

CC174

CALDERDALE LOCAL PLAN EXAMINATION

Stage 2 Hearings

6th October to 4th December 2020

Tasks 111, 135 and 136

**Update on capacities and progress of
allocations LP0565, LP1654 and LP1655**

Calderdale Metropolitan Borough Council

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Task 111

LP0565: Check likely date of consideration of planning application (20/00588/OUT) at Planning Committee.

Outline Application 20/00588/OUT was presented to Planning committee on 9th November 2021, (26 dwellings) with an officer recommendation of 'Mindful to Permit Subject to Legal Agreement'. The case officer advises that the decision by Planning Committee was as per the officer recommendation, whilst a draft Section 106 agreement has been received recently.

Task 135

LP1654: Council to clarify position regarding capacity. Is the planning permission for 30 dwellings? Where does 26 come from? Re provision of open space – mitigation.

Outline planning permission 17/01345/OUT granted 27th July 2018, is for 44 dwellings. Housing Services subsequently advised in February 2020, the capacity should be reduced to 30 units and immediately prior to the hearing session for this site to 26 dwellings due to market and site constraints.

The site is owned by Together Housing Group who advise that due to challenging topography it is proving difficult to make the site viable and deliverable. They are still exploring options and undertaking market analysis with the aim of trying to find a viable and deliverable solution. Until this point is reached the precise number of units to be delivered cannot be known.

'Appendix 1 Site Allocations – Supporting Information' (SD01.2) notes under 'Constraints' the loss of open space and under 'Site Specific Considerations' requires the consequences to be addressed. Additionally, Policy G6 of the Publication Draft Local Plan (SD01.1) requires development proposals to assess the implications of any loss of open space and make appropriate provision to address any such loss.

Task 136

LP1655: Council to clarify position regarding capacity.

Planning Application 21/00936/FUL for a residential development of 30 affordable dwellings submitted 2/7/21 and decision pending.