halifax Road Hove Edge, Brighouse. HD6	Brighouse	New Housing Site	4.83	4.04	149	40			Yes	0	0	0	0	0	0	0	0	0	40	40	40	29	0	0	Barratt Homes have control of this site. Available but as Green Belt requires adoption of Plan. Delivery needs to be aligned with LP1093 as joint access required.	
LP1116	Brighouse Road Hipperholme, Brighouse. HX3	Brighouse	New Housing Site	1.83	1.05	50	40	16/01381	Outline	Yes						20	30									Site owned by single landowner and has outline planning permission (16/1381/OUT) for residential development (permitted 15/2/18 and lapses 15/2/21). Reserved Matters application 20/01509/RES validated 10/12/20 with decision pending. Agent states both LP1116 and LP1648 are being marketed by Crosslee to the housebuilding industry but as yet no known housebuilder. More recent proposals for Crosslee Site as MU Allocation may have potential to cause delays.	
LP1123	Kinnaird Close Elland.	Elland	Mixed Use Site	1.73	1.73	68	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	8	Site in single ownership and confirmed as available. No housebuilder on board and existing tenants within mill. Capacity based on Mixed Use Study October 2020 and development of flats.
LP1128	Land off Park Lane, Siddal, Halifax. HX3	Halifax	Additional New Housing Site	1.06	1.06	38	30			Yes														30	8	Single landowner. No housebuilder. Positioned later in trajectory as other sites close by.	
LP1137	Horley Green Works, Horley Green Road Claremount, Halifax. HX3 6AS	Halifax	New Housing Site	0.84	0.84	27	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	Two landowners confirmed site available. Landowners own housebuilder called M&S Development Properties Ltd and expect to build dwellings themselves. Do not anticipate any delays. Green Belt and therefore requires adoption of Local Plan. Planning application 6 months after Plan adoption. Viability Assessment concluded site currently unviable. Therefore positioned in last third of Plan period.
LP1170	Mulcture Hall Road Halifax.	Halifax	Mixed Use Site	3.24	1.54	131	40			Unknown													20	40	40	31	Multiple landowners including the Council. Majority not responded to availability questionnaire. Council's Corporate Projects section continues to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan, and any future funding sources, but to date no timescale or funding has been identified. The site has therefore been positioned later in the Plan period. Capacity based on Mixed Use Study 2020 and development of flats.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1180	Old Lane Dyeworks, Old Lane Halifax.	Halifax	New Housing Site	2.61	1.01	63	40			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	23	Historic England leading and in contact with owners who wish to develop site. No viability assessment has been undertaken at this stage, but the possibility of grant assistance and viability would be increased by removal of WTS. Placed later in trajectory given challenges of conversion and ideally re-location of WTS. Flooding constraints also likely to impact on
LP1194	Barn Cottage, 5 Lower Exley Siddal, Halifax. HX3 9EF	Halifax	New Housing Site	1.18	1.1	35	30	19/00815	Reserved Matters	Part			8			13	14										The site has three owners, the availability of one part of the site remains unknown. Outline permission exists for the majority of the allocation boundary. 19/00815/RES approval for residential development of eight houses (Reserved matters pursuant to 17/00045/OUT). Development commenced 18th November 2019.
LP1196	Land off, Park Lane Siddal, Halifax. HX3	Halifax	New Housing Site	0.79	0.57	21	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	One main landowner, although small areas owned by CMBC. Currently Green Belt and requires adoption of Plan. No further information on timescale and so positioned at end of plan period.
LP1197	Park Lane Siddal, Halifax.	Halifax	New Housing Site	1.09	1.09	39	30			Part														30	9	Majority of site in single ownership, however, the availability of part of the site is unknown. In addition, the site is in close proximity to other sites. Therefore the site has been positioned later in the Plan period.	
LP1215	Land adjacent, Boothtown Road Boothtown, Halifax.	Halifax	New Housing Site	0.27	0.27	11	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	There are two landowners for this site, and both have confirmed it is available during the Plan period. However, there is no known housebuilder interest. Currently Green Belt and requires adoption of Plan.
LP1216	Land off, Mill Lane and Old Lane Boothtown, Halifax. HX36TP	Halifax	New Housing Site	9.60	3.14	94	40			Part													20	40	34	Site in multiple ownership and availability of part of site not known. No agent/developer on board to act on behalf of all owners. It is adjacent to LP1229, which is likely to come forward earlier in the Plan period.	
LP1224	Land North of Meadowcroft Lane, Halifax Road Ripponden, Sowerby Bridge.	Ripponden	New Housing Site	1.84	1.18	24	30	20/00823/F	Full	Yes	0	0	0	8	8	8	0	0	0	0	0	0	0	0	0	0	The site is in single ownership. Planning permission 17/00977/FUL superseded by 20/00823/FUL for 24 houses approved 15th October 2020. Scheme to be constructed in two phases with phase one taking approximately 18 months to complete and then phase two commencing immediately. Work commenced on site for the first phase of 16 Houses, of which 3 are designated Affordable.
LP1229	Near Royd Ovenden, Halifax. HX3 5QP	Halifax	New Housing Site	16.68	15.79	565	55			Yes							55	65	65	65	65	65	65	65	65	55	The site is in multiple ownership and available. Potential Small/medium housebuilder interest. Agent intends to submit planning application upon adoption of Plan. Currently in Green Belt and requires adoption of Plan. Average Build Rate approximately 63dpa. Potentially more than one housebuilder.

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1283	Glenholme, Green Lane Greetland, Halifax.	Elland	New Housing Site	0.51	0.3	11	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Currently owned by the Council and in use as a centre for audio and visually impaired people. It is likely that the site will be available during the Plan period, once the existing service can be relocated to a more fit for purpose facility. Currently no additional information from Housing Services in Statement of Deliverability. Positioned at end of Plan period due to lack of certainty over timing.
LP1292	Cow Green Car Park, Halifax.	Halifax	New Housing Site	0.34	0.34	90	40			Unknown														20	40	30	The site is owned by the Council and subject to a number of studies including being considered as part of the Eastern Corridor Place Making/Sites Unlocking Study by Aspinall Verdi. Currently no further information in Statement of Deliverability from Housing Services. Positioned in latter part of Plan period given lack of certainty over timing.
LP1322	George Street, Rastrick, Brighouse.	Brighouse	New Housing Site - with Planning Permission	0.48	0.35	65	40	17/01343	Full	Yes	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	The site has been granted planning permission for an Extra Care facility (17/01343/FUL) and is currently being constructed by Home Group. Commenced 7th August 2018. Positioning based on information provided by Housing Services.
LP1356	Hollins Park, Cemetery Lane Sowerby Bridge.	Sowerby Bridge	New Housing Site	1.20	0.86	32	30			Yes									20	12						The site is owned by the Council and Cabinet has given approval in principle to dispose of site to the Local Development Company (Weave Homes). Proposed capacity takes into account advanced pre-development work and discussions regarding key issues relating to Conservation and Highways Access. There is currently no delivery trajectory for Weaves Homes sites.	
LP1368	Furness Drive/Turner Avenue South, Illingworth, Halifax.	Halifax	New Housing Site	0.26	0.26	9	30			Yes	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	The site is owned by the Council and the disposal process has commenced. Part of the North Halifax Transformation Project. The timescales for delivery are based on information provided by Housing Services.
LP1372	Kershaw Drive, Luddenden Foot, Halifax.	Mytholmroyd	Additional New Housing Site	3.23	1.57	31	30			Yes											10	15	6			Council Owned. Green Belt and therefore requires adoption of Plan. Needs to align with LP0931 as provides access. Following LP hearing session developable area and capacity revised based on a new HIA agreed at stage 2 hearings. No delivery timescale available and so positioned in latter part of plan period.	
LP1379	Heathmoor Park Road/Field Head Lane, Illingworth, Halifax.	Halifax	New Housing Site	1.13	1.13	44	30			Yes	0	0	0	0	0	0	0	0	0	30	14	0	0	0	0	The site is owned by the Council and has been identified in the Calderdale Together Housing Investment Partnership. A small part of the site is located in the Green Belt. However, it may be possible for the majority of the site to come forward in advance of/without the area currently in the Green Belt. No clear delivery timescale.	

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP1398	Land on the West Side of Brockwell Lane, Triangle, Sowerby Bridge. HX6 3PQ	Sowerby Bridge	New Housing Site	4.11	2.9	87	40			Yes												40	40	7			The site is in single ownership and has been confirmed as available for development, although no timescales for delivery have been suggested. There is also no known housebuilder interest.	
LP1409	Wood Lane, Off Ovenden Wood Road Wheatley, Halifax. HX2 0TQ	Halifax	Additional New Housing Site	4.31	3.63	109	40			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	9	Two landowners. Site available. No housebuilder. Currently located in Green Belt and therefore policy change required.
LP1412	Land North of, Lower Brockwell Lane Sowerby Bridge. HX6 3PB	Sowerby Bridge	New Housing Site	0.61	0.28	18	30	18/01286	Outline	Yes							18											The site is in single ownership and has been confirmed as available. It may come forward with adjacent site LP1398. Planning application (18/01286/OUT) approved June 2019. Application 19/01069/REM, which sought to vary condition 1, was withdrawn in December 2019. Application 19/01442/OUT permitted 20/4/20 (Outline for 15 houses - amended plans). No Reserved matters application as at 15/1/21. Small change to capacity not amended as there may be further changes before implementation. Positioning based on above progress and interest demonstrated in bringing this site forward.
LP1415	Wakefield Road Sowerby Bridge.	Sowerby Bridge	New Housing Site	0.24	0.24	12	30			Yes	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	The site has been confirmed as available in the early part of the Plan period. There is no known housebuilder interest.
LP1425	Land South of, Phoebe Lane Siddal, Halifax.	Halifax	New Housing Site	3.30	2.28	105	40	16/00870	Outline	Yes												40	40	25				Contaminated land could impact on the timescales for development commencing. 16/00870 - Outline residential application approved. Owners plan to sell the site to developers so precise timescales unknown, but aim to be within 5 years. No reserved matters. Positioning reflects difficulties in bringing this site forward quickly.
LP1429	Former St Catherines High School, Holdsworth Road Holmfield, Halifax. HX2 9TH	Halifax	New Housing Site	2.76	2.76	108	40			Yes	0	0	0	0	0	0	0	0	0	0	0	40	40	28	0	0	The site is in single ownership and has been confirmed as available. The site is being promoted by an agent on behalf of the landowner. No definitive delivery timescales have been provided as yet. It is not known whether there is housebuilder interest. LP1019 is in close proximity.	
LP1431	Former Mayfield Garage, Queens Road King Cross, Halifax.	Halifax	Mixed Use Site	0.87	0.87	17	30			Unknown																17	The site is in single ownership but has not been confirmed as available for development. Capacity based on Mixed Use Study October 2020. The Viability Study assessed the site as unviable, on the basis of wholly residential development, but future development will be influenced by the type of dwellings and any regeneration objectives. It has therefore been placed towards the end of the Plan period.	
LP1451	Land between, Bradley Wood and Woodhouse Lane Rastrick, Brighouse.	Brighouse	Garden Suburbs	63.20	48.33	1070	55			Yes	0	0	0	0	0	40	75	105	110	110	155	135	130	120	90	Following the Stage 2 Hearings commencement moved back 2 years to Year 6 as recommended by the Inspector. Delivery of part of this allocation will be beyond the current Plan period. Trajectory for plan period provided by agent acting for landowners/developers.		

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP1463	Land between, Highmoor Lane and Bradford Road Brighouse.	Brighouse	Garden Suburbs	140.66	105.15	1170	55			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	40	75	110	110	110	110	150	155	155	155	Following the Stage 2 Hearings commencement moved back 2 years to Year 6 as recommended by the Inspector. Delivery of part of this allocation will be beyond the current Plan period. Trajectory for plan period provided by agent acting for landowners/developers.		
LP1469	Land at Stoney Hill, Lillands Lane Brighouse. HD6 3BP	Brighouse	New Housing Site	0.44	0.44	20	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	15	5	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in single ownership and has been confirmed as available. There is no known housebuilder interest and positioned accordingly.	
LP1481	Former St Catherines High School Grounds, Holdsworth Road Halifax.	Halifax	New Housing Site	1.05	0.9	32	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	30	2	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in single ownership and confirmed as available. No known housebuilder interest and positioned later in the Plan period.	
LP1486	Land off, Hambleton Drive Mixenden, Halifax.	Halifax	New Housing Site	0.76	0.76	27	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	27	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in single ownership and has been confirmed as available during the Plan period.	
LP1488	Land off, Hambleton Crescent Mixenden, Halifax.	Halifax	New Housing Site	0.27	0.27	11	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	11	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in single ownership and has been confirmed as available during the Plan period.	
LP1489	Land south of, Hambleton Crescent Mixenden, Halifax.	Halifax	New Housing Site	0.34	0.34	14	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	14	<input type="text"/>	The site is in single ownership and has been confirmed as available during the Plan period.	
LP1501	Land east of, Manor Drive Hebden Bridge.	Hebden Bridge	New Housing Site	0.65	0.65	29	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	29	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in multiple ownership and available. Agent on board and discussions taking place with housebuilder. Currently in Green Belt and therefore requires adoption of Plan. There are other small sites in Hebden Bridge and therefore positioned accordingly.	
LP1503	Land at, Stoney Lane Hebden Bridge.	Hebden Bridge	New Housing Site	0.43	0.29	20	30	18/00948	Full	Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	20	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	The Council's Cabinet resolved to pass this land to the Calder Valley Community Land Trust November 2016. Planning application 18/00948/FUL refused February 2019 with amended application pending. To be developed by Calder Valley Community Land Trust. Positioning reflects need to overcome refusal reasons.	
LP1523	Land at, Westercroft Lane Northowram, Halifax. HX3 7EN	Northowram and Shelf	Additional New Housing Site	1.42	0.89	32	30	17/00002	DTA	Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	30	2	<input type="text"/>	<input type="text"/>	<input type="text"/>	DTA Submission (17/00002/DTA) provided by the agent acting on behalf of the landowner has provided evidence to suggest the site is deliverable. Currently in Green Belt and requires a policy change. Developable area and capacity revised based on recommendations in HIA and Inspector's post stage 2 hearings letter.
LP1534	Birks Mill, Birks Lane Walsden, Todmorden.	Todmorden	New Housing Site	0.71	0.4	18	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	18	<input type="text"/>	<input type="text"/>	<input type="text"/>	The site is in single ownership and confirmed as available during the plan period. There is no known housebuilder interest. Given there are other small sites in Walsden, this site has been positioned later in the Plan period.

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LP1543	Land North and North West of, Wade House Road Shelf, Halifax.	Northowram and Shelf	New Housing Site	11.17	11.02	290	55			Yes										55	55	55	55	55	15	Site in multiple ownership and available. Council looking to develop adjacent site LP0782 (Council owned) in conjunction with this site (privately owned). Masterplanning being undertaken by Martin Walsh Architectural for both sites. Within Green Belt and so requires adoption of Plan. May need third party land for additional access.
LP1547	Land at, Abbey Park Illingworth, Halifax. HX2 9LQ	Halifax	New Housing Site	2.49	2.52	83	40	19/00824	Reserved Matters	Yes	0	0	20	40	23	0	0	0	0	0	0	0	0	0	0	Site owned by Together Housing Group and is to be delivered through Calderdale Together Housing Investment Partnership. Planning permission 19/00824/RES approved November 2019. Commenced 2nd June 2020. Delivery timescales provided by Housing Services/Together Housing Group.
LP1567	Land adjacent to Exley Lane, North of Elland, Elland.	Elland	Additional New Housing Site	20.53	15.5	450	55			Yes						27	55	55	55	55	55	55	55	38	Single ownership. Agent on board and promoting site. Believed to have housebuilder (Avant Homes) on board. Green Belt and therefore requires adoption of Plan.	
LP1590	Land adjacent to the Wells, Stock Lane, Highroad Well Halifax. HX2 7QP	Halifax	Additional New Housing Site	0.59	0.4	16	30			Yes	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	Single landowner confirmed available. No known housebuilder interest. Green Belt and therefore requires adoption of Plan. Potential to come forward slightly earlier. Developer likely to be Small/Medium housebuilder and so build out spread over 2 years.
LP1602	Barkisland Cross, Jackson Lane Barkisland, HX4 0HE	Ripponden	Additional New Housing Site	0.76	0.76	24	30			Yes											12	12				Confirmed available. Efforts to consolidate land in one ownership underway. No known housebuilder. Green Belt and therefore requires adoption of Plan. Other allocations Barkisland/Ripponden area and wider Sowerby Bridge area. Small/medium housebuilder and so spread over 2 years.
LP1603	Land rear of 115, Claremount Road Halifax. HX3 6JQ	Halifax	New Housing Site	0.44	0.44	16	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Site in single ownership and confirmed as available. No known housebuilder interest. Green Belt and therefore requires adoption of Plan. Likely to be small/medium housebuilder and so positioned over 2 years.
LP1609	Land at, Titan Works, Claremount Road Boothtown, Halifax. HX3 6NT	Halifax	New Housing Site	0.99	0.99	46	30	18/00558	Under Construction	Yes			16	30												Site in single ownership and under construction (planning permission 18/00558/FUL). Cautious approach taken to build out rate. Commenced 31st March 2019.
LP1616	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd Ainley Top, Elland.	Elland	Additional New Housing Site	2.19	1.6	48	28			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	20	28	Single landowner confirmed available. No known housebuilder. Green Belt and requires adoption of Plan.
LP1625	Land to the west of, Silverdale Terrace Greetland, Elland. HX4 8NQ	Elland	Additional New Housing Site	1.01	1.01	30	30			Yes							3	3	3	3	3	3	3	4	8	Site confirmed as available and may come forward with adjacent LP0952. Currently Green Belt and therefore requires adoption of Plan. Build out rate reflects the fact this site may be developed with LP0952. If it is not and developed by a small/medium housebuilder then build out anticipated over 2 years.

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LP1632	Land at, Horton Street/New Road Halifax.	Halifax	Mixed Use Site	1.56	1.56	97	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	17	Whilst the availability of the site has not been confirmed specifically a planning application for the redevelopment of the site is pending consideration indicating it is available. Capacity based on Mixed Use Study October 2020. The uncertainty of when the site may come forward is reflected in its position in the trajectory. However, there is Council support for the scheme as part of the Town centre Delivery Plan.										
LP1648	Land north of, Crosslee, Brighouse Road Hipperholme, Brighouse.	Brighouse	New Housing Site	0.85	0.85	31	30			Yes													15	16				Agent states both LP1116 and LP1648 are being marketed by Crosslee to the housebuilding industry but as yet no known housebuilder. Application 20/01510/FUL validated 10/12/20 and decision pending. Anticipate both sites will be brought forward together. More recent proposals for Crosslee Site as MU Allocation may have potential to cause delays.									
LP1654	Politt Fields, 8 Ripon House Sowerby Bridge. HX6 2LQ	Sowerby Bridge	New Housing Site	1.51	1.51	26	30	17/01345	Outline	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Site owned by Together Housing Group. Outline planning permission granted for residential development on 27th July 2018 (17/01345/OUT). THG state due to challenging topography proving difficult to make site viable and deliverable. Still exploring options and market analysis with aim of trying to find a viable and deliverable solution for this area. Positioned later in trajectory reflecting these constraints.									
LP1655	Rawson Wood, Wood Croft Sowerby, Sowerby Bridge. HX6 1LJ	Sowerby Bridge	New Housing Site	1.45	0.72	30	30			Yes							15	15										Site owned by Together Housing Group and part of CTHIP. Submission of planning application programmed for early 2021. Positioning based on information from Together Housing Group/Housing Services.									
LP1657	Land at, Whitwell Green Lane Elland.	Elland	New Housing Site	0.76	0.76	30	30			Yes	0	0	0	0	0	0	0	0	10	20	0	0	0	0	0	0	Council owned and identified in the Calderdale Together Investment Partnership. Delivery timescale based on information provided by Housing Services.										
TOTAL No. DWELLINGS						10469																0	0	88	230	245	308	546	632	772	932	1412	1523	1317	1409	1055	