

**CC125c**

# **CALDERDALE LOCAL PLAN HEARINGS**

## **MATTER 22**

### **Update to CC125**

#### **Housing Trajectory**

#### **Five Year Housing Land Supply**

**Published July 2021**

**Calderdale MBC**





## **BACKGROUND**

Following the Stage 3 Hearings the Council received a message from the Inspector dated 18<sup>th</sup> June 2021, regarding the Housing Trajectory in CC125 (INS/24). In summary the Council is requested to:

<b>Item</b>	<b>Tasks</b>	<b>Notes</b>
1	Council to provide note setting out justification/clear evidence for identifying five sites with extant outline planning permission within five-year supply (2022/23 to 2026/27).	Addressed in CC125c
2	Council to reflect on the need for further changes to the positioning of major extant sites with full permission, based on the five-year supply period 2022/23 to 2026/27.	Addressed in CC125c
3	Council to publish Woodhouse Indicative Phasing Plan (CC145) for short period of consultation.	5 <sup>th</sup> Consultation – Friday 25 <sup>th</sup> June to <b>5pm Friday 9<sup>th</sup> July 2021</b>
4	Inspector to write to Council after the hearing session to confirm views regarding the lead-in times for the Garden Suburb sites and to ask the Council to consider any implications for five year-supply.	INS/24
5	Review positioning of housing sites within the trajectory.	Addressed in CC125c
6	Council to produce updated affordable housing trajectory linked to the Council's revised position on housing supply.	To follow main trajectory update

## **INFORMATION INCLUDED IN THIS UPDATE**

- Explanatory Notes
- Revised Table 7 of the Housing Technical paper (Housing Requirement and Supply)
- Trajectory Graph – Option 6 (not published previously)
- Revised 5YHLS Calculations
- Revised Appendix 3 to HTP/CC40/CC125
- Revised Appendix 4 to HTP/CC40/CC125b

## **Extant Planning Permissions**

For the 22 sites requiring further explanation the respective agents acting on behalf of landowners, or those that have recently acted on their behalf, were contacted by both email and telephone, in some cases on several occasions. Information was obtained for most sites. Some of the information provided would normally be reflected in the next annual update (current base date is 31<sup>st</sup> March 2020). Taking a pragmatic approach, and where the direction of travel is clear, some sites have been updated ahead of the next annual review. This included adjusting capacities which has had the effect of reducing the overall supply from 2,284 to 2,215 dwellings (a difference of 69 dwellings). This approach, whilst pragmatic, does risk undercounting the supply from extant permissions as any reductions are not counter balanced by the addition of new permissions. All changes will be reflected in the next annual review (base date 31<sup>st</sup> March 2021).

This updated information has provided an understanding of the current status of sites and greater certainty with respect to the potential timing of delivery and whether they have a realistic prospect of coming forward. Where no information has been forthcoming in this regard, a cautious approach has been adopted, with a greater reliance placed on previous information assembled, informed by planning officers. The revisions have resulted in some 45 fewer dwellings from extant permissions being included in the 5YHLS.

The table below provides the revised positioning and associated explanation in relation to the sites in question (Actions 1 and 2). These revisions are reflected in the attached Appendix 4 to the HTP.

**Extant Planning Permissions Subject to Revisions Pursuant to Actions 1 and 2**

HLA REF	Address	Description	Application Type	Units Remaining	Annex 2 Category	Summary
<b>Sites shown as outline permissions on Stage 3 hearings version of HTP Appendix 4</b>						
HLA05202	Laurel Bank, Holdsworth Road, Holmfield, Halifax.	Demolition of existing nursing home and associated buildings to facilitate a residential development of up to 7 dwellings.	Outline	7	Developable	Agent responded but involvement ended on approval of outline planning as the owner then put the property on the market. No further information. Therefore, as no evidence will either be or not be delivered retained as developable and moved from Year 8 to Year15. Review on next update.
HLA04373	Site of Former Sterne Mill & Sewage Works, Wakefield Road, Sowerby Bridge.	"Hybrid planning application. Detailed planning application for infrastructure works including new highway link (between Wakefield Road and Fall Lane), new canal and river bridges, cut and fill earthworks to prepare site levels, flood alleviation measures, the provision of allotments, open space and local nature reserve. Outline planning application including details of access, with matters of scale, appearance, layout and landscaping reserved; forming a comprehensive mixed use development for employment (Use classes B1, B2 & B8), residential (Use class C3) retail (Use class A1). leisure (Use classes A3, A4 & D2) and community uses (Use class D1) with associated landscaping, car parking, tree planting public open space	Outline	24	Developable	Manchester and Leeds DPP office contacted. Agent involved with this site now left the organisation. DPP cannot provide any insight into the status of the site. No evidence to suggest that it will not come forward as indicated but cannot be confirmed. Part of larger development. Moved from Year 8 to Year 15 as potential to deliver in plan period.

		and related infrastructure, ancillary works and utilities				
HLA05486	Marsh Quarry, Burnley Road, Warley, Halifax.	Residential Development of 25 dwellings	Outline	25	Developable	Original agent contacted but no longer the retained agent. He has chased the new agent who is now acting for the landowner and hopes to be able to provide an update. Owner previously very keen to dispose of the site and there has been a great deal of developer interest in it. The site of the quarry itself is not the area of land which is to be developed for the houses and so there is not likely to be significant abnormal costs associated with the development of the dwellings. As far as he is aware the quarry minerals have been exhausted but he has sought an update from the owner which has not been forthcoming as yet. Indications are therefore that this site will proceed but no timescale. For consistency with other Major Outlines moved to end of plan period and will monitor on annual review. Moved from Year 9 to Year 15.
HLA04948	Crimsworth Dyeworks, Midgehole Road, Hebden Bridge.	Residential Development of 25 dwellings (Outline)	Full	14	Deliverable	Agent states site now has full planning permission. This would have been reflected in the next annual trajectory update (full permission granted after HLA base date of 31 <sup>st</sup> March 2020). Therefore, changed to Full/Deliverable and retained in Year 8.
HLA05322	Stansfield Mill, Stansfield Mill Lane, Triangle, Sowerby Bridge.	Demolition of existing buildings to facilitate residential development of 14 dwellings	Outline	20	Deliverable	Agent (Ryley) responded 19/07/21. A reserved matters application is pending, and sale also anticipated with completion in 18 months to 2 years. Therefore, move from Year 7 to Year 8 but retain within 5YHLS period as clear evidence site will be delivered.
<b>Sites shown as detailed permissions on Stage 3 hearings version of HTP Appendix 4</b>						
HLA00178	Portsmouth Mill, Burnley Road, Todmorden.	Conversion of mill to form 10 apartments and 12 new build dwellings	Conversion	10	Deliverable	This site is being marketed by Pettey Commercial Surveyors. Link : PORTSMOUTH MILL, BURNLEY ROAD, TODMORDEN - Petty Chartered Surveyors (pettycommercial.co.uk). Office returned call and confirm that this mill is now UNDER OFFER both parcels. Spoken with Ben Watson (19/07/21) who confirms the site is under offer, subject to agreeing a longer back stop date for planning of c. 8 months. Some groundworks have been completed by the vendor and both

						vendor and purchaser are keen to agree terms this week. A scheme has been drawn up which has not changed much from previous scheme proposal. Likely to be submitted for planning short term following sign off of option agreement. Given this feedback this site is moved from Year 11 to Year 9 as it is deliverable and will contribute to the 5YHLS.
HLA00179	Portsmouth Mill, Burnley Road, Todmorden.	Conversion of mill to form 10 apartments and 12 new build dwellings	Full	12	Deliverable	As above. PORTSMOUTH MILL, BURNLEY ROAD, TODMORDEN - Petty Chartered Surveyors (pettycommercial.co.uk). This mill is now UNDER OFFER. Given this feedback this site is moved from Year 10 to Year 9 as it is deliverable and will contribute to the 5YHLS.
HLA04675	Site of Adamroyd Mill, Victoria Road, Todmorden.	Demolition of redundant mill & replacement with forty five dwellings	Full	45	Developable	Stanton Architects: No further involvement in the project since the application. Aware PWA had connection with the project. PWA contacted 12/07/2 and asserting who dealt with it to provide an update. Not sure dealings have been particularly recent. There is therefore no clear evidence whether this site will be delivered or not. Comments from Development Management are that the site has stalled. On balance and given the comments from DM it is moved back from Years 8 and 9 to Years 14 and 15 pending further information. To be reviewed on next update.
HLA00360	Land off, Walker Lane, Sowerby Bridge.	Construction of 15 apartments	Full	15	Deliverable	Agent confirms the applicant has undertaken lawful commencement to safeguard the planning permission. Submitting a S73 to revise the external elevations as client is in advanced negotiations with adjacent landowner to purchase their site (car wash at Wakefield Rd) to provide additional 9 apartments and address access and car parking issue. The site is likely to come forward following the securing of the revision to existing application (scheme already drawn up for submission of application for additional 9 dwellings). Agent considers this scheme will contribute to the 5YHLS. The landowner is a residential landlord who has started development at Melbourne Mill, Hebden Bridge so will commence this scheme upon completion of this. Landowner/developer keen to progress and likely to retain

						part of this for private rented. Therefore, categorised as Deliverable and included in Year 9 and 5YHLS (was Year 10).
HLA01104	Land adjacent Methodist Church, Chapel Lane, Sowerby Bridge.	15 apartments	Full	15	Developable	Agent has not had a recent update but is aware that this site was proving costly to develop. The site is a scrapyard and is contaminated and in need of remediation. The need for noise abatement being next to Wakefield Road also added to the costs. In their opinion this site is not going to come forward during the five years and may not come forward due to the impact of build costs on development viability. Therefore, moved back from Year 10 to Year 15. Monitor on annual review.
HLA01967	Former Fountain Head Brewery, Ovenden Wood Road, Halifax.	Substitution of house types as approved in decision 05/01795/RES	Full	7 0	<del>Developable</del> Site Removed	Development Manager at Barratts contacted (12/07/21): Building out the 7 unit scheme will depend on monitoring of the potential landslip which it overlooks. Unlikely this will ever get built out because of the ongoing risk of landslip however minimal it is. Given this response site removed from housing land trajectory.
HLA02759	Valley Road, Hebden Bridge.	New build residential development of 8 apartments, and construction of a pedestrian footbridge	Full	8	Deliverable	Agent (Ryley 19/07/21) states construction commenced. Need to move forward in trajectory. Therefore, moved forward from Year 8 to Year 7.
HLA03241	Land north of Roebuck Inn, Burnley Road, Todmorden.	Residential development of four dwellings	Full	4	Developable	Agent contacted by both telephone and email 12/07/21. and 19/07/21. No response. There is therefore no clear evidence whether this site will be delivered or not. Comments from Development Management are that the site has stalled. On balance and given the comments from DM it is moved back from Year 8 to Year 15 pending further information. To be reviewed on next update.
HLA03876	Borough Band Club, Wharf Street, Brighouse.	Sixty flats	Full	60	Developable	Voicemail messages left 12/07/21 and 19/07/21 as well as emails to two different addresses. No response. There is therefore no clear evidence whether this site will be delivered or not. Comments from Development Management are that the site has stalled. On balance and given the comments from DM pending further information the site is left in Year 15. May come forward later in plan period if

						conditions right given in Medium Market area. To be reviewed on next update.
HLA04639	Site of Box Trees Mill, Boy Lane, Wheatley, Halifax.	Construction of 87 residential dwellings	Full	<del>87</del> 31	Deliverable	Housing Services state that Box Trees Mill is a long-term stalled site which Mandale Homes have resubmitted for planning permission (31 units). They have succeeded in obtaining funding from the West Yorkshire Brownfield Housing Fund. They are now awaiting determination of the planning application. The next annual update will reflect this change assuming planning permission is granted. In the interim the lower level of units is reflected in the trajectory (87 to 31) with the reduced capacity remaining in Years 8 and 9. Whilst this approach is inconsistent with the 31/3/20 base date of this trajectory update it does reflect the likely future reduction in the number of units. Monitor on review.
HLA01799	Garage site off, Woodside Road, Halifax.	Residential development of 14 houses (Amended Plans)	Full	14	Deliverable	Agent: The full planning approval has been implemented by a start on site. The site is on the market but cannot give a timescale. Therefore, moved forward from year 10 to Year 8 as on market and commenced.
HLA04746	Land off, Pudsey Road, Todmorden.	Residential development of twenty three dwellings (Amended Plan)	Full	23	Deliverable	Agent: Building work is ongoing at the moment. The site should be complete by March 22. Therefore, moved from Year 15 to Year 4.
HLA03281	Site of Scar Bottom Mill, Scar Bottom Lane, Greetland, Halifax.	Residential development of six dwellings (Amended part scheme relating to 00/00916/FUL)	Full	6	Deliverable	Agent: the planning has been implemented and confirmed by Planning Services in that the foundations are in for the six. The site has just changed hands so construction should continue in the next month or so. Given this information moved forward from Year 8 to Year 6.
HLA05337	Crown House, 60 Crown Street, Halifax.	Prior approval application for a change of use from offices (B1a) to 42 apartments (C3)	Prior Approval	42	Deliverable	Agent: Expires in October. Fully expect we will need to come back with another application as development will not start this year. The Inland Revenue is still part occupying the building and their relocation to Leeds has been delayed by Covid and terms of occupation prevent any development until they move out. This information indicates deliverable and therefore retained in Years 8 and 9.

HLA01824	Leach Colour Ltd, Sunny Bank Road, Brighouse.	Residential Development of 9 No. Dwellings (Modified Proposal) (Application to replace an extant planning permission in order to extend time limit for implementation of 09/01089	Renewal of Permission	4	Deliverable	HLA March 2021 (after base date of 31/3/20) shows site now built. Change to Deliverable. Position Year 3 from Year 10. Annual update (base date of 31/3/21) will remove this site from supply.
HLA04909	Site of Glen Works, Pudsey Road, Todmorden.	Construction of 27 No. new dwellings (landscaping - reserved matter pursuant to planning application 14/00540/OUT)	Reserved Matters	27	Developable	Agent states site has problems with viability. Culvert and flood risk and engineering solution needed. Low market values also impacting. The existing permission has expired so now working on a new scheme which will be for c. 12 units due to the flood risk and engineering works associated/costs with the larger scheme impacting on costs/viability. A new planning application is due to be submitted in the next 6 months. Subject to securing planning permission the scheme would proceed, however there is some uncertainty still as no financial viability has yet been carried out. There are known issues with dealing with the Environment Agency also based on similar sites they are dealing with in the area which are partly within Flood Zone 3. Anticipate similar issues will likely arise. Consequently, conservative approach taken regarding timing of development and retained in Year 15.
HLA02852	Land west off Rose Villas, Heptonstall Road, Hebden Bridge.	Construction of 14 dwellings (Reserved matters pursuant to planning application 14/01060/OUT)	Reserved Matters	<del>14</del> 8	Deliverable	Agent states the approval expired in January but is a preferred scheme for the same developer for 8 units (19/00758) that has now been approved and ground investigation work commenced ahead of submitting details for pre-commencement conditions, with a view to then commencing development before the end of this year. Given this information capacity reduced to 8 and moved forward from Year 14 to Year 6. Whilst this approach is inconsistent with the 31/3/20 base date of this trajectory update it does reflect the likely future reduction in the number of units. Monitor on review.

### **Local Plan Allocations**

Local Partnerships recently completed a report reviewing Calderdale Housing Delivery which was completed in June 2021. This report involved extensive engagement with key actors involved in the delivery of housing, including council planning officers, house builders, agents, intermediaries, partners and the Council's Local Housing Company, Weave Homes. This study identified several sites which have a realistic prospect for accelerated delivery, some which are in council ownership, are in the process of procuring a developer partner; have the benefit of a masterplan already prepared and / or are brownfield sites. Three of these sites fall within the Council's joint venture company Calderdale Together Housing Investment Partnership (CTIP), with two planning applications about to be submitted, with one awaiting validation. Together Housing have also agreed a set of actions with the council to accelerate housing delivery on these sites.

The report highlighted progress in relation to three brownfield sites, within council ownership which are currently the subject of a developer procurement exercise, in order to bring these forward. As a result, this recent study has informed several local plan allocations which are re-positioned in the trajectory. These sites in total contribute some 230 dwellings to the five-year housing land supply.

Further updates to the housing trajectory have been undertaken following a review of 'buffer' sites based on their availability, location, known constraints and potential demand for housing from housebuilders. A number of these sites were also identified for acceleration within the recently completed housing delivery report. These sites are available, have no or very limited constraints which can be overcome and likely to prove attractive to the market. These sites in total contribute some 730 dwellings to the five-year housing land supply.

The above adjustments also have regard for the findings of the housing delivery report of June 2021 which provides insight and in terms of the appetite of housebuilders to develop within Calderdale. Engagement with the market confirmed that housing land in most parts of Calderdale meets investment criteria. Attributes such as good schools, underlying demand and accessibility to large jobs markets were highlighted. Furthermore, despite delivery challenges such as topography, flood risks and low value pockets and other delivery constraints which are characteristic within the borough, housebuilders and agents confirm that the housing land market fundamentals within Calderdale are healthy.

A revised Appendix 3 to the HTP/CC40 is attached. The figure of 11,471 dwellings at the bottom of the schedule relates to the total supply from the allocations, including that to be provided on the Garden Suburbs beyond the end of the plan period.

### **Overall Supply**

The Garden Suburbs (LP1451 and LP1463) will be only partially delivered during the Plan period and this is reflected in the table below. Following the end of the Local Plan period in 2032/33 the Garden Suburbs will add a further 2,105 dwellings in the subsequent years.

#### **Housing Technical Paper (Table 7) Update to 31<sup>st</sup> March 2020 Housing Requirement and Supply (Revised)**

	<b>Dwellings</b>	<b>Notes</b>
<b>REQUIREMENT</b>		
Housing Requirement (2018/19 to 2032/33)	14,950	Annual Average 997
<b>SOURCES OF SUPPLY IN PLAN PERIOD</b>		

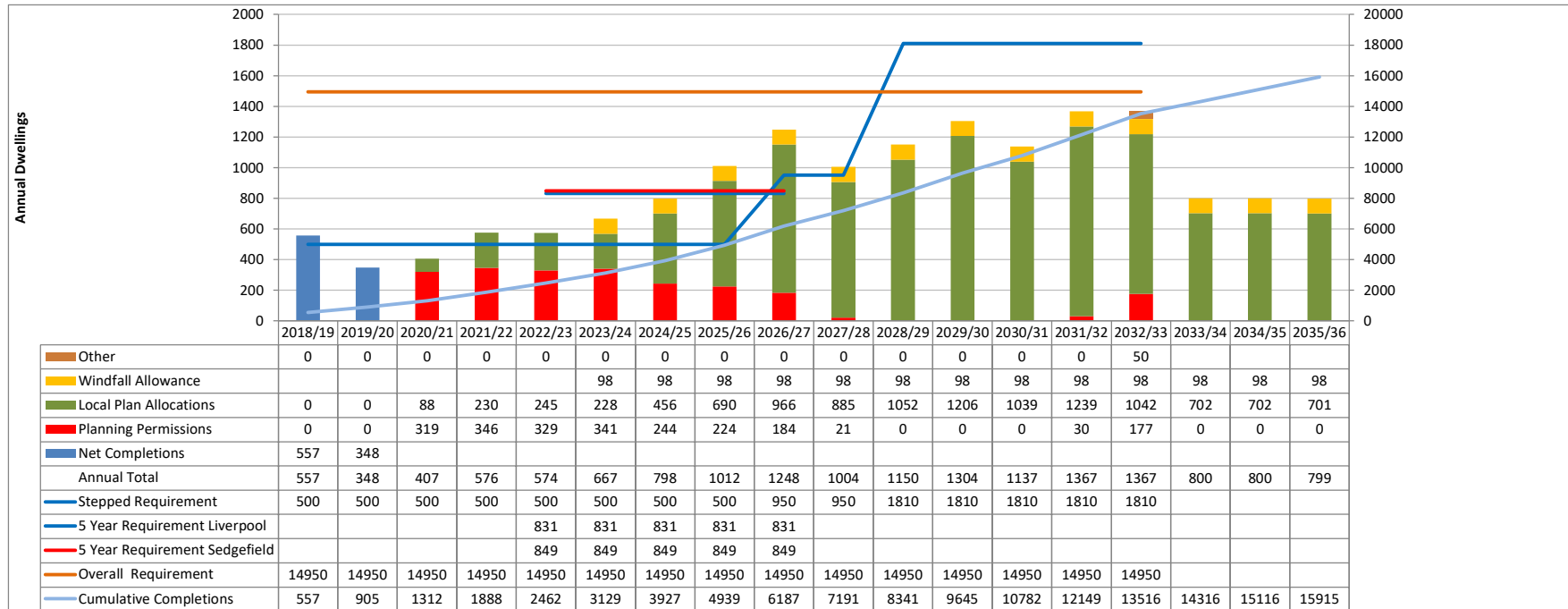
Net Completions 18/19 and 19/20 (Years 1 and 2)	905	Gross for Y 1 = 579 and Y2 = 418 Note: first 3 quarters of 2021/22 gross = 212 and net 199 completions
Extant Planning Permissions as at 31st March 2020	2,215	Reduced from figure of 2,284 due to updated capacity figures for several sites (see notes in table above regarding permissions)
Windfalls	984	98.4 pa (rounded to 98). Note this makes overall difference of 4 in some calculations as number not always transposed with decimal places. Windfalls not included Years 3 to 5 reflecting approach set out in HTP
Brownfield Land Register	50	
Awaiting S.106 Agreement	0	
<b>SUB TOTAL</b>	<b>4154</b>	
Number of dwellings required on new land allocations	<b>10,796</b>	Requirement less supply
Allocations Deliverable in Plan Period	9,366	Garden Suburbs add 2,105 dwellings to supply following plan period
Total Supply (Plan Period)	13,520	Allocations in LP + other sources of supply Difference to trajectory Graph (13,516) is due to rounding on windfalls.
Difference (Plan Period)	-1430	Overall Requirement less Total Supply in Plan Period. <b><i>Total supply, including beyond plan period, is 15,621 dwellings (excluding windfalls beyond plan period).</i></b>

### **The Housing Trajectory**

In the graph below the final period equates to 1,810 dpa and differs from the version of Option 6 produced for the 5YHLS calculations (CC125a) immediately prior to the Stage 3 hearings due to that version being aligned to the supply, rather than the overall requirement which is the case here. A graph for Option 6 has not been published previously.

## CALDERDALE HOUSING TRAJECTORY 2018/19 TO 2032/33\*

### OPTION 6



\*The period beyond Year 15 (2032/33) is for indicative purposes only

### **The Five-Year Housing Land Supply**

The Garden Suburbs, having been moved back to commence in Year 10, are not included in the five-year housing land supply. This removes any concerns around delivery of the Garden Suburbs on the five-year housing land supply.

Following the discussion at the Stage 3 hearings around how many years windfalls should be included, the calculation below demonstrates that a 5YHLS is achievable under both approaches. The Council's preferred approach is the first option of including windfalls from Year 6 as set out in CC125 and CC125a (published March 2021 and June 2021 respectively).

### **Windfalls Included for Years 6 to 9**

<b>OPTION 6: Two Step Trajectory (500 x 8 years/950 x 2 years/1810 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 Windfalls Included for Years 6 to 9</b>			
	<b>Liverpool</b>	<b>Sedgefield</b>	
	<b>Number</b>	<b>Number</b>	<b>Notes</b>
<b>Requirement</b>			
Five Year Housing Requirement	2950	2950	500 x 4 Years and 950 x 1 Year
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	3013	3089	Requirement + underdelivery as residual (Liverpool) Requirement + total underdelivery (Sedgefield)
20% Buffer	603	618	See HTP Section 7
Total five year requirement	3616	3707	Requirement including underdelivery and 20% buffer
<b>Annual five year requirement</b>	<b>723</b>	<b>741</b>	Total requirement divided by 5 (rounded)
Planning permissions	1322	1322	HLA 31st March 2020
Windfalls	392	392	Trajectory Years 6 to 9 = 98 x 4
Land Allocations	2585	2585	Deliverable Years 5 to 9
<b>Total Five Year Supply</b>	<b>4299</b>	<b>4299</b>	<b>Sum of sources</b>
<b>Five Year Supply Figure</b>			
Number of Years Supply	<b>5.94</b>	<b>5.80</b>	Supply/5 Year Annual Requirement

## Windfalls Included for Years 8 and 9

<b>OPTION 6: Two Step Trajectory (500 x 8 years/950 x 2 years/1810 x 5 years)</b> <b>Estimated Five-Year Housing Land Supply on Adoption of Local Plan</b> <b>2022/23 to 2026/27 (Years 5 to 9)</b> <b>Liverpool/Residual and Sedgfield Approaches</b> <b>Windfalls Included for Years 8 and 9</b>			
	Liverpool	Sedgfield	
	Number	Number	Notes
<b>Requirement</b>			
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20% Buffer	603	618	See HTP Section 7
Total five year requirement	3616	3707	Requirement including underdelivery and 20% buffer
<b>Annual five year requirement</b>	<b>723</b>	<b>741</b>	Total requirement divided by 5 (rounded)
Planning permissions	1322	1322	HLA 31st March 2020
Windfalls	196	196	Trajectory Years 8 to 9 = 98 x 2
Land Allocations	2585	2585	Deliverable Years 5 to 9
<b>Total Five Year Supply</b>	<b>4103</b>	<b>4103</b>	<b>Sum of sources</b>
<b>Five Year Supply Figure</b>			
Number of Years Supply	<b>5.67</b>	<b>5.53</b>	Supply/5 Year Annual Requirement

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																							
LP0011	Tenterfields, Burnley Road Luddenden Foot, Halifax. HX2 6	Mytholmroyd	New Housing Site	2.63	2.11	63	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	23	<input type="checkbox"/>	<input type="checkbox"/>	Whilst site originally confirmed as available in early part of Plan period no significant progress has been made. Application 18/01398/OUT is still awaiting a decision. Single landowner. No known housebuilder on board. Positioned later in plan period to reflect lack of progress and avoid unrealistic expectations given the site has been proposed for housing development for a number of years.											
LP0026	The Gate Farm, Saddleworth Road Greetland, Elland. HX4 8NW	Elland	Additional New Housing Site	2.23	0.52	16	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16	Following stage 2 hearings the Inspector, in her post hearings letter, outlined concerns regarding the significant harm to the character and appearance of the locality and the setting of Greetland, concluding this remains a sensitive site with notable character. As requested the Council has put forward a smaller site with a much reduced capacity for the Inspector's consideration. There is some doubt as to whether this allocation will remain in the Plan and therefore it has been positioned late in the Plan period.												
LP0032	Land at the former Crosslee PLC, Brighouse Road Hipperholme, Brighouse. HX3 8DE	Brighouse	Mixed Use Site	10.90	8.56	182	55				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	55	55	32	<input type="checkbox"/>	Viability confirmed in most recent Viability Study. Cautious approach taken to positioning given other sites in wider Brighouse market area. Currently subject of consultation - CC109. Given details in SOCG and objections to this allocation Review positioning on trajectory update.					
LP0037	Long Heys Farm, Long Heys Greetland, Elland. HX4 8BJ	Elland	New Housing Site	0.95	0.8	29	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site confirmed as available but no indication of timescales for delivery. Single landowner. No housebuilder on board although owner confirmed in 2019 that discussions were taking place with two developers.					
LP0044	Cemetery Lane, Lower Bentley Royd Sowerby Bridge. HX6 1DN	Sowerby Bridge	New Housing Site	2.95	2.95	112	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	40	40	12	<input type="checkbox"/>	<input type="checkbox"/>	Site requires policy change to enable development as currently Green Belt. Edge of urban area of Sowerby Bridge with need for flood risk mitigation. Very few significant constraints and landowner confirms the site is available for immediate development. Site has capacity to deliver up to 112 dwellings so there is potential for either SME or volume housebuilders.			
LP0046	Goosegate Farm, Heathy Lane Holmfield, Halifax. HX2 9UN	Halifax	New Housing Site	0.75	0.7	25	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	10	<input type="checkbox"/>	<input type="checkbox"/>	Site initially confirmed as available in early part of Plan period but no progress. Single landowner. No housebuilder on board.		
LP0053	Land off Key Syke Lane, Kilnhurst Todmorden. OL14 6AW	Todmorden	New Housing Site	0.43	0.29	13	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site is confirmed as available and will be coming forward with a planning application as soon as the site allocation for housing is adopted.

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		
LP0065	Land north-west, Nab End Lane West Vale, Elland.	Elland	New Housing Site	1.01	0.65	23	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	The eastern field is only available when current equestrian use ceases. It is therefore positioned later in the Plan period. Application 19/01452/FUL for part of the site was validated on 28/2/20 but not yet determined. This part of the site may come forward earlier if planning permission granted and implemented.
LP0103	Land at, Horley Green Road Claremount, Halifax.	Halifax	New Housing Site	1.25	0.91	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	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	6.03	5.83	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. A masterplan has been prepared which demonstrates the site is developable. Development Team application submitted (20/00006/DTA). Popular residential location.		
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	30	16	0	0	0	0	0	Currently Green Belt and requires adoption of Plan. Greenfield site with access potentially off existing residential estate. The site is in single ownership and landowner states available. Limited constraints. No housebuilder interest identified but good residential location in sought after village of Northowram.		
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	12	Two landowners. No known housebuilder interest. Positioned later in plan period due to current low housing market demand.	

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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				
LP0242	Land opposite 109-119, Mixenden Road Mixenden, Halifax.	Halifax	New Housing Site	0.40	0.4	14	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	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.	
LP0261	Land at, Turner Avenue South Ovenden, Halifax.	Halifax	New Housing Site	2.69	2.69	77	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Site identified in the Calderdale North Halifax Transformation Project. Recently completed review by Local Partnerships (June 2021) identified this site for acceleration. Within West Yorkshire Combined Authority pipeline and funding bid for brownfield housing fund submitted. Masterplan completed and developer being procured via competition.	
LP0264	Car Park Between, Well Lane / King Street Halifax.	Halifax	Mixed Use Site	0.39	0.39	40	30			Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	Single ownership and confirmed available. No known agent or developer interest and therefore positioned later in plan period.

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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		
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 Mossclare 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	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.	
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	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							Greenfield site comprising agricultural land and woodland. Flat and with housing on three sides. Capacity reflects ecological and heritage constraints. Two landowners confirm site is available with agreement in principle with RP and positioned to enable conclusion of negotiations. Potentially a good site for SME developer.
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	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	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	30	40	40	40	8	0	0	0	0	0	Site identified in the North Halifax Transformation Project. Following completion of the masterplan the Council has determined to procure a developer partner via competition. The recently completed review by Local Partnerships (June 2021) identified this site for acceleration. Within West Yorkshire Combined Authority pipeline and bid for brownfield housing fund submitted.

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		
LP0531	Land off Whitehill Road, Keighley Road Illingworth, Halifax.	Halifax	New Housing Site	7.18	4.34	127	40			Yes								40	40	40	7						Site identified in the North Halifax Transformation Project. Currently Green belt and requires adoption of Local Plan. Recently completed review by Local Partnerships (June 2021) identified this site for acceleration.
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.
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.

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

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
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.
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	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	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								6	6									Greenfield site in Green Belt and therefore requires adoption of Local Plan. Four land owners are within same family & effectively a single landowner with all confirming site available and stating keen to proceed. Viability test demonstrates site is viable including all policy requirements and CIL. No known housebuilder but likely to prove attractive to SME developer. Agent (Ryder & Dutton) on board to market the site.	
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	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.		

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
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	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 within the Green Belt and therefore requiring a policy change to enable development. Masterplanning undertaken. Revised developable area and capacity based on Conservation Officer and Historic England comments following stage 2 hearings. The Council were looking to develop this site in conjunction with adjacent site LP1543 (privately owned). Local Partnerships consider the Council owned land could be brought forward independently. It also has the better access. Site lies within one of Calderdale's higher value market areas.
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	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.	

### 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				
LP0922	Former Hebden Bridge Fire Station, Valley Road Hebden Bridge. HX7 7BY	Hebden Bridge	Mixed Use Site	0.37	0.37	12	30			Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22	22	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	30	15	<input type="checkbox"/>	<input type="checkbox"/>	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.		
LP0950	Beacon Lodge Quarry, Long Lane Halifax.	Halifax	New Housing Site	2.17	1.8	54	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	20	14	<input type="checkbox"/>	<input type="checkbox"/>	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	8.7	286	55			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23	85	76	40	34	28	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 received (21/00246/OUT) and pending decision. Letter from agent 10/5/21 regarding validity and initial assessment. Full planning permission granted for a single unit in NE corner of site.	

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		
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	20	40	21	0	0	0	0	0	Site within residential area (mix of private and social housing). Viability testing shows site viable. The site is in single ownership and the landowner (Golf Club) has confirmed the site is available. The Golf Club is keen to proceed immediately. Recent housebuilder interest with the Council currently in discussions with the landowner and a housebuilder. 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	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	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.	
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	27	11	0	0	0	0	0	0	Site identified for North Halifax Transformation Project. Following completion of the masterplans developer partner being procured via competition. Recently completed review by Local Partnerships (June 2021) identified this site for acceleration. Within West Yorkshire Combined Authority pipeline with bid for brownfield housing fund submitted.	
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	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.

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		
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	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	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								40	28								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. Site is subject of an indicative masterplan prepared for this and adjacent site LP1035 with these two sites considered jointly.
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	12	20	0	0	0	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. Site is subject of an indicative masterplan prepared for this and adjacent site LP1034 with these two sites considered jointly.
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.

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			
LP1041	Land at, West Street & Halifax Road Shelf, Halifax.	Northowram and Shelf	New Housing Site	1.63	0.89	32	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Single ownership and landowner confirmed site available immediately for development. No known housebuilder but agent promoting site. Agent anticipates site will be built out over 12 to 18 months. Whilst a number of issues have been highlighted these can be addressed through careful design and mitigation. The site is in a good market location in Shelf and likely to prove attractive to developers.	
LP1044	Hud Hill Farm, Northowram, Halifax. HX3 7LH	Northowram and Shelf	Additional New Housing Site	2.11	1.51	45	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	28	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	2	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	55	55	55	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	80	78	98	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	
LP1088	West Vale Works, Stainland Road, West Vale Greetland, Elland. HX4 8BB	Elland	Mixed Use Site	0.80	0.48	8	30			Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Single landowner confirmed site available in early part of Plan period. Capacity based on Mixed Use Study October 2020. Mill now demolished.	

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			
LP1093	Former Hill Crest Quarry, Halifax Road Hove Edge, Brighouse. HD6 2QJ	Brighouse	New Housing Site	1.23	0.97	35	30			Part									10	25							Brownfield site and owners confirm available. Developer interest. Delivery needs to be aligned with adjacent LP1095 as Council's Highways Service require joint access. Existing housebuilder interest for LP1095 and would be prudent to seek to resolve joint site access issue in order to proceed with development.	
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	40	40	40	29	0	0	0	0	Major housebuilder Barratt Homes have an option on the site. Available but as Green Belt requires adoption of Plan. Delivery needs to be aligned with adjacent LP1093 as Council's Highways Service require joint access. Developer submitted submissions demonstrating the site is deliverable.		
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 marketed by Crosslee to the housebuilding industry with Taylor Wimpey selected. More recent proposals for Crosslee Site as MU Allocation may have potential to cause delays. SOCG and Taylor Wimpey on board now + any further info - Review positioning on next trajectory update (see notes below).	
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	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.

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			
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.
LP1180	Old Lane Dyeworks, Old Lane Halifax.	Halifax	New Housing Site	2.61	0.42	63	40			Yes	0	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 timescale.
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	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 when trajectory updated for CC125. 28/4/21: Subsequent email from agent stating developer now signed up and currently working up an application with a view to commencement on site within a year. Review positioning on next trajectory update.
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	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.

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		
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.
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.
LP1368	Furness Drive/Turner Avenue South, Illingworth, Halifax.	Halifax	New Housing Site	0.26	0.26	6	30			Yes	0	0	0	0	0	0	0	6	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.

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			
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	43	30			Yes	0	0	0	0	0	0	0	0	0	30	13	0	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 but the majority could come forward in advance of/without the area currently in the Green Belt. Together Housing and the Council have agreed a set of actions to accelerate housing delivery. The recent housing site study by Local Partnerships (June 2021) identified this site as one which should be accelerated by CTIP.	
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	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.	

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		
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	40	40	28	0	0	0	0	0	Brownfield site in single ownership and confirmed as available. No major constraints identified. Agent (13/07/21) confirms no offers made on the site (school and school grounds) although not yet been proactively marketed as the landowner, the Diocese of Leeds, is awaiting adoption of the local plan. The current lease on the school for filming purposes has a break clause included and this is not an impediment to development. The diocese does wish to sell this site to developers and it is likely this site will be proactively marketed following adoption of the Local Plan.	
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	1257	55			Yes	0	0	0	0	0	0	0	0	0	40	75	105	110	110	155	Following the Stage 3 Hearings a more cautious approach has been taken to delivery of this site with commencement moved back to Year 10 (although delivery may start earlier). Delivery of part of this allocation will therefore be beyond the current Plan period. Of the 1257 total dwelling capacity 595 will be delivered within the current Plan period and 662 beyond it. Delivery rates within plan period provided by agent acting for landowners/developers. Rates beyond Plan period are indicative only and likely to be over a longer period or time.	
LP1463	Land between, Highmoor Lane and Bradford Road Brighouse.	Brighouse	Garden Suburbs	140.66	105.15	1998	55			Yes										40	75	110	110	110	110	Following the Stage 3 Hearings a more cautious approach has been taken to delivery of this site with commencement moved back to Year 10 (although delivery may start earlier). Delivery of part of this allocation will therefore be beyond the current Plan period. Of the 1998 total dwelling capacity 555 will be delivered within the current Plan period and 1,443 beyond it. Delivery rates within plan period provided by agent acting for landowners/developers. Rates beyond Plan period are indicative only and likely to be over a longer period or time.	
LP1469	Land at Stoney Hill, Lillands Lane Brighouse. HD6 3BP	Brighouse	New Housing Site	0.44	0.44	20	30			Yes	0	0	0	0	0	0	0	0	0	0	0	15	5	0	0	0	The site is in single ownership and has been confirmed as available. There is no known housebuilder interest and positioned accordingly.

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				
LP1481	Former St Catherines High School Grounds, Holdsworth Road Halifax.	Halifax	New Housing Site	1.05	0.9	32	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

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			
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	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	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	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	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	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.	

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			
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. SOCG and Taylor Wimpey on board now + any further info - Review positioning on next trajectory update (see notes below).
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. Together Housing working with the Council and agreed a set of actions to accelerate housing delivery, including on this site. Positioning based on information from Together Housing Group/Housing Services. Planning application submitted 2/7/21 for 30 homes. Awaiting validation.
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	0	30	0	0	0	0	0	0	0	Council owned and identified in the Calderdale Together Investment Partnership. Together Housing working with the Council and agreed a set of actions to accelerate housing delivery, including on this site. Positioning based on information from Together Housing Group/Housing Services. Planning application to be submitted imminently for 30 units (14/7/21).
<b>TOTAL No. DWELLINGS</b>						<b>11471</b>					<b>0</b>	<b>0</b>	<b>88</b>	<b>230</b>	<b>245</b>	<b>228</b>	<b>456</b>	<b>690</b>	<b>966</b>	<b>885</b>	<b>1052</b>	<b>1206</b>	<b>1039</b>	<b>1239</b>	<b>1042</b>			

HLA REF	Full Address	Total Units	Total Area	Application Type*	Under Construction	Units to Complete	Most Recent Commencement Date	Most Recent Completion Date	App No.	Approval Date	Lapse Date	Annex 2**	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
HLA04670	8 to 12 Cross Hills, Halifax.	27	0.02	Conversion	27	27	04-Jan-17		12/01365	28/01/2014	28/01/2017	Deliverable					12	15									
HLA04860	48 New Road, 3 Clare Road and first and second floors of, 5 Clare Road, Halifax.	18	0.11	Conversion	18	18	08-Jun-16		15/00828	17/09/2015	17/09/2018	Deliverable				18											
HLA05524	Trafalgar Works, 49 Haugh Shaw Road, Savile Park, Halifax. HX1 3AR	18	0.04	Conversion		18			19/00595	20/12/2019	20/12/2022	Deliverable						18									
HLA00176	Buildings South Of Greenhead Cottage, Giles Hill Lane, Shelf, Halifax.	5	0.56	Full	3	5	29-Apr-19		17/01010	08/06/2018	08/06/2021	Deliverable				5											
HLA00364	Grounds of Dunkerton, Willowfield, Halifax.	4	0.59	Full	1	1	19-Sep-19	22-Nov-94	18/01190	05/12/2018	05/12/2021	Deliverable			1												
HLA00379	Land junction of Timmey Lane and, Burnley Road, Sowerby Bridge.	44	1.30	Full	5	5	03-Mar-08	30-Sep-19	16/01151	12/03/2020	12/03/2023	Deliverable				5											
HLA02135	Jubilee Works, Jubilee Street North, Ovenden, Halifax.	11	0.17	Full	5	5	09-Jul-19	11-Feb-20	18/00300	07/05/2018	07/05/2021	Deliverable				5											
HLA02630	Denholme Mill, Burnley Road, Luddenden Foot, Halifax.	13	0.09	Full		13			17/01286	15/06/2018	15/06/2021	Deliverable						13									
HLA02717	Land adjacent, Parkside Road, Cornholme, Todmorden.	24	1.13	Full		2	27-Jun-14	01-Feb-18	19/00556	29/07/2019	29/07/2022	Deliverable				2											
HLA02726	Land rear of, 30 Cross Lee Road, Todmorden.	24	0.79	Full	1	24	03-Oct-06		19/00692	03/10/2019	03/10/2022	Deliverable					8	8	8								
HLA02934	Land between, 119 & 123 Rochdale Road, Ripponden, Sowerby Bridge.	31	1.26	Full	8	8	27-Jun-19	30-Sep-18	15/01310	01/07/2016	01/07/2019	Deliverable				8											
HLA03641	Melbourne Works, Melbourne Street, Hebden Bridge.	20	0.04	Full		20			18/01552	24/05/2019	24/05/2022	Deliverable						20									
HLA03713	Site of former Hope Mills, Alma Road, Walsden, Todmorden.	11	0.31	Full	4	11	05-Jun-19		15/01671	12/08/2016	12/08/2019	Deliverable					11										
HLA03723	Derdale Mill, Derdale Street, Todmorden.	34	0.84	Full	3	15	28-Oct-19	29-Mar-19	03/00937	06/01/2006	06/01/2011	Deliverable				7	8										
HLA03927	Former Canal Mills Site, Wakefield Road, Sowerby Bridge.	12	0.20	Full	12	12	12-Oct-18		17/00489	18/04/2018	18/04/2021	Deliverable				12											
HLA04197	Alma Mill, Alma Street, Walsden, Todmorden.	14	0.33	Full	5	9	18-Mar-20	19-Jul-19	19/01049	29/10/2019	29/10/2022	Deliverable					9										
HLA04254	Site of former Hipperholme Brick Works, Halifax Old Road, Hipperholme, Halifax.	14	1.97	Full		14			15/01689	29/03/2019	29/03/2022	Deliverable					14										
HLA04257	Adjacent White Windows Rest Home, Fore Lane, Sowerby Bridge.	11	0.43	Full	1	11	15-Jun-17		14/00355	04/07/2014	04/07/2017	Deliverable					11										
HLA04318	Lower Brackens Farm, Stange Lane, Shelf, Halifax.	3	0.56	Full		2	12-Jun-12	08-Apr-15	11/01531	15/02/2012	15/02/2015	Deliverable				2											
HLA04476	Ryburn Polythene Limited, Oldham Road, Ripponden, Sowerby Bridge.	13	0.08	Full	13	13	07-Dec-18		15/00822	08/12/2015	08/12/2018	Deliverable				13	0										
HLA04824	1st, 2nd and 3rd Floors, 2 Silver Street, Halifax.	11	0.02	Full	11	11	10-May-17		16/01675	13/03/2017	13/03/2020	Deliverable					11										
HLA04825	Upper floors, 20 to 26 Commercial Street, Halifax.	10	0.04	Full		5			18/01062	13/11/2018	13/11/2021	Deliverable					5										
HLA04876	Site of Macmillans, Long Lane, Wheatley, Halifax.	10	0.23	Full	2	10	31-Mar-18		14/01492	01/04/2015	01/04/2018	Deliverable				10											
HLA04964	Slade Lane Works, Slade lane, Rastrick, Brighouse.	10	0.20	Full	1	1	01-Dec-17	26-Sep-19	15/00584	15/12/2015	15/12/2018	Deliverable				1											
HLA05075	Elmfield House, 50 to 52 Prescott Street, Halifax. HX1 2QW	14	0.04	Full	14	14	01-Jul-19		16/00585	10/10/2016	10/10/2019	Deliverable				14											
HLA05292	Lands House, New Hey Road, Rastrick, Brighouse.	11	0.12	Full	11	11	31-Dec-18		17/01268	02/07/2018	02/07/2021	Deliverable				11											
HLA05366	Old Town Mill, Old Town Mill Lane, Old Town, Hebden Bridge.	21	0.39	Full		21			18/00045	21/12/2018	21/12/2021	Deliverable				5	8	4	4								
HLA05381	Star Inn, 29 Bridge End, Brighouse.	10	0.07	Full		10			18/00656	13/02/2019	13/02/2022	Deliverable					0	10									

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HLA05396	Site of Business Park, Halifax Road, Hipperholme, Brighouse.	14	0.29	Full					18/00800	25/03/2019	25/03/2022	Deliverable					7	7									
HLA05397	Hipperholme Grammar Junior School, 45 Wakefield Road, Lightcliffe, Brighouse.	14	0.52	Full					18/01044	21/03/2019	21/03/2022	Deliverable					14										
HLA05431	County Court, Coleridge Street, Halifax.	14	0.07	Full					18/01545	01/05/2019	01/05/2022	Deliverable			14												
HLA05448	Land surrounding Old Haugh End Cottage, Haugh End Lane, Sowerby Bridge. HX6 3BJ	11	1.34	Full					18/00783	16/07/2019	16/07/2022	Deliverable						11									
HLA05449	Old Haugh End Cottage, Haugh End Lane, Sowerby Bridge. HX6 3BJ	9	0.67	Full					18/00783	16/07/2019	16/07/2022	Deliverable						9									
HLA05488	Elm Royd Nursing Home, Elmwood Drive, Brighouse. HD6	35	0.49	Full					19/00544	13/09/2019	13/09/2022	Deliverable			5		15	15									
HLA05500	Fist, Second, Third & Fourth Floors, 13-17 Silver Street, Halifax.	28	0.07	Full					19/00770	09/10/2019	09/10/2022	Deliverable							28								
HLA05505	Land South East Of High Field, High Field Lane, Ripponden, Sowerby Bridge.	1	0.64	Full					19/00181	27/11/2019	27/11/2022	Deliverable					1										
HLA05538	Former Glenroyd, Burnley Road, Todmorden.	22	0.47	Full					18/01390	03/02/2020	03/02/2023	Deliverable					11	11									
HLA05549	Third & Forth Floors Birkby House, Birkby Lane, Bailiff Bridge, Brighouse.	22	0.27	Full					19/00314	17/02/2020	17/02/2023	Deliverable							22								
HLA05556	Blakeboroughs Social And Sports Club, 42 Bradford Road, Brighouse. HD6 1RY	13	0.04	Full					19/00629	02/03/2020	02/03/2023	Deliverable							13								
HLA05557	Christadelphian Hall, Chapel Lane, Salterhebble, Halifax. HX3 0QN	11	0.04	Full					19/00193	30/03/2020	30/03/2023	Deliverable							11								
HLA05325	The Probation Centre, Spring Hall Lane, Halifax.	36	0.33	Prior Approval (Not Required)					18/56007	06/09/2018	06/09/2021	Deliverable						36									
HLA05393	11 to 15 Clare Road, Halifax.	11	0.07	Prior Approval (Not Required)					18/56015	01/02/2019	01/02/2022	Deliverable					11										
HLA05043	Walsden Methodist Church, Rochdale Road, Todmorden.	13	0.04	Removal/Variation of Condition					18/01101	30/11/2018	30/11/2021	Deliverable					13										
HLA01361	Well Lane, Clifton, Brighouse.	10	0.50	Reserved Matters					18/00771	10/12/2018	10/12/2021	Deliverable					10										
HLA00360	Land off, Walker Lane, Sowerby Bridge.	15	0.08	Full					16/00516	13/04/2017	13/04/2020	Deliverable										15					
HLA00178	Portsmouth Mill, Burnley Road, Todmorden.	10	0.16	Conversion					13/01274	22/01/2015	22/01/2018	Deliverable										10					
HLA00179	Rear of Portsmouth Mill, Burnley Road, Todmorden.	12	0.22	Full					13/01274	22/01/2015	22/01/2018	Deliverable										12					
HLA01799	Garage site off, Woodside Road, Halifax.	14	0.30	Full					13/01481	24/02/2015	24/02/2018	Deliverable							14								
HLA02759	Valley Road, Hebden Bridge.	24	0.30	Full	8	8	01-Nov-15	26-Sep-88	16/00781	07/12/2016	07/12/2019	Deliverable						8									
HLA03281	Site of Scar Bottom Mill, Scar Bottom Lane, Greetland, Halifax.	10	0.53	Full	6	6	15-Jul-14	02-Jun-05	10/00753	20/07/2011	20/07/2014	Deliverable						6									
HLA04746	Land off, Pudsey Road, Todmorden.	23	0.43	Full					13/00576	21/07/2014	21/07/2017	Deliverable			23												
HLA04639	Site of Box Trees Mill, Boy Lane, Wheatley, Halifax.	87	1.81	Full					05/01672	06/11/2013	06/11/2016	Deliverable							30	1							
HLA04948	Crimsworth Dyeworks, Midgehole Road, Hebden Bridge.	14	0.55	Full					18/00576	12/02/2019	12/02/2022	Deliverable							14								
HLA05337	Crown House, 60 Crown Street, Halifax.	42	0.06	Prior Approval					18/56013	29/10/2018	29/10/2021	Deliverable							21	21							
HLA01824	Leach Colour Ltd, Sunny Bank Road, Brighouse.	21	0.27	Renewal of Permission	4	4	01-Jun-18	01-Apr-19	12/01529	12/02/2013	12/02/2016	Deliverable			4												
HLA02852	Land west off Rose Villas, Hentonstall Road, Hebden Bridge.	14	0.09	Reserved Matters		8			18/01320	29/01/2019	29/01/2021	Deliverable						8									











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HLA04162	Land adjacent To Gold Oak Rise, Inchfield Road, Walsden, Todmorden.	1	0.03		1	1	08-Jul-11		09/00299	14/05/2009	14/05/2012	Small Not Discounted																
HLA04177	Agricultural Buildings Opposite Old Lindley Farm, New Road, Holywell Green, Halifax.	3	0.12		3	3	20-Jun-12		09/00597	29/06/2009	29/06/2012	Small Not Discounted																
HLA04205	Land at end of, Sunderland Street, Halifax.	5	0.03		5	5	01-Oct-15		12/00818	28/08/2012	28/08/2015	Small Not Discounted																
HLA04215	Land at Former Walterclough Pit Head, Clay Royd Lane, Southowram, Halifax.	2	0.15		1	2	23-Nov-12		09/01101	15/10/2009	15/10/2012	Small Not Discounted																
HLA04222	2nd & 3rd floors, 3 to 5 Northgate, Halifax.	2	0.01			2			07/01387	09/08/2007	09/08/2010	Small Not Discounted																
HLA04225	Lower Wynteredge Cottage, Northedge Lane, Hipperholme, Halifax.	1	0.05		1	1	23-Nov-09		04/00533	30/11/2004	30/11/2009	Small Not Discounted																
HLA04252	Site of Burrwood, Stainland Road, Elland.	1	0.05		1	1	23-Jan-13		13/00055	15/03/2013	15/03/2016	Small Not Discounted																
HLA04276	Land opposite, 1 Meadow Croft, Barkisland, Halifax.	1	0.03		1	1	18-Jun-10		06/01028	21/06/2007	21/06/2010	Small Not Discounted																
HLA04277	Stable At Junction Of Mill Lane and, Whitegate, Ogden, Halifax.	1	0.13		1	1	25-Sep-13		13/00013	01/05/2013	01/05/2016	Small Not Discounted																
HLA04287	Land adjacent, 162 Dudwell Lane, Halifax.	2	0.06		2	2	04-Apr-16		13/00143	05/04/2013	05/04/2016	Small Not Discounted																
HLA04289	Adjacent, 320 Ovenden Road, Halifax.	2	0.05		2	2	31-May-13		10/00406	18/06/2010	18/06/2013	Small Not Discounted																
HLA04295	Site of Nashville Works, Cock Hill Lane, Shelf, Halifax.	3	0.09		3	3	30-Mar-17		13/01186	04/02/2014	04/02/2017	Small Not Discounted																
HLA04311	Field adjacent Green Lane Farm, Green Lane, Bradshaw, Halifax.	1	0.10		1	1	15-Dec-10		08/00828	08/07/2008	08/07/2011	Small Not Discounted																
HLA04317	Spring Hill Farm, Kennel Lane, Mill Bank, Sowerby Bridge.	1	0.04		1	1	28-Jan-13		10/01127	02/12/2010	02/12/2013	Small Not Discounted																
HLA04336	King Cross Library, 235 to 237 King Cross Road, Halifax.	2	0.01			1	28-Sep-11	20-Sep-12	19/00681	19/08/2019	19/08/2022	Small Not Discounted																
HLA04342	Walterclough Hall Farm, Walter Clough Lane, Southowram, Halifax.	2	0.08		2	2	10-Mar-14		11/00147	31/03/2011	31/03/2014	Small Not Discounted																
HLA04343	Old Power House, Land north of, 8 Kell Lane, Wainstalls, Halifax.	1	0.06		1	1	17-Jan-14		11/00153	24/03/2011	24/03/2014	Small Not Discounted																
HLA04355	Moorlands, Birdcage Lane, Halifax.	2	0.22		1	2	29-Jan-19		18/00811	06/12/2018	06/12/2021	Small Not Discounted																
HLA04370	Garden of, 27 Lower Newlands, Brighouse.	2	0.13		1	1	29-May-18		18/01221	12/12/2018	12/12/2021	Small Not Discounted																
HLA04377	Garden Of Glen View, Stainland Road, Elland.	1	0.05			1			17/00640	28/07/2017	28/07/2020	Small Not Discounted																
HLA04382	Ground floor, Former Stainland Mechanics Institute, Stainland Road, Stainland, Halifax.	4	0.10		3	3	18-May-16	01-Aug-13	13/01087	03/12/2013	03/12/2016	Small Not Discounted																
HLA04388	Outbuilding at 1 Lea Green, New Road, Holywell Green, Halifax.	1	0.05		1	1	19-Jun-17		17/00319	25/05/2017	25/05/2020	Small Not Discounted																
HLA04389	Barn at Greenfield, Chapel Lane, Mytholmroyd, Hebden Bridge.	1	0.21		1	1	31-Jul-14		13/01074	15/11/2013	15/11/2016	Small Not Discounted																
HLA04390	Ball Green Farm, Well Head Lane, Sowerby, Sowerby Bridge.	3	0.12			2	05-Jun-14	01-Apr-15	11/00617	17/10/2011	17/10/2014	Small Not Discounted																
HLA04394	Hoo Hole Farm, Hoo Hole Lane, Cragg Vale, Hebden Bridge.	1	0.06		1	1	18-Sep-14		11/00914	31/10/2011	31/10/2014	Small Not Discounted																
HLA04401	Higher Heath, Moor Lane, Blackshaw Head, Hebden Bridge.	1	0.10		1	1	01-Jul-16		16/00045	25/08/2016	25/08/2019	Small Not Discounted																
HLA04414	Land Adjacent, 60 Clough Lane, Mixenden, Halifax.	1	0.01			1			19/00438	24/07/2019	24/07/2022	Small Not Discounted																

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HLA04419	Great House Farm, Colden Lane, Heptonstall, Hebden Bridge.	1	0.03		1	1	15-Jul-13		11/01099	30/01/2012	30/01/2015	Small Not Discounted															
HLA04420	Barn at Hurst, 1 Hurst Road, Hebden Bridge.	1	0.15		1	1	06-Sep-12		11/01172	24/11/2011	24/11/2014	Small Not Discounted															
HLA04428	47-48 Stanningley Green, Hollins Lane, Mixenden, Halifax.	2	0.03		1	1	06-Feb-14	30-Sep-18	11/01373	17/02/2012	17/02/2015	Small Not Discounted															
HLA04436	6 to 8 Cow Green, Halifax.	3	0.01		3	3	23-Aug-11		11/01587	06/03/2012	06/03/2015	Small Not Discounted															
HLA04470	Bottoms Farm Barn, Milner Place, Luddenden Foot, Sowerby Bridge.	1	0.27		1	1	20-May-13		12/01322	08/01/2013	08/01/2016	Small Not Discounted															
HLA04492	Garage at Greenhills, 51 Ramsden Wood Road, Walsden, Todmorden.	1	0.03			1			18/00265	01/08/2018	01/08/2021	Small Not Discounted															
HLA04493	Graveyard at, Chapel Street North, Ovenden, Halifax.	2	0.06			2			19/00146	03/04/2019	03/04/2021	Small Not Discounted															
HLA04494	Garden of 7 Oakes Gardens, Stainland Road, Elland.	1	0.04			1			19/01078	22/11/2019	22/11/2022	Small Not Discounted															
HLA04496	Barn at Middle Stoodley Farm, Lee Bottom Road, Todmorden.	2	0.07		2	2	30-Sep-15		12/00871	08/10/2012	08/10/2015	Small Not Discounted															
HLA04501	Site of Lea Villa, Break Neck Lane, Hipperholme, Halifax.	1	0.23		1	1	16-Jun-15		12/00769	09/10/2012	09/10/2015	Small Not Discounted															
HLA04502	Waterloo Villa, Savile Park Road, Halifax.	4	0.02		4	4	06-Jun-17		16/00885	01/11/2016	01/11/2019	Small Not Discounted															
HLA04511	Barn at Fallingworth Hall Farm, Norland Town Road, Sowerby Bridge.	3	0.13		3	3	27-Oct-15		12/01065	12/11/2012	12/11/2015	Small Not Discounted															
HLA04526	Former Nursery School, Dean Lane, Sowerby, Sowerby Bridge.	6	0.15			6			18/00766	04/10/2018	04/10/2021	Small Not Discounted															
HLA04527	Grounds of, 21a Belgrave Park, Halifax.	1	0.01		1	1	18-Dec-15		12/01213	10/01/2013	10/01/2016	Small Not Discounted															
HLA04529	Building adjacent Rookes Hall, Rookes Lane, Norwood Green, Halifax.	3	0.11		3	3	28-May-19		15/01118	20/07/2016	20/07/2019	Small Not Discounted															
HLA04530	Land adjacent, 20 Sunwood Avenue, Shelf, Halifax.	5	0.24			2	16-Dec-16	04-Jul-19	14/00634	20/10/2014	20/10/2017	Small Not Discounted															
HLA04536	Fixby Avenue Fish Pond, Washer Lane, Halifax.	1	0.29			1			18/00845	21/09/2018	21/09/2021	Small Not Discounted															
HLA04547	Lyndhurst Grove, 136 Huddersfield Road, Brighouse.	1	0.05			1			19/00238	02/05/2019	02/05/2022	Small Not Discounted															
HLA04561	Gate Head Mill, Gate Head Lane, Greetland, Halifax.	8	0.18		8	8	27-Nov-18		19/01405	02/03/2020	02/03/2023	Small Not Discounted															
HLA04562	Land rear of, 28 Plains lane, Elland.	2	0.07			2			18/00066	02/11/2018	02/11/2021	Small Not Discounted															
HLA04563	Highfield Farm, 176 Pinnar Lane, Southowram, Halifax.	2	0.06		2	2	01-May-16		13/00272	15/05/2013	15/05/2016	Small Not Discounted															
HLA04567	VHF Transmitter, Windy Harbour Lane, Todmorden.	1	0.05		1	1	10-Dec-13		13/01117	30/01/2014	30/01/2017	Small Not Discounted															
HLA04575	Wheatley Wells Inn, 106 to 112 Wheatley Road, Halifax.	5	0.03		5	5	28-Jun-13		13/00499	28/06/2013	28/06/2016	Small Not Discounted															
HLA04579	Sovereign House, 8 Bonegate Road, Brighouse.	1	0.03			1			13/00345	06/06/2013	06/06/2016	Small Not Discounted															
HLA04580	Adjacent, 41 Newcombe Street, Elland.	1	0.02		1	1	11-Jul-17		16/01056	25/11/2016	25/11/2019	Small Not Discounted															
HLA04584	Grounds of Ash Lea, 19 Woodhouse Lane, Brighouse.	2	0.24			2			19/00937	16/10/2019	16/10/2022	Small Not Discounted															
HLA04591	Land east of Providence Place, Fore Lane Avenue, Sowerby, Sowerby Bridge.	4	0.07		1	4	27-Jan-16		13/00376	07/06/2013	07/06/2016	Small Not Discounted															
HLA04593	Wintery, Lower Park Royd Drive, Triangle, Sowerby Bridge.	1	0.02		1	1	27-Jul-16		13/00526	30/07/2013	30/07/2016	Small Not Discounted															
HLA04609	Land adjacent, 45 Leigh Street, Sowerby Bridge.	1	0.02		1	1	18-Jul-16		18/00416	17/07/2018	17/07/2021	Small Not Discounted															
HLA04618	Land rear of Glencairn, Hill Crest Close, Sowerby Bridge.	1	0.11			1			19/01462	30/01/2020	30/01/2023	Small Not Discounted															
HLA04632	Barn at Mount Pleasant, Dean House Lane, Stainland, Elland.	2	0.07		1	2	05-Sep-17		18/00638	06/08/2018	06/08/2021	Small Not Discounted															







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HLA05002	Heather Wood, Kell Lane, Halifax.	1	0.06		1	1	22-Jan-19		15/01575	10/03/2016	10/03/2019	Small Not Discounted																									
HLA05004	Second floor, 25 Union Street, Halifax.	2	0.01		2	2	26-Feb-19		16/00019	03/03/2016	03/03/2019	Small Not Discounted																									
HLA05006	Barn At Upper Hathershelf Farm, Hathershelf Lane, Mytholmroyd, Hebden Bridge.	1	0.13		1	1	11-Jan-17		15/01097	16/03/2016	16/03/2019	Small Not Discounted																									
HLA05019	Land adjacent, 541 Bradford Road, Brighouse.	2	0.05		2	2	16-May-19		16/00131	18/05/2016	18/05/2019	Small Not Discounted																									
HLA05021	Lower Horley Green Farm, Horley Green Road, Halifax.	4	0.12		4	4	08-Oct-18		19/00039	12/03/2019	12/03/2022	Small Not Discounted																									
HLA05022	Land To West Of Causeway Fold, The Long Causeway, Blackshaw Head, Hebden Bridge.	7	0.15		7	7	16-May-19		17/01452	21/09/2018	21/09/2021	Small Not Discounted																									
HLA05025	Garage Site, Bright Street, Sowerby Bridge.	2	0.03		1	1	31-Dec-19	31-Dec-19	15/01463	10/05/2016	10/05/2019	Small Not Discounted																									
HLA05028	First floor of barn at Broadshaw Farm, Keighley Road, Hebden Bridge.	1	0.03		1	1	26-Oct-16		16/00408	07/06/2016	07/06/2019	Small Not Discounted																									
HLA05029	Barn at Dean Farm, Bacup Road, Todmorden.	1	0.00		1	1	03-Jan-17		16/00443	17/06/2016	17/06/2019	Small Not Discounted																									
HLA05033	Grounds of Ewood Hall, Ewood Lane, Todmorden.	1	0.01		1	1	31-Aug-17		16/01160	02/12/2016	02/12/2019	Small Not Discounted																									
HLA05035	Agricultural Building at Hartsoil Farm, Highmoor Lane, Clifton, Brighouse.	3	0.05		3	3	01-Mar-19		15/56026	04/03/2016	04/03/2019	Small Not Discounted																									
HLA05038	Basement of, 74 Rochdale Road, Greetland, Halifax.	1	0.02		1	1	27-Apr-17		16/00507	01/07/2016	01/07/2019	Small Not Discounted																									
HLA05039	Grounds of The Manse, 1 Whitegate Road, Siddal, Halifax.	1	0.02		1	1	06-Feb-19		18/00273	28/09/2018	28/09/2021	Small Not Discounted																									
HLA05042	Land North West Of Graveyard, Chapel Lane, Southowram, Halifax.	1	0.08		1	1	25-Apr-19		18/01043	02/11/2018	02/11/2021	Small Not Discounted																									
HLA05047	Grounds of Clarehill, Coach Road, Ripponden, Sowerby Bridge.	1	0.04			1			17/00412	06/09/2017	06/09/2020	Small Not Discounted																									
HLA05056	Land North of, 4 The Square, Lumbutts Road, Todmorden.	2	0.04			2			18/01346	14/01/2019	14/01/2021	Small Not Discounted																									
HLA05057	Land adjacent to Quelle Vue, Heath Hill Road,, Halifax.	1	0.03			1			16/00484	25/08/2016	25/08/2019	Small Not Discounted																									
HLA05059	Land South of, 37 Common Lane, Southowram, Halifax.	1	0.07			1			17/01211	30/11/2017	30/11/2020	Small Not Discounted																									
HLA05061	First and second floors, 1 Ryburn Buildings, West Street, Sowerby Bridge.	1	0.01		1	1	29-Jul-19		16/00901	06/09/2016	06/09/2019	Small Not Discounted																									
HLA05063	Bar 5, 5 Cross Street, Halifax.	1	0.01		1	1	06-Sep-19		16/00946	07/09/2016	07/09/2019	Small Not Discounted																									
HLA05065	Grey Horse Farm, Taylor Lane, Bradshaw, Halifax.	1	0.16		1	1	12-Aug-19		19/01204	13/01/2020	13/01/2023	Small Not Discounted																									
HLA05066	Land to rear of, 11 to 45 Garlick Street, Rastrick, Brighouse.	2	0.19			2			17/01325	19/01/2018	19/01/2020	Small Not Discounted																									
HLA05067	Carr House Barn, Carr House Lane, Todmorden.	1	0.10		1	1	09-Sep-19		16/00908	27/09/2016	27/09/2019	Small Not Discounted																									
HLA05068	Rear of, 15 Orchard Way, Brighouse.	1	0.02		1	1	12-Dec-18		17/00458	02/06/2017	02/06/2020	Small Not Discounted																									
HLA05069	Moorcock Inn, Moor Bottom Lane, Norland, Sowerby Bridge.	4	0.09		4	4	20-Apr-18		17/00166	26/04/2017	26/04/2020	Small Not Discounted																									
HLA05076	Green Houses Farm, 5 Green Houses, Midgley, Sowerby Bridge.	1	0.04		1	1	23-Oct-19		16/00713	07/10/2016	07/10/2019	Small Not Discounted																									
HLA05085	Adjacent, 18 Darcey Hey Lane, Halifax.	1	0.01		1	1	01-Nov-16		10/00016	30/04/2010	30/04/2013	Small Not Discounted																									
HLA05087	Garden of, 13 Clay House Lane, Greetland, Halifax.	1	0.02		1	1	03-Jul-18		19/00131	05/04/2019	05/04/2022	Small Not Discounted																									
HLA05088	Land South East Of, Hansel Fold, Barkisland, Sowerby Bridge.	1	0.10		1	1	17-Jul-19		19/00230	12/04/2019	12/04/2022	Small Not Discounted																									
HLA05090	Adjacent Waterloo Villa, Savile Park Road, Halifax.	1	0.01		1	1	06-Jun-17		16/00885	01/11/2016	01/11/2019	Small Not Discounted																									

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HLA05094	New Yard Farm, Beestonley Lane, Stainland, Halifax.	5	0.20			4	27-Jul-17	19-Jul-18	16/00687	24/11/2016	24/11/2019	Small Not Discounted												
HLA05096	Barn at Rake Head Farm, Reservoir Road, Triangle, Sowerby Bridge.	1	0.07		1	1	04-Jul-17		16/01087	12/12/2016	12/12/2019	Small Not Discounted												
HLA05098	Barn at Lower Plain Farm, Plain Lane, Sowerby, Sowerby Bridge.	1	0.06		1	1	11-Aug-17		16/00966	01/12/2016	01/12/2019	Small Not Discounted												
HLA05100	Barn adjacent, 3 Stormer Hill Lane, Sowerby Bridge.	1	0.03		1	1	19-Feb-18		17/00837	03/10/2017	03/10/2020	Small Not Discounted												
HLA05104	Barn at Broom House, Broom Hill Road, Sowerby, Elland.	1	0.05		1	1	08-Jul-19		16/01217	13/12/2016	13/12/2019	Small Not Discounted												
HLA05105	Land between, 18 & 20 The Orchards, Rastrick, Brighouse.	1	0.03		1	1	05-Nov-19		16/01325	19/12/2016	19/12/2019	Small Not Discounted												
HLA05107	Site of the Coach House at The Manse, 1 Whitegate Road, Siddal, Halifax.	1	0.03		1	1	12-Dec-18		16/01298	07/12/2016	07/12/2019	Small Not Discounted												
HLA05111	Sportsmans Arms, Kebs Road, Todmorden.	1	0.10			1			17/00068	31/03/2017	31/03/2020	Small Not Discounted												
HLA05112	Land to rear of Daleside, Copley Lane, Halifax.	1	0.02		1	1	31-Mar-20		16/01615	22/03/2017	22/03/2020	Small Not Discounted												
HLA05113	Scaitcliffe Hall, Burnley Road, Todmorden.	2	0.07			2			14/01079	05/04/2017	05/04/2020	Small Not Discounted												
HLA05114	Barn at Old Town Farm, Old Town Mill Lane, Old Town, Hebden Bridge.	1	0.01			1			16/01283	06/04/2017	06/04/2020	Small Not Discounted												
HLA05115	Land Adjacent To, 8 to 12 Stratton Close, Brighouse.	2	0.08		2	2	02-Aug-19		16/00118	18/04/2017	18/04/2020	Small Not Discounted												
HLA05116	Agricultural Building At Greenwood Lee Farm, Widdop Road, Heptonstall, Hebden Bridge.	1	0.02		1	1	21-Jan-20		17/00103	04/04/2017	04/04/2020	Small Not Discounted												
HLA05117	Valley View, Hard Platts Lane, Stainland, Elland.	1	0.16		1	1	23-May-18		18/00737	09/08/2018	09/08/2021	Small Not Discounted												
HLA05119	Park United Reformed Church, Francis Street, Halifax.	5	0.02			5			16/01112	13/04/2017	13/04/2020	Small Not Discounted												
HLA05120	69 Shelf Hall Road, Shelf, Halifax.	1	0.01			1			17/00345	26/04/2017	26/04/2020	Small Not Discounted												
HLA05122	18 Westborough Drive, Halifax.	1	0.10		1	1	11-Aug-17		17/00073	12/04/2017	12/04/2020	Small Not Discounted												
HLA05123	New Delight House, New Delight, Todmorden.	1	0.18			1			19/00856	09/01/2020	09/01/2023	Small Not Discounted												
HLA05125	2nd Floor, 22 Clare Road, Halifax.	5	0.01			5			17/56005	02/05/2017	02/05/2020	Small Not Discounted												
HLA05126	Land West Of Lightcliffe Royd, Lightcliffe Royd Lane, Barkisland, Sowerby Bridge.	1	0.03		1	1	12-Apr-18		16/01184	13/04/2017	13/04/2020	Small Not Discounted												
HLA05128	Site of Norwood Green Mill, Station Road, Norwood Green, Brighouse.	8	0.28		2	8	31-Jan-20		18/00517	25/09/2018	25/09/2021	Small Not Discounted												
HLA05129	60 Vegal Crescent, Ovenden, Halifax.	1	0.02			1			16/01488	24/04/2017	24/04/2020	Small Not Discounted												
HLA05132	Land North Of Moorlands, Keighley Road, Illingworth, Halifax.	1	0.06		1	1	03-Jun-19		19/00036	11/03/2019	11/03/2022	Small Not Discounted												
HLA05133	2a New Road, Mytholmroyd, Hebden Bridge.	1	0.01			1			17/00377	18/05/2017	18/05/2020	Small Not Discounted												
HLA05134	The New Inn, 33 Heath Hill Road,	1	0.02		1	1	05-Dec-19		17/00009	10/05/2017	10/05/2020	Small Not Discounted												
HLA05135	Site Of Former Jumbles Public House, Mixenden Road, Mixenden, Halifax.	7	0.12			7			16/01398	30/05/2017	30/05/2020	Small Not Discounted												
HLA05136	The Mount, 38 Lightcliffe Road, Brighouse.	1	0.05			1			17/00049	05/05/2017	05/05/2020	Small Not Discounted												
HLA05137	1 Rockcliffe Mount, Burnley Road, Luddenden Foot, Sowerby Bridge.	1	0.02			1			17/00390	25/05/2017	25/05/2020	Small Not Discounted												
HLA05139	Building West Of Hollins Mill, Rochdale Road, Todmorden.	2	0.01		2	2	09-Jan-19		16/01406	19/05/2017	19/05/2020	Small Not Discounted												
HLA05140	8 Victoria Place, Bradford Road, Northowram, Halifax.	2	0.02			2			17/00257	11/05/2017	11/05/2020	Small Not Discounted												
HLA05141	First and Second Floors, 4 Waterhouse Street, Halifax.	2	0.00			2			17/00334	25/05/2017	25/05/2020	Small Not Discounted												





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HLA05236	Lea House, Leeds Road, Hipperholme, Brighouse.	3	0.27		3	3	31-Mar-19		18/01196	20/12/2018	20/12/2021	Small Not Discounted																											
HLA05237	8 Hopwood Lane, Halifax.	5	0.01			5			17/56020	01/02/2018	01/02/2021	Small Not Discounted																											
HLA05238	Hutch Royd Farm, Long Causeway, Rishworth, Sowerby Bridge.	1	0.01			1			17/00807	22/02/2018	22/02/2021	Small Not Discounted																											
HLA05241	Adjacent, 11 Belle Vue Terrace, Southowram, Halifax. HX3 9PH	2	0.02		2	2	30-Sep-19		17/01240	20/03/2018	20/03/2021	Small Not Discounted																											
HLA05242	Agricultural Building at West Field, Change Lane, Siddal, Halifax.	1	0.09		1	1	25-Jul-19		17/56022	13/03/2018	13/03/2021	Small Not Discounted																											
HLA05243	Land Adjacent, 48 Saddleworth Road, Greetland, Elland.	5	0.05			5			18/00059	22/03/2018	22/03/2021	Small Not Discounted																											
HLA05244	Land West Of The Old Co Op Hall, Walker Lane, Wadsworth, Hebden Bridge.	2	0.11		1	2	09-Aug-19		17/00087	20/03/2018	20/03/2021	Small Not Discounted																											
HLA05245	Stoney Royd East, Stoney Royd Lane, Todmorden.	1	0.09		1	1	23-Oct-19		17/01441	26/03/2018	26/03/2021	Small Not Discounted																											
HLA05246	Rishworth Congregational Church, Long Causeway, Rishworth, Sowerby Bridge.	1	0.12		1	1	26-Jun-18		17/00855	01/03/2018	01/03/2021	Small Not Discounted																											
HLA05247	Ground Floor, 2 Ling Bob, Pellon, Halifax.	1	0.01		1	1	27-Apr-18		17/01066	14/03/2018	14/03/2021	Small Not Discounted																											
HLA05248	Rear of, 2 Ling Bob, Pellon, Halifax.	2	0.02		2	2	27-Apr-18		17/01066	14/03/2018	14/03/2021	Small Not Discounted																											
HLA05249	Adjacent, 6 Oddy Fold, Halifax.	1	0.01			1			17/01209	07/03/2018	07/03/2021	Small Not Discounted																											
HLA05251	Land Adjacent To Langlaaghte, Wood Bottom Lane, Brighouse.	2	0.19			2			19/00994	11/10/2019	11/10/2022	Small Not Discounted																											
HLA05253	3 Lower Fieldhouse, Upper Field House Lane, Triangle, Sowerby Bridge.	1	0.22		1	1	18-Jan-19		18/00150	22/03/2018	22/03/2021	Small Not Discounted																											
HLA05254	Basement of Beech Grove House, Savile Road, Halifax.	3	0.01		3	3	21-Mar-18		00/00000	02/01/1900	09/09/9999	Small Not Discounted																											
HLA05256	Land To West Of Higher Strines, New Road, Blackshaw Head, Hebden Bridge.	1	0.01		1	1	30-Jun-18		17/01228	05/04/2018	05/04/2021	Small Not Discounted																											
HLA05257	Land Opposite, 1 to 4A Holts Terrace, Siddal, Halifax.	1	0.03			1			17/01364	25/04/2018	25/04/2021	Small Not Discounted																											
HLA05258	Pepper Hill Farm, Cross Lane, Pepper Hill, Halifax.	1	0.02			1			18/00134	12/04/2018	12/04/2021	Small Not Discounted																											
HLA05259	The Delters, Cold Edge Road, Wainstalls, Halifax.	1	0.14			1			18/00121	12/04/2018	12/04/2021	Small Not Discounted																											
HLA05261	Land to North East of Springwood, Duke Street, Todmorden.	1	0.07			1			18/00267	27/04/2018	27/04/2021	Small Not Discounted																											
HLA05262	Land North of, 25 The Orchards, Rastrick, Brighouse.	2	0.05			2			17/01247	20/04/2018	20/04/2021	Small Not Discounted																											
HLA05263	6 Laurel Terrace, Stainland, Elland.	1	0.01			1			17/01409	25/04/2018	25/04/2021	Small Not Discounted																											
HLA05264	Land Adjacent The Bungalow, Dewsbury Road, Elland.	3	0.09			3			18/00027	26/04/2018	26/04/2021	Small Not Discounted																											
HLA05265	Pitts Farm, High Stones Road, Cragg Vale, Hebden Bridge.	1	0.05			1			18/00064	27/04/2018	27/04/2021	Small Not Discounted																											
HLA05266	Gardens Between, Scarborough Terrace and Granville Street, Elland.	1	0.03		1	1	09-Sep-19		18/00172	04/04/2018	04/04/2021	Small Not Discounted																											
HLA05267	1 Shaw Street, Holywell Green, Elland.	1	0.01			1			18/00145	24/04/2018	24/04/2021	Small Not Discounted																											
HLA05268	Wheelstones, Upper Bell Croft, Southowram, Halifax.	1	0.01		1	1	06-Dec-19		18/00363	16/05/2018	16/05/2021	Small Not Discounted																											
HLA05269	Site of Cornerstones, 37 Moor Grove, Shelf, Halifax.	4	0.15			4			16/00150	22/05/2018	22/05/2021	Small Not Discounted																											
HLA05270	Harley Mill, Harley Street, Todmorden.	6	0.09			6			17/01539	16/05/2018	16/05/2021	Small Not Discounted																											
HLA05271	Land adjacent, 9 Dale Street, Sowerby Bridge.	6	0.09			6			18/00804	28/09/2018	28/09/2021	Small Not Discounted																											
HLA05272	Rear of, 10 Northedge Lane, Hipperholme, Brighouse.	2	0.07			2			18/01274	31/01/2019	31/01/2022	Small Not Discounted																											

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HLA05273	First Floor, Brookfoot Mills, Elland Road, Brighouse.	1	0.08			1			17/00951	31/05/2018	31/05/2021	Small Not Discounted																																												
HLA05275	Garage Site, Belmont Street Belmont Street, Sowerby Bridge.	3	0.06			3			18/00228	30/05/2018	30/05/2021	Small Not Discounted																																												
HLA05276	Barn at Clunters Farm, Clunters Lane, Luddenden Foot, Sowerby Bridge.	1	0.04			1			17/00978	25/05/2018	25/05/2021	Small Not Discounted																																												
HLA05277	14 Carlton Street, Halifax.	1	0.01			1			18/00353	31/05/2018	31/05/2021	Small Not Discounted																																												
HLA05280	50 Keighley Road, Hebden Bridge.	1	0.01			1			18/00319	25/05/2018	25/05/2021	Small Not Discounted																																												
HLA05281	Garden of Woodthorpe, 1 Gleddings Close, Halifax.	1	0.04			1			18/00426	15/06/2018	15/06/2021	Small Not Discounted																																												
HLA05282	Garden of, 47 Copley Drive, Copley, Halifax.	1	0.10			1			17/00968	11/06/2018	11/06/2021	Small Not Discounted																																												
HLA05284	Greenhead, Hollas Lane, Sowerby Bridge.	1	0.16			1			18/00467	28/06/2018	28/06/2021	Small Not Discounted																																												
HLA05285	Barns South Of Davey Hall, Davey Lane, Blackshaw Head, Hebden Bridge.	5	0.49			5			18/00033	28/06/2018	28/06/2021	Small Not Discounted																																												
HLA05286	Barn/Workshop at Dove Scout Farm East, Marsh Lane, Blackshaw Head, Hebden Bridge.	1	0.05			1			18/00219	22/06/2018	22/06/2021	Small Not Discounted																																												
HLA05288	Storage Building at Beestonley Farm, Beestonley Lane, Stainland, Elland.	1	0.13			1			19/01036	26/11/2019	26/11/2022	Small Not Discounted																																												
HLA05289	Garage at 1 Fieldhouse, Upper Bonegate, Brighouse.	1	0.01			1			18/00050	20/06/2018	20/06/2021	Small Not Discounted																																												
HLA05290	Cottage at Mount Pleasant, Dean House Lane, Stainland, Elland.	1	0.03		1	1	30-Jun-19		18/00512	28/06/2018	28/06/2021	Small Not Discounted																																												
HLA05291	Grounds of Lands House, New Hey Road, Rastrick, Brighouse.	7	0.23		7	7	31-Dec-18		19/00251	15/05/2019	15/05/2022	Small Not Discounted																																												
HLA05296	5 Casson Fold, Northowram, Halifax.	1	0.00			1			18/00521	12/07/2018	12/07/2021	Small Not Discounted																																												
HLA05298	Stables at Cherry Tree Farm, School Lane, Illingworth, Halifax.	1	0.04		1	1	30-Apr-19		18/00329	24/07/2018	24/07/2021	Small Not Discounted																																												
HLA05301	Outbuilding To West Of Barnsdale House, Gate Head Lane, Greetland, Elland.	1	0.12		1	1	11-Oct-18		18/00423	06/07/2018	06/07/2021	Small Not Discounted																																												
HLA05302	First and Second Floors, Calder House, Black Swan Passage, Halifax.	2	0.01			2			18/56006	30/07/2018	30/07/2021	Small Not Discounted																																												
HLA05303	18 to 20 Southgate, Halifax.	2	0.01			2			18/00424	31/07/2018	31/07/2021	Small Not Discounted																																												
HLA05305	Garage at, 50 Hough, Northowram, Halifax.	1	0.01			1			18/00796	30/08/2018	30/08/2021	Small Not Discounted																																												
HLA05306	Land South Of The Old Coach House, Dobroyd Road, Todmorden.	1	0.23			1			17/01190	01/08/2018	01/08/2021	Small Not Discounted																																												
HLA05307	First Floor, 102 Southgate, Elland.	1	0.01			1			18/00774	23/08/2018	23/08/2021	Small Not Discounted																																												
HLA05309	Garden of, 10 Anchor Place, Brighouse.	1	0.05		1	1	24-Jun-19		18/01308	31/01/2019	31/01/2022	Small Not Discounted																																												
HLA05311	Harrison Social, 11 Harrison Road, Halifax.	3	0.04			3			18/00792	24/08/2018	24/08/2021	Small Not Discounted																																												
HLA05312	Land West Of Garages, Butts Green Lane, Warley, Halifax.	1	0.06			1			18/00465	01/08/2018	01/08/2021	Small Not Discounted																																												
HLA05313	Barn Adjacent To, 49 Spark House Lane, Sowerby Bridge.	1	0.06			1			18/00136	24/08/2018	24/08/2021	Small Not Discounted																																												
HLA05314	Rope And Anchor Inn, 132 Halifax Road, Todmorden.	2	0.02		2	2	10-Apr-19		18/00749	16/08/2018	16/08/2021	Small Not Discounted																																												
HLA05315	Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax.	3	0.08			3			18/00409	21/09/2018	21/09/2021	Small Not Discounted																																												
HLA05316	215 Cousin Lane, Halifax.	1	0.02			1			18/00611	21/09/2018	21/09/2021	Small Not Discounted																																												
HLA05319	Knowle Top House, Knowle Top Road, Lightcliffe, Brighouse.	1	0.04		1	1	20-May-19		18/00570	24/09/2018	24/09/2021	Small Not Discounted																																												
HLA05321	2 Prescott Place, Stainland Road, Elland.	2	0.06			2			18/00844	17/09/2018	17/09/2021	Small Not Discounted																																												



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HLA05360	Agricultural Building at Crow Hill Farm, Water Stalls Road, Cragg Vale, Hebden Bridge.	1	0.05			1		18/01040	11/12/2018	11/12/2021	Small Not Discounted																																			
HLA05361	12 Carlton Street, Hebden Bridge.	1	0.01			1		18/01175	20/12/2018	20/12/2021	Small Not Discounted																																			
HLA05362	Garage and Store at Tan House Farm, Tan House Lane, Northowram, Halifax.	1	0.02			1		18/00895	12/12/2018	12/12/2021	Small Not Discounted																																			
HLA05363	First, second and third floors, 10 Silver Street, Halifax.	1	0.01			1		18/01248	05/12/2018	05/12/2021	Small Not Discounted																																			
HLA05364	New Fold Farm, Soil Hill, Halifax.	1	0.20			1		18/00968	12/12/2018	12/12/2021	Small Not Discounted																																			
HLA05367	Old Town Mill, Old Town Mill Lane, Old Town, Hebden Bridge.	4	0.09		4	4	10-Mar-20	18/00045	21/12/2018	21/12/2021	Small Not Discounted																																			
HLA05368	Colmaha, 1 Maryville Avenue, Brighouse.	1	0.03			1		18/01198	27/12/2018	27/12/2021	Small Not Discounted																																			
HLA05371	17 Windmill Crescent, Northowram, Halifax.	1	0.02			1		18/01300	17/01/2019	17/01/2022	Small Not Discounted																																			
HLA05372	Land At Junction Of, Bank Top and Southowram Bank, Halifax.	3	0.18			3		16/01306	07/01/2019	07/01/2022	Small Not Discounted																																			
HLA05373	Land North Of 2 To 3 Upper Stubbins, Sandy Dyke Lane, Triangle, Sowerby Bridge.	1	0.04			1		19/00935	31/10/2019	31/10/2022	Small Not Discounted																																			
HLA05374	Barn at Ingfield Bungalow, Ing Head Gardens, Shelf, Halifax.	1	0.06			1		16/01680	31/01/2019	31/01/2022	Small Not Discounted																																			
HLA05375	Agricultural building on land west of Gorpley Cottage, Land West Of Gorpley Cottage Gorpley Road, Todmorden.	3	0.09		3	3	07-Feb-19	18/56014	17/01/2019	17/01/2022	Small Not Discounted																																			
HLA05376	6 Carlton Street, Halifax.	6	0.02			6		18/01288	07/01/2019	07/01/2022	Small Not Discounted																																			
HLA05377	27 to 29 New Hey Road, Rastrick, Brighouse.	1	0.01		1	1	19-Jul-19	18/01371	24/01/2019	24/01/2022	Small Not Discounted																																			
HLA05378	Outbuildings North Of Hob Lane Top Farm, Hob Lane, Norland, Sowerby Bridge.	2	0.15			2		19/00627	23/08/2019	23/08/2022	Small Not Discounted																																			
HLA05379	Blackshaw Royd Farm, Marsh Lane, Blackshaw Head, Hebden Bridge.	1	0.08			1		18/01318	10/01/2019	10/01/2022	Small Not Discounted																																			
HLA05380	Building East of 17 East Bottom, Cragg Road, Mytholmroyd, Hebden Bridge.	1	0.00			1		18/00507	20/02/2019	20/02/2022	Small Not Discounted																																			
HLA05382	Stubbing Cottage, Stubbing Lane, Greetland, Elland.	1	0.01			1		18/01361	08/02/2019	08/02/2022	Small Not Discounted																																			
HLA05383	Outbuilding at Hargreaves Head, Brighouse And Denholme Gate Road, Shelf, Halifax.	1	0.01		1	1	05-Apr-19	18/01364	19/02/2019	19/02/2022	Small Not Discounted																																			
HLA05384	Outbuildings at Calf Lee House, Calf Lee Lane, Walsden, Todmorden.	1	0.11			1		18/01281	28/02/2019	28/02/2022	Small Not Discounted																																			
HLA05385	Gardens Of Clarehill And Rosellinia, Coach Road, Ripponden, Sowerby Bridge.	3	0.06			3		18/00268	06/12/2019	06/12/2022	Small Not Discounted																																			
HLA05386	Bailiff Bridge Club House, Bailiff Bridge Bowling Club, Birkby Lane, Bailiff Bridge, Brighouse.	5	0.07			5		18/01132	01/02/2019	01/02/2022	Small Not Discounted																																			
HLA05387	Adjacent Bailiff Bridge Club House, Bailiff Bridge Bowling Club, Birkby Lane, Bailiff Bridge, Brighouse.	8	0.16			8		19/01213	13/01/2020	13/01/2023	Small Not Discounted																																			
HLA05388	85 Bridge Lanes, Hebden Bridge.	2	0.01		2	2	18-Feb-19	18/01354	01/02/2019	01/02/2022	Small Not Discounted																																			
HLA05389	Mistal, Midgehole Road, Hebden Bridge.	1	0.10			1		17/01091	19/02/2019	19/02/2022	Small Not Discounted																																			
HLA05391	The Ranch, New Road, Holywell Green, Elland.	1	0.18			1		18/01418	04/02/2019	04/02/2022	Small Not Discounted																																			
HLA05392	Daisy Bank Farm, The Long Causeway, Blackshaw Head, Hebden Bridge.	3	0.07			3		19/00372	18/06/2019	18/06/2022	Small Not Discounted																																			

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HLA05394	28 Clare Road, Halifax.	8	0.02			8			18/56016	04/02/2019	04/02/2022	Small Not Discounted																															
HLA05395	26 Clare Road, Halifax.	6	0.02			6			18/56017	04/02/2019	04/02/2022	Small Not Discounted																															
HLA05398	Garden of Lynwood, 63 Wakefield Road, Lightcliffe, Brighouse.	2	0.05		2	2	30-Oct-19		18/01205	27/03/2019	27/03/2022	Small Not Discounted																															
HLA05399	Barn at Low Cote Farm, Cote Road, Ripponden, Sowerby Bridge.	1	0.04			1			18/01235	28/03/2019	28/03/2022	Small Not Discounted																															
HLA05400	Yew Tree Inn, 20 Northowram Green, Northowram, Halifax.	2	0.03		2	2	31-Dec-19		18/01153	25/03/2019	25/03/2022	Small Not Discounted																															
HLA05402	20 Church Lane, Lower Edge, Elland.	1	0.09			1			18/01442	01/03/2019	01/03/2022	Small Not Discounted																															
HLA05403	Land Adjacent To 16, Exley Bank, Halifax.	1	0.01			1			18/01532	12/03/2019	12/03/2022	Small Not Discounted																															
HLA05406	Stafford Manor Care Home, 1 Stafford Avenue, Halifax.	6	0.12		6	6	14-Jun-19		19/00062	15/03/2019	15/03/2022	Small Not Discounted																															
HLA05407	Police Station, Station Road, Sowerby Bridge.	2	0.06			2			18/01520	25/03/2019	25/03/2022	Small Not Discounted																															
HLA05408	Land East Of Castle Naze House, Halifax Road, Todmorden.	3	0.05			3			18/01472	27/03/2019	27/03/2022	Small Not Discounted																															
HLA05409	Garage / Stable at Hoyle Farm, New Lane, Sowerby, Sowerby Bridge.	1	0.02			1			18/01504	05/03/2019	05/03/2022	Small Not Discounted																															
HLA05410	Stable Block, Mayfield House Residential Home, 162 West Royd Close, Halifax.	6	0.06		6	6	15-Mar-19		00/00000	02/01/1900	09/09/9999	Small Not Discounted																															
HLA05411	Rear of, 288 Rochdale Road, Greetland, Elland.	1	0.05		1	1	10-Feb-20		19/00933	09/12/2019	09/12/2022	Small Not Discounted																															
HLA05412	Dean Head Farm, Blackstone Edge Road, Cragg Vale, Hebden Bridge.	1	0.09			1			18/01114	01/04/2019	01/04/2022	Small Not Discounted																															
HLA05413	Rob Royd Farm, Beestonley Lane, Stainland, Elland.	2	0.07		2	2	23-May-19		18/01456	24/04/2019	24/04/2022	Small Not Discounted																															
HLA05414	Land West Of, 84 Elland Road, Brighouse.	5	0.12			5			18/01540	29/04/2019	29/04/2022	Small Not Discounted																															
HLA05415	Garden of Hill View, Lower Park Royd Drive, Triangle, Sowerby Bridge.	1	0.02			1			19/01261	09/12/2019	09/12/2022	Small Not Discounted																															
HLA05418	Outbuilding at Lower Moss Hall Farm, The Long Causeway, Blackshaw Head, Hebden Bridge.	1	0.07			1			19/00006	18/04/2019	18/04/2022	Small Not Discounted																															
HLA05419	Gig Farm, Lighthazles Road, Soyland, Sowerby Bridge.	1	0.08			1			19/00164	24/04/2019	24/04/2022	Small Not Discounted																															
HLA05421	114 New Street, Southowram, Halifax.	1	0.02		1	1	17-Jun-19		19/00144	23/04/2019	23/04/2022	Small Not Discounted																															
HLA05422	Land South West Of, 8 Brackenbed Grange, Wheatley, Halifax.	1	0.01			1			18/01480	17/04/2019	17/04/2022	Small Not Discounted																															
HLA05423	Land South West Of, 4 Bottoms, Off Cragg Road, Cragg Vale, Hebden Bridge.	1	0.01			1			17/01399	14/05/2019	14/05/2022	Small Not Discounted																															
HLA05424	Adjacent, 11 Whitegate, Siddal, Halifax.	1	0.03			1			18/01350	14/05/2019	14/05/2022	Small Not Discounted																															
HLA05425	Land Off, Stubbing Holme Road, Hebden Bridge.	3	0.17			3			18/00185	24/05/2019	24/05/2022	Small Not Discounted																															
HLA05426	Banks House, Dewsbury Road, Elland.	1	0.08			1			18/00872	22/05/2019	22/05/2022	Small Not Discounted																															
HLA05427	Dene View, Norwood Green Hill, Norwood Green, Brighouse.	1	0.01			1			19/00328	10/05/2019	10/05/2022	Small Not Discounted																															
HLA05428	110 Railway Terrace, Copley, Halifax.	1	0.00			1			19/00216	08/05/2019	08/05/2022	Small Not Discounted																															
HLA05429	1 Kitty Moor House, Longley Lane, Norland, Sowerby Bridge.	1	0.01			1			19/00085	03/05/2019	03/05/2022	Small Not Discounted																															
HLA05430	Barn and outbuildings at Thorn Tree Farm, Bowl Shaw Lane, Northowram, Halifax.	2	0.30			2			18/01537	13/05/2019	13/05/2022	Small Not Discounted																															
HLA05433	Land South East Of, 2 Kelvin Crescent, Halifax.	1	0.01			1			19/00337	07/06/2019	07/06/2022	Small Not Discounted																															





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HLA05508	Site of stables at Lower Han Royd Farm, Far Lane, Midgley, Sowerby Bridge. HX2 6UL	1	0.09			1		18/01536	29/11/2019	29/11/2022	Small Not Discounted																										
HLA05509	First, second & third floors, 22 South Lane, Elland. HX5 0HQ	3	0.04			3		19/00946	26/11/2019	26/11/2022	Small Not Discounted																										
HLA05510	Barn South Of Coach House Holden Gate, Bacup Road, Todmorden.	2	0.04			2		19/56024	25/11/2019	25/11/2022	Small Not Discounted																										
HLA05511	128 Dewsbury Road, Rastrick, Brighouse. HD6 3QD	1	0.04		1	1	31-Dec-19	19/01149	25/11/2019	25/11/2022	Small Not Discounted																										
HLA05512	Stables at Pitts Farm, High Stones Road, Cragg Vale, Hebden Bridge. HX7 5TX	1	0.08			1		19/00565	15/11/2019	15/11/2022	Small Not Discounted																										
HLA05513	Agricultural Barn at Lower Gosling Royd, Gosling Lane, Barkisland, Sowerby Bridge. HX6 4HQ	1	0.06			1		19/00859	08/11/2019	08/11/2022	Small Not Discounted																										
HLA05514	Land Adjacent To, 1 Hollyns Terrace, Greetland, Elland. HX4 8AY	1	0.01			1		19/00894	06/11/2019	06/11/2022	Small Not Discounted																										
HLA05515	Gordon Street Works, Gordon Street, Boothtown, Halifax. HX3 6NU	7	0.08			7		19/00707	08/11/2019	08/11/2022	Small Not Discounted																										
HLA05516	22A Templars Close, Greetland, Elland. HX4 8QE	1	0.00		1	1	03-Oct-19	19/00799	09/09/2019	09/09/2022	Small Not Discounted																										
HLA05517	Hollins Top Workshop, Lee Wood Road, Hebden Bridge. HX7 7EQ	1	0.04		1	1	02-Oct-19	19/00774	13/09/2019	13/09/2022	Small Not Discounted																										
HLA05518	Land Adjacent to, 21 Summerfield Road West, Todmorden.	2	0.04			2		18/01216	02/12/2019	02/12/2022	Small Not Discounted																										
HLA05519	6 Upper Bentley Royd, Sowerby Bridge. HX6 1DS	1	0.00			1		19/00965	13/12/2019	13/12/2022	Small Not Discounted																										
HLA05520	Land Adjacent To, 1 Clay House Court, Greetland, Elland.	1	0.02			1		19/01284	10/12/2019	10/12/2022	Small Not Discounted																										
HLA05521	14 to 18 Portland Place, Halifax.	8	0.03			8		19/56026	11/12/2019	11/12/2022	Small Not Discounted																										
HLA05522	Garage at, 22 Moorbank Drive, Shelf, Halifax. HX3 7DT	1	0.00			1		19/01230	10/12/2019	10/12/2022	Small Not Discounted																										
HLA05523	First Floor, 28 Union Street, Halifax. HX1 1PR	1	0.01			1		19/01324	27/12/2019	27/12/2022	Small Not Discounted																										
HLA05525	First Floor, 25 Commercial Street, Brighouse. HD6 1AF	5	0.03			5		19/01127	20/12/2019	20/12/2022	Small Not Discounted																										
HLA05527	Hollin Hall Farm, Midgehole Road, Hebden Bridge. HX7 7AP	1	0.06			1		19/01352	27/01/2020	27/01/2023	Small Not Discounted																										
HLA05528	Land Rear Of, 11 Shelf Moor Road, Shelf, Halifax.	1	0.06			1		19/01397	28/01/2020	28/01/2023	Small Not Discounted																										
HLA05529	Land Between 11 And 17, Shelf Moor Road, Shelf, Halifax.	1	0.03			1		19/01370	28/01/2020	28/01/2023	Small Not Discounted																										
HLA05530	19 Stonecroft Mount, Sowerby Bridge. HX6 2SB	1	0.03			1		19/01387	21/01/2020	21/01/2023	Small Not Discounted																										
HLA05531	Outbuilding at Somersby House, Trimmingham Road, Halifax. HX2 7PX	1	0.01			1		19/01400	27/01/2020	27/01/2023	Small Not Discounted																										
HLA05532	Former Cragg Vale Junior And Infants School, Blackstone Edge Road, Cragg Vale, Hebden Bridge.	5	0.23			5		19/00498	06/01/2020	06/01/2023	Small Not Discounted																										
HLA05533	118 New Street, Southowram, Halifax. HX3 9SN	4	0.04			4		19/01172	28/01/2020	28/01/2023	Small Not Discounted																										
HLA05534	Garden of, 21 Littlemoor Road, Halifax. HX2 9EF	1	0.02			1		19/01206	28/01/2020	28/01/2023	Small Not Discounted																										
HLA05535	Greenroyd, 120 Huddersfield Road, Brighouse. HD6 3RH	2	0.15			2		19/01308	23/01/2020	23/01/2023	Small Not Discounted																										
HLA05536	Land East of 9 Grove Row, Heath Hill Road, Halifax.	1	0.02			1		19/00149	17/01/2020	17/01/2023	Small Not Discounted																										
HLA05539	Site of, Sourhall Court, Todmorden.	1	0.22			1		17/01406	20/02/2020	20/02/2023	Small Not Discounted																										

