

# CALDERDALE LOCAL PLAN

## HOUSING TECHNICAL PAPER

Calderdale Metropolitan Borough Council

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<b>1. Introduction</b>	<b>1</b>
<b>2. Calderdale’s Housing Market Area</b>	<b>1</b>
<b>3. The Housing Requirement</b>	<b>1</b>
<b>4. Scale of Housing Growth</b>	<b>2</b>
<b>5. Previously Developed (Brownfield) Land</b>	<b>5</b>
<b>6. Sources of Supply to Meet the Housing Requirement</b>	<b>7</b>
<b>7. Housing Trajectory</b>	<b>18</b>
<b>8. Residential Density</b>	<b>28</b>
<b>9. Housing Mix</b>	<b>29</b>
<b>10. Housing for Independent Living</b>	<b>30</b>
<b>11. Affordable Housing</b>	<b>31</b>
<b>12. Self Build &amp; Custom Housebuilding</b>	<b>37</b>
<b>Appendix 1 – Windfall Sites</b>	<b>39</b>
<b>Appendix 2 – Housing for Independent Living</b>	<b>47</b>
<b>Appendix 3 – Positioning of New Housing Sites &amp; Mixed Use Sites (with residential element)</b>	
<b>Appendix 4 – Positioning of Planning Permissions</b>	
<b>Appendix 5 – Affordable Housing Trajectory</b>	
<b>Appendix 6 – Survey Form</b>	
<b>Appendix 7 – Methodological Note on Positioning of Land Allocations: Officer Notes</b>	

## **1 INTRODUCTION**

- 1.1 This update to the Housing Technical Paper takes account of more recent evidence and information requests from the Inspector following the stage 1 hearings into the Local Plan in June/July 2019. The next round of hearings is anticipated to be around the end of the monitoring year but if they take place much beyond this period a further update will be due.
- 1.2 This technical paper provides more detailed information in relation to the Housing components of the Local Plan than is appropriate for inclusion in the Plan itself and will assist readers in understanding the evidence underpinning the Plan. In some cases the evidence comes from specific studies and whilst the contents of these are not repeated here they are referenced and summary comments provided as appropriate.

## **2 CALDERDALE'S HOUSING MARKET AREA**

- 2.1 The Strategic Housing Market Assessment (SHMA)<sup>1</sup> and subsequent update<sup>2</sup> found that Calderdale functions as a self-contained housing market area (HMA), although there are important connections with other authorities. A review of housing market area definitions by neighbouring authorities identified limited overlap with Calderdale, with the majority considering themselves to operate in a relatively self-contained housing market. Furthermore, it is clear from joint working with neighbouring local authorities that they face similar challenges in meeting their own housing needs making any additional provision not achievable. Further research in 2016 by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University, examining Housing Market Areas (HMAs) across the Leeds City Region, confirmed the conclusions of the SHMA with this study also establishing Calderdale as a single HMA<sup>3</sup>.

## **3 THE HOUSING REQUIREMENT**

- 3.1 The publication version of the Local Plan contained a housing requirement figure of 12,600 dwellings (840dpa) for the period 2018/19 to 2032/33 and was produced using the Government's Standard Method. This covers a 15 year period as required by NPPF 2012 under which the Local Plan was prepared.
- 3.2 Following debate at the Stage 1 examination hearings on this matter, and subsequent receipt of the Inspector's Letter, further work was commissioned from Turley<sup>4</sup> to explore the appropriate housing requirement figure for Calderdale. This research concluded that the housing requirement figure for Calderdale is 15,600 dwellings (1,040 dpa) taking into account all relevant factors including both household growth and the economic aspirations of the district. This figure is a net figure since no allowance was made for improvements in vacancy levels or for losses (changes of use and demolitions). These factors are reflected in the calculation of the annual five year housing land supply requirement.

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<sup>1</sup> *Shaping the Housing Future of Calderdale – Strategic Housing Market Assessment, Turley, November 2015*

<sup>2</sup> *Updated Review of Objectively Assessed Housing Needs in Calderdale, Strategic Housing Market Assessment, Turley, May 2018*

<sup>3</sup> *Leeds City Region Housing Market Areas, CURDS, Interim Report, February 2016 (unpublished)*

<sup>4</sup> *Modelling the economic implications of the proposed housing requirement, Turley, 2019*

3.3 The Council, having regard to the uncertainty around economic growth further into the Local Plan period, coupled with the requirement in the NPPF to review the Local Plan every 5 years, has adopted an overall housing requirement figure of 14,950 dwellings for the period 2018/19 to 2032/33. This is based on 1,040 pa for the first 10 years of the Plan period in line with Turley’s policy-on plus transport growth’ scenario and 910 for the subsequent 5 years in line with Turley’s ‘baseline growth’ scenario. This equates to an average annual requirement of 997 dpa.

#### 4. SCALE OF HOUSING GROWTH

4.1 The relevant housing requirement figure prior to the current figure discussed above was contained in the RSS until it was revoked in February 2013. Over the period of the RSS, the level of net housing completions had both exceeded and fallen short of the figure in individual years (due to the depressed state of the housing market towards the last years of RSS), but overall exceeded the housing requirement figure as shown in Table 1.

**Table 1: Level of Net Housing Completions Compared to RSS**

Year	Net Completions	RSS Figure	Relationship to RSS
2004/05	828	500	328
2005/06	1182	500	682
2006/07	1372	500	872
2007/08	1349	500	849
2008/09	709	670	39
2009/10	707	670	37
2010/11	486	670	-184
2011/12	498	670	-172
2012/13	516	670	-154
<b>Sub Total</b>	<b>7647</b>	<b>5350</b>	<b>+2297</b>
<b>RSS Revoked February 2013</b>			
2013/14	357	670	-313
2014/15	316	670	-354
2015/16	353	670	-317
2016/17	309	670	-361
2017/18	294	670	-376
2018/19	555	670	-115
<b>Sub Total</b>	<b>2184</b>	<b>4020</b>	<b>-1836</b>
<b>Total</b>	<b>9831</b>	<b>9370</b>	<b>+461</b>

Source: HLA March 2019 /HFRS Returns/Authority Monitoring Report

4.2 In order to set the housing requirement figure in context and demonstrate the extent to which it represents a significant increase in housing in the Local Plan compared to the Replacement Calderdale UDP and RSS, as well as recent completion rates, the table below shows the housing requirement of each plan since the RCUDP was adopted in 2006.

**Table 2: Housing Requirement of Development Plans since 2006**

Development Plan	Housing Requirement (pa)	Source
Replacement Calderdale Unitary Development Plan (2006)	450	RSS (2004)
Regional Spatial Strategy (2008)	500 (2004-2008) 670 (2008-2022)	RSS (stepped)
LDF Core Strategy Preferred Options (2012)	600 (2008-2015) 900 (2016-2029)	Housing Requirement Report 2011 (670-999)
Local Plan Initial Draft	946 (1038 when adjusted to Plan base date)	SHMA 2015 (872-1169)
Local Plan Publication Draft	840	Local Housing Need
Revised Housing Requirement following Stage 1 Hearings	997r. (2018 – 2033)	Cabinet decision 14th October 2019 based on “Modelling the Economic Implications of the Proposed Housing Requirement” (Turley, August 2019)

4.3 Table 3 below shows the revised housing Requirement Figure following the stage 1 hearings and subsequent Inspector’s letter.

**Table 3: Local Plan Housing Requirement (Policy SD3)**

	Number
Average Annual housing requirement	997r.
Total Housing Requirement 2018/19 – 2032/33	14,950

**Gross housing requirement - Demolitions and Vacancies**

4.4 Further elements in determining the number of houses that may actually be required are the number of demolitions and the vacancy rate which may prevail over the Plan period. They can only ever be indicative as future demolition levels and vacancy rates are notoriously difficult to predict when looking forward over the timeframe of a Local Plan. The figures used are based on the best information available at the time to enable a gross requirement to provide a context for the net requirement in terms of what may actually need to be built. Separate calculations are usually employed in determining housing requirement figures due to the uncertainty surrounding demolitions and vacancy rates. The SHMA only includes net figures, it does not include a gross figure due to:

- i. Demolitions: There are no significant levels of demolition planned over the Plan period. This is largely attributed to the fact that the Council is no longer a stock holder. The Authority Monitoring Report records both gains and losses to the housing stock enabling any losses to be offset against completions to ensure it is the net gain to the overall housing stock that is recorded. No large scale clearance programmes of privately owned housing are currently identified.
- ii. Vacancy Rate: the 2015 SHMA illustrated that vacancy levels are relatively low at 3.9% which is close to the accepted level and CLG target of 3% required to enable normal market turnover. Any meaningful contribution from vacant

properties would have to come from long term empty properties with the 2015 SHMA showing that 1.8% of the total housing stock fell into this category having been empty for more than 6 months. There are a range of problems associated with returning these to the supply as documented in the Council's Empty Homes Strategy and reflected in the SHMA. For these reasons it is difficult to quantify the contribution empty properties may make to delivering housing over the plan period and therefore no contribution is assumed from this source. The number of vacant dwellings is lower than the previous SHMA (2011) which found the figure in 2010 to be 5.8%. There is therefore more limited scope to increase the available housing stock by reducing the vacancy rate.

- 4.5 Should the position with regard to demolitions and vacancy levels change during the Plan period this will be reflected through monitoring and the five year supply amended to reflect any such changes. The residual approach to monitoring delivery is based on net completions and therefore any losses are reflected in the lower levels of delivery used to calculate the 5 year housing land supply requirement. A similar approach to demolitions and vacancy rates was taken with the Regional Spatial Strategy (RSS) due to the uncertainties associated with future levels of demolition and vacancy.

**Table: 4a Losses to the dwelling stock by year (Major)**

	<b>Conversions/Changes of Use of Dwellings to Other Uses</b>	<b>Demolitions</b>	<b>Total</b>
2001/02	10	105	115
2002/03	20	70	90
2003/04	0	150	150
2004/05	10	205	215
2005/06	20	35	55
2006/07	0	25	25
2007/08	0	44	44
2008/09	0	51	51
2009/10	0	0	0
2010/11	0	0	0
2011/12	16	0	16
2012/13	0	0	0
2013/14	0	34	34
2014/15	0	103	103
2015/16	0	0	0
2016/17	0	108	108
2017/18	16	83	99
2018/19	14	0	14
<b>Sub Total</b>	<b>106</b>	<b>1013</b>	<b>1119</b>

**Table 4b: Losses to the dwelling stock by year (Minor)**

<b>Year</b>	<b>Conversions/Changes of Use of Dwellings to Other Uses</b>	<b>Demolitions</b>	<b>Total</b>
2001/02	0	0	0
2002/03	0	0	0

2003/04	5	0	5
2004/05	0	0	0
2005/06	0	0	0
2006/07	9	0	9
2007/08	5	0	5
2008/09	8	0	8
2009/10	0	3	3
2010/11	4	3	7
2011/12	0	7	7
2012/13	0	5	5
2013/14	0	0	0
2014/15	0	0	0
2015/16	1	2	3
2016/17	0	0	0
2017/18	0	0	0
2018/19	0	8	8
<b>Sub Total</b>	<b>32</b>	<b>28</b>	<b>60</b>

**Table 4c: Losses to the dwelling stock by year (All)**

<b>Year</b>	<b>Conversions/Changes of Use of Dwellings to Other Uses</b>	<b>Demolitions</b>	<b>Total</b>
2001/02	10	105	115
2002/03	20	70	90
2003/04	5	150	155
2004/05	10	205	215
2005/06	20	35	55
2006/07	9	25	34
2007/08	5	44	49
2008/09	8	51	59
2009/10	0	3	3
2010/11	4	3	7
2011/12	16	7	23
2012/13	0	5	5
2013/14	0	34	34
2014/15	0	103	103
2015/16	1	2	3
2016/17	0	108	108
2017/18	16	83	99
2018/19	14	8	22
<b>Sub Total</b>	<b>138</b>	<b>1041</b>	<b>1179</b>

## **5 PREVIOUSLY DEVELOPED (BROWNFIELD) LAND**

- 5.1 Table 5 shows that levels of housing achieved on previously developed land since the start of the RCUDP plan period in 2001 have largely been above the target of around 85% in Policy GH2. Over more recent years (since 2013/14) the level has begun to fall away, more than likely as a result of the success of the brownfield policy of the RCUDP and the declining supply of deliverable brownfield sites.

- 5.2 The Core Strategy Preferred Options document included a target of 55% for the proportion of new housing built on brownfield land or arising through the conversion of existing buildings. This target was largely based on analysis of the SHLAA data current at the time and reflected extant planning permissions, expected contributions from windfall sites (predominantly brownfield) and the fact that parts of the older urban areas would benefit from regeneration during the plan period.

**Table 5: Proportion of housing completions on Brownfield land**

Year	Brownfield		Greenfield		Total
	Number	%	Number	%	
2001/02	361	63.7%	206	36.3%	567
2002/03	394	73.2%	144	26.8%	538
2003/04	570	77.3%	167	22.7%	737
2004/05	847	81.2%	196	18.8%	1043
2005/06	1114	90.1%	123	9.9%	1237
2006/07	1302	92.6%	104	7.4%	1406
2007/08	1345	96.2%	53	3.8%	1398
2008/09	744	96.9%	24	3.1%	768
2009/10	668	94.1%	42	5.9%	710
2010/11	473	95.9%	20	4.1%	493
2011/12	488	93.7%	33	6.3%	521
2012/13	446	85.6%	75	14.4%	521
2013/14	300	76.7%	91	23.3%	391
2014/15	334	79.7%	85	20.3%	419
2015/16	281	78.9%	75	21.1%	356
2016/17	336	80.6%	81	19.4%	417
2017/18	318	80.9%	75	19.1%	393
2018/19	462	81.2%	107	18.8%	569
<b>Total</b>	<b>10,757</b>	<b>86.4</b>	<b>1,700</b>	<b>13.6</b>	<b>12,457</b>

Source: HLA March 2019

- 5.3 For the Local Plan it is possible to be more precise about the contribution of brownfield land since this document also includes the land allocations. Site size and density also influence the relative proportions of brownfield and greenfield development. Many brownfield sites are in locations where higher densities are more appropriate helping increase the proportion of brownfield development. However, given the overall lack of brownfield land, the larger greenfield allocations and particularly the garden suburb allocations reduce the overall proportion of brownfield land. This is illustrated in Table 6 below.

**Table 6: Sources of Housing Land showing Brownfield Contribution**

Source	No. Dwellings Brownfield	Total No. Dwellings	Proportion Brownfield %	Notes
Planning Permissions	1829	2,200	83.1	March 2019 HLA after discounting.

<b>Windfalls</b>	1283	1,283	100	The assumption has been made that 100% of all windfall sites will be on brownfield land.
<b>Land Allocations (Housing and Mixed Use Sites &amp; Garden Suburbs)</b>	2,112	11,512	18	Where sites are a mix of brownfield and greenfield, the split has been calculated using the proportions of GF/BF elements. This may differ from the actual areas developed.
<b>TOTAL</b>	<b>5,224</b>	<b>14,995</b>	<b>34.84%</b>	

Source: HLA 31<sup>st</sup> March 2019, Site Allocations Database 2019

- 5.4 Only a small proportion of the preferred new housing land allocations are on previously developed land with the majority being greenfield, including the proposed settlement extensions. A brownfield target is not included in the Local Plan. This does not mean that the Council no longer has the aspiration of maximising the use of brownfield land, it simply reflects the reality of the land allocations needed to deliver the scale of housing growth planned for in the Local Plan. The Council will still encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. To this end, it has allocated brownfield sites which have been assessed as currently unviable, as it is considered that the market will improve over the Plan period, and the Council wants to maximise redevelopment of brownfield sites.
- 5.5 This is also being pursued through the maintenance of a Brownfield Land Register which includes suitable brownfield sites for housing. Brownfield Land Registers can also be a vehicle for granting permission in principle for new homes on suitable brownfield sites. The Council will support development proposals for housing on brownfield sites, unless overriding conflicts with the Local Plan or the National Planning Policy Framework can be demonstrated, and cannot be mitigated. Indeed the Council has considered all sites over the allocation site size threshold of 0.25ha, including brownfield sites, from the SHLAA in its assessment of potential land allocations. The SHLAA has a site size threshold of 0.1ha and therefore already goes beyond the Government's threshold of 0.25ha for brownfield registers. It has also been informed recently by a further 'push' through the long running Call for Sites.

## **6. SOURCES OF SUPPLY TO MEET THE HOUSING REQUIREMENT**

- 6.1 The housing requirement is met through a range of sources of land supply. These are summarised in Table 7 below (Table 6.2 in the Local Plan) with further detail provided in the following sections. Key sources are extant planning permissions, the windfall allowance and new land allocations, the first two of which were discussed at the Local Plan stage 1 hearings.

**Table 7: Revised Housing Requirement and Sources of Supply (Local Plan Table 6.2)**

	Dwellings	Notes
<b>REQUIREMENT</b>		
Housing Requirement 2018/19 to 2032/33	14,950	Stepped Trajectory*: 560 x 6 years 900 x 3 years 1482 x 6 years (Annual Average 997)
<b>SOURCES OF SUPPLY</b>		
Net Completions 18/19 (Year 1)	555	Gross completions less losses
Extant Planning Permissions	2,200	Housing Land Availability Database 31 <sup>st</sup> March 2019. Overall discount/lapse rate 38% (Major sites 54%, Small sites 10%).
Windfalls	1,283	159 units Years 4 & 5 with 96 units per year for remainder of Plan period**
<b>SUB TOTAL</b>	<b>4,038</b>	
Dwellings required on new land allocations	<b>10,912</b>	Overall requirement less sources of supply
Actual Allocations in Local Plan	11,512	
Total Supply	15,550	Actual Allocations in LP + Sources of Supply
Buffer	+600	Overall Requirement less Total Supply

\*Figures do not sum to 14,950 due to rounding

\*\* Figures are rounded (159.4 and 96.4)

6.2 Table 8 below shows the sources of supply in each of the Local Plan areas.

**Table 8: Sources of Supply by Local Plan Area\***

Local Plan Area	New Housing Allocations	Planning Permissions**	Windfalls	Total
Halifax	2993	815	591	4399
Brighouse	4900	271	151	5322
Elland	1601	162	176	1939
Sowerby Bridge	374	214	16	604
Hebden Bridge	60	176	24	260
Todmorden	348	304	128	780
Mytholmroyd	215	85	20	320
Northowram & Shelf	933	74	18	1025
Ripponden	88	174	159	421
<b>TOTALS</b>	<b>11,512</b>	<b>2,275</b>	<b>1,283</b>	<b>15,070</b>

\* Future updates of this table will also include completions

\*\*HLA 31<sup>st</sup> March 2019 – sites discounted on percentage basis included as location not known

## Completions

6.3 The tables below show levels of delivery since 2001/02. Completions for 2018/19 (the most recent monitoring year) represent the supply for Year 1 of the Local Plan Housing Trajectory.

**Table 9 - Gross Completions 2001/02 – 2018/19**

Year	Conversions	New Build	Total
2001/02	149	418	567
2002/03	161	377	538
2003/04	247	490	737
2004/05	271	772	1043
2005/06	414	823	1237
2006/07	321	1085	1406
2007/08	411	987	1398
2008/09	188	580	768
2009/10	360	350	710
2010/11	182	311	493
2011/12	172	349	521
2012/13	108	413	521
2013/14	99	292	391
2014/15	175	244	419
2015/16	111	245	356
2016/17	153	264	417
2017/18	175	218	393
2018/19	251	326	577
<b>Total</b>	<b>3948</b>	<b>8544</b>	<b>12492</b>

*Source: Housing Land Availability Database – March 2019*

**Table 10: Net Completions 2001/02 – 2018/19**

Year	Losses			Completions	
	Conversions & Changes of Use (Dwellings to Other uses)	Demolitions	Total Losses	Gross	Net
2001/02	10	105	115	567	452
2002/03	20	70	90	538	448
2003/04	5	150	155	737	582
2004/05	10	205	215	1043	828
2005/06	20	35	55	1237	1182
2006/07	9	25	34	1406	1372
2007/08	5	44	49	1398	1349
2008/09	8	51	59	768	709
2009/10	0	3	3	710	707
2010/11	4	3	7	493	486
2011/12	16	7	23	521	498
2012/13	0	5	5	521	516
2013/14	0	34	34	391	357

<b>2014/15</b>	0	103	103	419	316
<b>2015/16</b>	1	2	3	356	353
<b>2016/17</b>	0	108	108	417	309
<b>2017/18</b>	16	83	99	393	294
<b>2018/19</b>	14	8	22	577	555
<b>Total</b>	<b>138</b>	<b>1041</b>	<b>1179</b>	<b>12492</b>	<b>11313</b>

Source: Housing Land Availability Database – March 2019

## Extant Planning Permissions

- 6.4 The most recent annual extant planning permissions data has informed the Council's updated housing trajectory whilst the overall level of extant planning permissions over the last six years is shown in Table 11 to provide context. A breakdown of the most recent annual data by type of site and whether brownfield or greenfield is provided in Table 12.

**Table 11: Extant Planning Permissions March 2014 to March 2019**

<b>HLA Update</b>	<b>New Build</b>	<b>Conversions/ Change of Use</b>	<b>Total</b>
March 2014	2365	735	3100
March 2015	2289	745	3034
March 2016	2330	881	3211
March 2017	2020	884	2904
March 2018	2208	915	3123
March 2019	2644	974	3618
<b>6 Year Average</b>	<b>2309</b>	<b>856</b>	<b>3165</b>

Source: Housing Land Availability Database

**Table 12: Extant Planning Permissions as at 31<sup>st</sup> March 2019**

	<b>Brownfield</b>		<b>Greenfield</b>		<b>Total Dwellings</b>
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	
<b>New Build</b>	2010	76	634	24	2644
<b>Conversion</b>	883	91	91	9	974
<b>Total</b>	<b>2893</b>	<b>80</b>	<b>725</b>	<b>20</b>	<b>3618</b>

Source: Housing Land Availability Database March 2019

- 6.5 Whilst overall there are in the order of 3,600 units with planning permission these have to be assessed for their deliverability (permissions included in the 5 year supply) and developability (permissions achievable in the remainder of the plan period) in accordance with the definitions in Annex 2 to the National Planning Policy Framework 2019. Notwithstanding the fact that the annual update of the Housing Land Availability Database was 31<sup>st</sup> March 2019, given that this technical paper has been updated part way through the monitoring year limited more recent information on completions or renewed progress on previously stalled sites has been taken into account. The consequence is that the overall level of dwellings is reduced as compensatory new sites have not been added. The next annual update will be based on the Housing Land Availability data as at 31<sup>st</sup> March 2020. Allocations with planning permission remain recorded as allocations for the purpose of the trajectory. Showing these as

sites with planning permission is often complicated for monitoring purposes since allocations do not always progress as single land units.

6.6 In order to determine the sites that are either deliverable or developable several approaches were taken:

- Circulation of a listing of all sites to the Council's Development Management Section with responses recorded against each site. Comments regarding knowledge about activity on these sites, for example, whether they were aware that the applicant was about to submit a Discharge of Condition application, or a revised planning application helped to determine whether it was reasonable to suppose that activity would start or restart on sites.
- A questionnaire survey (see Appendix 6) was sent to all agents/owners/developers of major sites (as defined in NPPF 2019, Annex 2) in August 2019. This resulted in 25 responses out of 97 survey forms sent out, equating to a response rate of approximately 25%.
- Ongoing site visits during the HLA update to check long term commencements (under construction for 3 years or more).
- Statements of Deliverability for Council led schemes.

6.7 The Council also considered entering into Statements of Common Ground (SOCG) with developers of major sites and sought an indication of developers' willingness to enter into such agreements through the survey of major sites. Of the responses received only six developers/agents/landowners confirmed they wished to do so with three of these sites being new build (largest 23 dwellings) and three being conversions (largest 42 units). A further positive response was received to a site which is also an allocation (50 dwellings) and for which the Council already holds information as part of the allocation selection process. Given this position, together with the fact the revised Planning Practice Guidance (July 2019) (PPG) does not make specific reference to statements of common ground as was the case in the previous iteration of the PPG, the Council did not consider it a prudent use of resources to pursue this approach further. In reaching this decision it also has regard to the conclusions reached by the Inspector considering this issue in relation to housing land supply at Hutton Cranswick (East Riding of Yorkshire Council)<sup>5</sup>. He concluded that there was no fundamental difference between the way the council approached the collation of information (exchange of correspondence and use of a proforma) and a slightly more formal SOCG.

### **Extant Planning Permissions - Major Sites (10 + homes/ 0.5ha or more)**

6.8 Following the analysis of sites in accordance with the definitions in Annex 2 of the 2019 NPPF, certain categories of site were excluded as summarised below:

1. **Stalled sites** based on evidence in the Housing Land Availability database.
2. **Sites with outline permission** for major development unless there was clear evidence they would come forward. Where sites with outline permission were not due to lapse for some

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<sup>5</sup> Appeal Ref: APP/E2001/W/18/3207411, Land to the south of Williamson Road, Hutton Cranswick, PJG Ware, 5<sup>th</sup> June 2019

time but there was no evidence the developer was proceeding towards a reserved matters application they were excluded. In some cases the survey results demonstrated that a reserved matters application was being worked up or had been submitted.

3. **Long term commencements with only a few plots remaining** where it was clear the site was effectively built out and no further units would be completed.
4. **Local Plan allocations with planning permission** in order to avoid double counting as these are recorded under allocations in the housing trajectory.

### **Extant planning permissions - Small sites (fewer than 10 dwellings)**

6.9 Two approaches were taken to assessing this category of site:

1. **Site by site assessment:** The starting point was to follow the approach in Annex 2 to NPPF 2019 which states sites not involving major development and have planning permission should be considered deliverable until permission expires unless there is clear evidence that homes will not be delivered within five years. As the Inspector in the East Riding of Yorkshire appeal (reference above) stated, there is no definition of what constitutes clear evidence of future delivery. The Housing Land Availability Database specifically monitors long term commencements (sites under construction for more than 3 years) to record progress and help determine if sites are actually going to be built out and this information along with the judgement and expertise of officers, including survey responses from the Development Management Section, was used to determine whether sites be excluded and establish their positioning in the housing trajectory. For example, sites made 'live' due to works in the past but which will not be built were identified and discounted. In other cases sites which appear to have stalled had obtained a new (and usually amended) permission. This site by site approach resulted in a discount level of just over 4% for small sites.
2. **Percentage Discount:** Given that the level of discounting for small sites was less than the 10% figure commonly applied in practice, and in order not to overstate the contribution of small sites with permission and potentially undermine the overall delivery of the housing requirement a further discount of just over 5% was applied bringing the overall discount on small sites to 10%. The Council recognises that this is going further than the definitions in the NPPF 2019. It is however, consistent with a number of Section 78 appeal decisions, notably Honeybourne<sup>6</sup>. In this case the Inspector referenced the Department of the Environment Planning and Research Programme Paper "Housing Land Availability" by Roger Tym and Partners, published in 1995. Whilst these findings are believed to relate to planning permissions overall, as opposed to small sites, they provide a useful reference point.

6.10 The overall level of discounting of extant planning permissions is shown in Table 13 below whilst Table 14 lists sites excluded from the supply of extant permissions. Appendix 4 shows all sites with planning permission included in the overall housing supply with the totals for each year reflected in the trajectory graph (Figure 1).

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<sup>6</sup> Appeal Ref: APP/H1840/A/12/2171339, Honeybourne, H Stephens, 24<sup>th</sup> July 2012

**Table 13: Summary of Discounting for Extant Planning Permissions**

Type of Site	All Dwellings	Discounted Dwellings	Remaining Dwellings	% Discount	5YHLS
<b>Major</b>	<b>2254</b>	<b>1223</b>	<b>1031</b>	<b>54.3%</b>	<b>977</b>
Small: Site by Site Analysis	1299	55	1244	4.23%	
Small: Additional 5.77% Discount	1299	75	1224	5.77%	
<b>Total Small</b>	<b>1299</b>	<b>130</b>	<b>1169</b>	<b>10%</b>	<b>1169</b>
<b>Overall Total</b>	<b>3553*</b>	<b>1353</b>	<b>2200</b>	<b>38%</b>	<b>2146</b>

\*Figure of 3,553 used for calculations as some data updated post March 2019 HLA Review following survey responses (HLA March 2019 Figure 3,618)

**Table 14: Extant Planning Permissions Discounted**

HLA Ref	Planning Application Ref	Site Address	Status	Remaining Capacity	Summary of Reason Discounted
<b>Planning Permissions discounted from sources of supply</b>					
00190	05/00273	St .Aidans Works, Bacup Road, Todmorden	Change of Use	9	Stalled. No evidence of activity. Only completion 2010.
00372	09/00314	Land rear of Raven Lodge, Wallis Street, Sowerby Bridge.	Full	2	Stalled
00385	09/00314	Land rear of Raven Lodge, Wallis Street, Sowerby Bridge.	Full	1	Stalled
00412	17/01508	Site of Ovenden Way Hotel, Ovenden Way, Ovenden, Halifax.	Outline	21	Major Outline. No survey response.
00583	21/07/2009	Land east of Huller Edge Hall, Huller Edge Lane, Elland.	Under Construction	1	Stalled
00605	05/01626	Adjacent, 29 Hud Hill, Shelf, Halifax.	Under Construction	1	Stalled
00614	93/02544	Land off, Shelf Hall Lane, Shelf, Halifax.	Full	1	Built. 1 remaining plot will not be built
00909	07/01435	Broomfield Avenue, Halifax.	Full/u/c	4	Stalled
00960	90/02927	Former Heath School Yard, Linden Road, Halifax.	Outline	7	Stalled
01090	06/01998/FUL	Holly Bank Works, Rochdale Road, Greetland	Full	23	Stalled
01101	06/02309	Riverside Works, Stirn Bridge, Sowerby Bridge.	Under Construction	3	Stalled
01201	94/02651	Marsden Gate Farm, Marsden Gate, Sowood, Halifax.	C/U	1	Stalled
01468	96/02062	Adjacent, 69 Wakefield Road, Hipperholme, Halifax.	Full	2	Stalled
01589	01/00775	Former Fenton Works, Thornton Terrace, Halifax.	C/U	1	Stalled
01708	06/00482	Land opposite, 25 Scar Head Road, Sowerby Bridge.	Under Construction	1	Stalled
01751	03/01860	Land rear of, 24 Holdsworth Road, Holmfield, Halifax.	Under Construction	1	Stalled
1900	07/01317	Land adjacent, Bryan Road, Elland.	Full	5	Stalled
2567	07/02351	Jowler Mill, Jowler, Luddenden Foot, Halifax.	Conversion	4	Stalled
02726	04/01508	Land rear of 30 Cross Lees Road, Todmorden	Under Construction	24	Stalled
02923	82/03093	Adjacent Lower Swift Place, Bar Lane, Ripponden, Sowerby	Under Construction	1	Stalled

		Bridge.			
03158	85/01579	Land off Brookfoot Lane, Southowram, Halifax	Outline	12	Major Outline - Unlikely to be built
03181	14/00218	Monoplas, Badger Lane, Hipperholme, Halifax	Outline	74	Major Outline. DM comments are unlikely to progress.
03310	98/00518	Royd Quarry, Brookfoot Lane, Southowram, Halifax.	Outline	24	Major Outline. Unlikely to progress.
03830	05/02008	Clough Mills, Halifax Road, Shelf, Halifax.	Outline	20	Major Outline. Survey response unlikely to proceed
03835	12/00996	Land rear of, 40 The Hough, Northowram, Halifax.	Under Construction	1	Stalled
3853	06/02493	Long Rigging Barn, Holme House Lane, Luddenden, Halifax.	C/U	1	Stalled
03876	03/02348/FUL	Borough Band Club, Wharf Street, Brighouse	Full	60	Stalled
3878	16/00296	The Ranch, New Road, Holywell Green, Halifax.	C/U	2	Stalled
03998	10/01342	The Maltings, Halifax Road, Hipperholme, Halifax.	Full	2	Stalled. No response. Assume last 2 will not be built.
4023	08/00323	Barn at, Grindlestone Bank, Mixenden, Halifax.	Under Construction	1	Built
4034	08/00663	Westroyd, 42 Victoria Road, Elland.	Under Construction	1	Stalled
04117	14/01164	Grounds of Manor House Nursing Home, 127 Wakefield Road, Lightcliffe, Halifax.	Under Construction	1	Survey Response built.
4209	09/00670	Grove Inn, Burnley Road, Luddenden Foot, Halifax.	C/U	3	Stalled
4512	17/00033	Former Engineering Works, Turner Street, Ovenden, Halifax.	Outline	32	Stalled
04582	14/01479	Rear of Deanhurst Garage, St Giles Road, Lightcliffe, Halifax.	Full/Outline	30	Stalled. No survey response on whether scheme will proceed
4612	10/00750	The Workshops, Hill Top, Hollins Lane, Sowerby Bridge.	Under Construction	1	Stalled
4623	13/00105	Site of 16 Grindlestone Bank, Moor End Road, Halifax.	Under Construction	1	Stalled
4649	18/00709	New Yard Farm, Beestonley Lane, Stainland, Halifax.	Under Construction	4	Built
4691	16/01319	Land adjacent Heald Wall Nook Cottage, Scammonden Road, Barkisland, Halifax.	Under Construction	1	Built
04857	16/00031	Former Engine Room, Hollins Mill, Rochdale Road, Todmorden.	Under Construction	13	Survey states built.
4926	15/00772	Land West Of Shaw Close, Station Road, Holywell Green, Elland.	Under Construction	1	Survey states built
05202	14/00516	Harley Mill, Harley Street, Todmorden.	Outline	14	Check DM comment on 2017 pp. Not in HLA. Emailed DO.
05214	17/00776	Grange Farm, Doctor Hill, Halifax.	Outline	13	.Major Outline. No survey response.
5334	18/00890	Stones Cottage, Pudsey Road, Todmorden.	Full	2	Holiday Let
05370	18/01237	The Old Woolcombers Mill, 14 Union Street South, Halifax.	Under Construction	10	Survey states built

**Planning Permissions discounted as included in land allocations source**

HLA Ref	Planning Application Ref	LP Ref	Site Address	Status	Remaining Capacity	Comments
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00997	16/00870	LP1425	Siddal Top Lane, Siddal, Halifax	Outline	105	Major Outline but uncertainty over delivery in short term.
01968	17/01343	LP1322	Former Salford Works, Bramston Street, Rastrick, Brighouse.	Full	65	Survey response states proceeding
02110	18/00017	LP0771	Land at Junction of, Birkby Lane and Bradford Road, Bailiff Bridge, Brighouse.	Outline	41	Survey demonstrates will come forward in 5 year period.
03391	12/01423	LP0658	Cinderhill Mill, Halifax Road, Todmorden.	Outline	23	Survey demonstrates will come forward in 5 year period.
04228	16/00160	LP0164	Site of High Level Works, Pellon Lane, Halifax.	Outline	34	No response/site specific evidence
04651	16/00955	LP0964	Land adjacent to Holly Mount, 113 Rochdale Road, Greetland, Halifax.	Outline	14	Deliverable. 18/01535/OUT pending
04817	17/01386	LP0964	Holly Mount, 113 Rochdale Road, Greetland, Halifax.	Full	1	Corner of above allocation
04944	17/01234	LP0234	Hebble Brook Business Park, Hays Lane, Mixenden, Halifax.	U/C	98	Survey demonstrates will come forward in 5 year period
04977	17/01039	LP0407	Spring Hall Mills, Mile Cross Road, Halifax.	Full	16	No survey response
05027	18/01326	LP0287	Land rear of and, 287 Willowfield Road, Halifax.	Full	10	DM response - Developers on site July/Aug 2019 - active. No survey response.
05118	18/00558	LP1609	Central Ironworks, Claremount Road, Boothtown, Halifax.	U/C	46	
05221	16/01381	LP1116	Land South Of Brooklands, Brighouse Road, Hipperholme, Brighouse.	Outline	50	Survey response - proceeding
05283	17/00045	LP1194	Land Rear Of Exley Park Hotel, Park Lane, Siddal, Halifax.	Outline	11	Survey demonstrates will come forward in 5 year period.
05287	18/00310	LP0814/0815	Stannary Place, Halifax.	Outline	100	Survey demonstrates will come forward in 5 year period.
05297	17/01345	LP1654	Church View Development Site, Church View, Sowerby Bridge.	Outline	44	Council project and intend to deliver within 5 years
05365	17/01556	LP0571	Building North West Of Princess Works, Birds Royd Lane, Brighouse.	Full	100	Survey demonstrates will come forward in 5 year period
05390	18/00815	LP0509	Perseverance Works, Dewsbury Road, Elland.	Outline	90	Within Mixed Use Allocation - pp 30.5% of area. Original allocation did not include dwellings.

## Windfall Sites

6.11 Windfall sites are sites which have not been specifically identified in the development plan<sup>7</sup>. They normally comprise previously developed sites that have unexpectedly become available. The NPPF states that an allowance can be made for windfall sites within the supply if there is

<sup>7</sup> NPPF, 2019

compelling evidence that they will provide a reliable source of supply. Planning Practice Guidance also states that ‘local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance<sup>8</sup>.

- 6.12 The Council has prepared a note on its approach to including a windfall allowance in the Local Plan; this can be found in Appendix 1 to this Technical Paper.
- 6.13 Windfalls have historically made an important contribution to the housing supply in Calderdale. Since 2008/09, the average number of completions on all windfall sites (irrespective of size) has been 308.5 units per annum. The number of completions has not fallen below 100 units, even during periods of slow economic growth. However, more recently, the number of completions have fallen on the larger (10+ sites), but the number of completions on the smaller sites (0-9 units) have remained fairly consistent. This underlines the important contribution of development on smaller sites and shows a continuation of the historic trend in Calderdale of development generally taking place on smaller sites.
- 6.14 The windfall allowance has been calculated using trend data from housing completions on small sites over the period 2008/09 – 2018/19. It is considered that the data is more accurate because the Council is taking a more cautious approach to calculating the future windfall allowance and is avoiding using data from periods of stronger economic growth. The Council has also excluded completions on large windfall sites, although they could come forward in the future. In addition to using more data from the later time period, the Council is using completions data rather than planning permissions data. This gives a more accurate picture of the planning permissions which have been implemented rather than just granted. This also means that there is no need to apply a discount to factor in implementation rates.

**Table 15: Windfall Allowances for the Local Plan**

<b>Plan Period</b>	<b>Assumptions</b>	<b>Calculation</b>	<b>No. Units</b>
<b>1 – 5 Years</b>	100% of historic delivery rate on Non-Exceptional Sites for years 4 & 5 only	159.4 x 2	318.8
<b>6 – 10 Years</b>	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(120.5 x5) x 0.8	482
<b>11 – 15 Years</b>	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(120.5 x5) x 0.8	482
<b>TOTAL</b>			<b>1,282.8</b>

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<sup>8</sup> PPG, Paragraph: 24 Reference ID: 3-023-20190722

## New Land Allocations

- 6.14 Sufficient sites are allocated to deliver the revised housing requirement figure as shown in Appendix 3. The “Site Allocations Methodology – Publication Draft” (2018)<sup>9</sup> together with the note<sup>10</sup> accompanying selection of additional sites to meet the revised housing requirement figure comprehensively explains the methodology underpinning site selection. The overall supply with the new land allocations provides a buffer of some 600 dwellings. This buffer was originally greater but the residential capacity of a number of allocations has recently reduced and these sites are shown in Table 16. It should be noted that some sites have actually been completed and are/will be counted as completions in the trajectory.

**Table 16: Local Plan allocations where residential capacity reduced since Local Plan Publication Draft (August 2018)**

Site Ref	Location	Original Capacity	Amended Capacity	Reason
LP0075	Land at Laithe Croft Farm, Bowling Green, Stainland	11	0	Historic England objection
LP0759	Land off Belle Vue Rise, Shelf	10	-	Built Year 1 (18/19)
LP1287	Northgate House, Halifax (Mixed Use Allocation)	40	0	No residential in scheme under construction
LP 1229	Near Royd, Ovenden	474	400	Further consideration of constraints
LP0400	Birdcage Lane, Halifax	6	-	Built

- 6.15 **Mixed Use Sites:** The level of information on mixed use sites varies and is constantly evolving. At one extreme some sites are now coming forward solely for housing whilst others may not include any housing at all. The current position will be reflected in Appendix 3 as it is updated. To assist in meeting the revised housing requirement figure a further 200 units have been attributed to 4 of the mixed use sites based on their size. These are LP0264, LP0289, LP1170 and LP1632. A study to verify the potential residential capacity of mixed use sites is to be undertaken by consultants with the results feeding into the work on housing supply. This will also clarify the actual densities of residential components.
- 6.16 **Availability:** The category ‘Part’ in the Availability column in Appendix 3 refers to the fact that part of the site’s availability is not known, rather than not available. In some cases this may be a small portion of the site not affecting the majority of the site coming forward. The mixed use sites are recorded as availability ‘unknown’ but this is a generalisation as in some cases many of the landowners are known. As there are often numerous landowners involved it can be difficult to obtain complete coverage and this is an area in which the study on mixed use sites will provide further information to help complete the picture of availability.
- 6.17 **Base date:** Whilst the overall base date for the update of housing supply is 31<sup>st</sup> March 2019, and the supply figures relate to this date, where known, more recent information on the allocations is included in Appendix 3.

<sup>9</sup> Site Allocations Assessment Methodology Statement, Calderdale MBC, 2018

<sup>10</sup> In preparation

## **Empty Properties**

- 6.18 As set out in the Calderdale Empty Homes Strategy 2014-2020, the number of empty properties in the borough has been falling, with a decrease of 53% between December 2009 and January 2020. This demonstrates the success of the measures used to bring empty properties back into use. The Empty Homes Strategy recognises that there is the possibility that some properties may not be brought back into use and be demolished instead. The residual properties as the numbers decrease are likely to be more challenging to bring back into use.
- 6.19 At 15 January 2020, there were 1544 long term empty dwellings (defined as empty for 6 months or longer) in the Borough. In more general terms, the number of empty properties in Calderdale is falling, and the Council through its Housing Service is actively pursuing initiatives to bring these back into residential use. However, many such properties can be difficult to bring back into residential use (as documented in the Council's Empty Homes Strategy 2014-2020 and reflected in the SHMA) and it is therefore difficult to quantify the contribution empty properties may make to delivering housing over the plan period.
- 6.20 In just over three years (between November 2016 and January 2020), there was a reduction of 264 long term empty properties but projecting this rate forward cannot be done with any certainty. Therefore, empty homes being brought back into use have not been included as a source of supply in the Local Plan.

## **7. HOUSING TRAJECTORY**

- 7.1 The National Planning Policy Framework requires local planning authorities to set out the deliverability and developability of sites in the form of a housing trajectory. This is based on lead-in times and build-out rates to indicate the number of dwellings likely to be delivered each year during the Plan period.

### **Justification for stepping the trajectory**

- 7.2 Debate at the stage 1 hearings centred around whether a stepped requirement should be included in the Local Plan, particularly given the low level of completions in recent years. A separate Technical Note on this matter has been submitted to the Inspector. The circumstances in which a stepped approach may be taken to the housing requirement are set out in the Planning Practice Guidance, July 2019 (paragraph 21). In essence this states that a stepped requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. Given that the average level of net completions over the last 10 years has been 440 dwellings (rounded) with an even lower average over the last 5 years (365 dwellings) and 3 years (386 dwellings) the conditions for a stepped housing requirement are met in Calderdale. Furthermore, the housing requirement figures in recent plans were much lower than the current figure. The equivalent annual figure in the RCUDP was 450 whilst in the Regional Spatial Strategy it was 500 for the first 4 years, rising to 670 for the remainder of the plan period. Additionally, some of the strategic sites in the Local Plan such as the Garden Suburbs (LP1451 and LP1463) will be delivered over a number of years later in the Plan period.
- 7.3 The Council's Draft Housing Delivery Test Action Plan (as yet unpublished) analyses the reasons why the development industry is failing to deliver sufficient homes to meet objectively assessed need in Calderdale (this reflects the method by which the housing requirement had been determined at the time the report was drafted). The draft report proposes actions to address this issue, some of which are currently being implemented, but

without greater intervention in the development process and greater funding the position is unlikely to improve significantly in the short term. This problem will be exacerbated by the revised and increased overall housing requirement figure in the Local Plan.

- 7.4 There is also a precedent for stepping the trajectory in Calderdale with the Core Strategy (Preferred Options version) prepared under the Local Development Framework system using a stepped trajectory. Two options for stepping the trajectory in the Local Plan were put forward by the Council in the Technical Note submitted to the Inspector. The second of the two options is considered more realistic by the Council and is set out in Table 17 below (some figures are rounded).
- 7.5 Option 2 employs a figure of 560 dpa for the first six years, followed by 900 dpa for the following three years, and 1,482 dpa for the subsequent 6 years. This approach reflects the increase in the annual requirement figure compared to previous plans and transitions this by stepping up at two specific points in the trajectory creating three separate periods. These are not to be confused with any form of phasing (see below for further explanation).
- 7.6 The step up in Year 7 reflects the fact that adoption of the Local Plan is not assumed to be before April 2021 (for the purpose of the trajectory). This then leaves a relatively short period before sites which cannot come forward prior to adoption of the Local Plan, such as those currently in the Green Belt, to obtain planning permission and work on site commence leading to the first completions. The point at which these sites could come forward was debated at the stage 1 hearings with a number of developers stating that they were already undertaking preparatory work including drawing up planning applications ready for submission as soon as the plan is adopted, with the intention of commencing development as soon as possible afterwards. The step up in year 10 is based on the assumption that delivery on sites currently in the Green Belt, including the strategic sites, will increase over the latter part of the Plan period.

**Table 17: Two Step (3 period) Approach to Housing Trajectory**

Dwellings per annum	No. Years	Total Dwellings for period
560	6	3360
900	3	2700
1482 (rounded)	6	8890 (rounded)
<b>Overall Total</b>	<b>15</b>	<b>14,950</b>

- 7.7 The resultant revised Policy SD3 is as follows:

<p><b>Policy SD3</b> <b>Housing Requirement</b></p> <p>Provision is made for a minimum of 14,950 net additional dwellings to be delivered within Calderdale between 1st April 2018 and 31st March 2033, in order to meet the housing requirement of the Borough. This housing requirement will be delivered in three periods:</p> <ul style="list-style-type: none"> <li>• Period 1: 2018 - 2024 = 560 dwellings per annum</li> <li>• Period 2: 2024 - 2027 = 900 dwellings per annum</li> <li>• Period 3: 2027 - 2033 = 1,482 dwellings per annum</li> </ul>
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- 7.8 In employing a stepped approach the Council is not seeking to unnecessarily delay meeting the identified housing requirement. The Council will monitor levels of delivery in relation to the stepped housing trajectory. This approach does not preclude completion levels being above the stepped figure of 560dpa in the housing trajectory and should be viewed as a ‘floor’ and not a ‘ceiling’. Whilst the trajectory shows that supply in the early part of the plan period exceeds the stepped requirement figure it is unlikely there will be a corresponding step up in delivery. It does, however provide a choice of sites for developers. The trajectory is shown in Figure 1.

#### **Implications of adopting an average trajectory**

- 7.9 Without a stepped and realistic approach to delivery of the housing requirement, under delivery would result year on year with the five year housing land supply requirement continually increasing, with no possibility that it could be delivered. The Council would also be unable to meet the Housing Delivery Test. Even with the level for the first period set at 560 dpa, given recent completion levels, there is a significant risk that less than 75% of the requirement will be delivered triggering application of the presumption in favour of sustainable development (PPG, July 2019, para. 42). However, to set the level for the first period lower would result in unrealistic expectations in the latter part of the Plan period.

#### **What stepping the housing trajectory means in practice**

- 7.10 In employing a stepped approach the Council is not seeking to delay meeting the identified housing requirement. This approach does not preclude delivery being above that shown in the trajectory and should be viewed as a ‘floor’ and not a ‘ceiling’. Whilst the trajectory generally shows supply in the first half of the plan period exceeding the stepped requirement this does not necessarily translate into a corresponding step up in delivery given the complex socio-economic factors involved in this process. It does, however, provide a choice of sites for developers.

#### **Lead-In Times and Build-Out Rates**

- 7.11 The National Planning Policy Framework requires local planning authorities to set out the deliverability and developability of sites in the form of a housing trajectory. This is based on lead-in times and build-out rates to indicate the number of dwellings likely to be delivered each year during the Plan period.
- 7.12 The approach in the Local Plan builds on and refines that originally employed in the Strategic Housing Land Availability assessment (SHLAA) and agreed by the SHLAA Working Group which includes housebuilders. A number of recent research documents published by the development industry considering the issue of lead-in times and delivery rates have also been employed:
- Barratt and Chamberlain Walker – The Role of Land Pipelines in the UK Housebuilding Process (September 2017)
  - Nathaniel Lichfield and Partners – Start to Finish: How quickly do large-scale housing sites deliver? (November 2016).
- 7.13 These reports outline the process from site allocation to the completion of a site.
- Preparation of planning application
  - EIA Screening and Scoping, where required
  - Receipt and Validation by the Council
  - Negotiation of S106 and other planning obligations
  - Statutory consultation
  - Planning Committee

- Grant of Planning Permission
- Potential for Judicial Review
- Discharge of planning conditions, submission of reserved matters application
- Commence work on site e.g. opening up works/delivery of infrastructure (not delivery of dwellings)
- Delivery of dwellings
- Site completion

#### Lead-in Times

7.14 The Planning Service has a vast amount of data relating to planning applications and the monitoring of housing completions. Data was extracted from both the Housing Land Availability database (residential permissions and quarterly monitoring) and the Idox Uniform database (planning applications) for all new build residential site completions, for developments of 8 or more units (correlates to the Local Plan threshold of 0.25ha at 30dph) between 01.01.2000 and 30.09.2017 (the latest quarterly review available at the time this work was being prepared whilst further analysis over the relatively short period since then to date is unlikely to add greatly to the existing findings). Analysing data over this time period takes account of peaks and troughs in the housing market. Basing research on local evidence held by the Council also provides a local perspective on this aspect of delivery. This work was augmented by the views of the Home Builders Federation along with site specific evidence provided by agents/developers/landowners. There remains a continuing dialogue between the Council and developers/landowners/agents regarding achievability with regard to the types of evidence advocated in the PPG.

7.15 Analysis of the data for the following stages was undertaken:

- Validation to approval of planning application.
- Approval of planning application to site commencement (includes pre-commencement conditions).
- Site commencement to first plot completion (groundworks and laying of infrastructure).
- First plot completion to site completion (to calculate delivery rates).

7.16 These assumptions (see Table 18) apply to both sites with planning permission in the Housing Land Availability database and allocations where a planning application has been submitted or planning permission granted. Whilst small sites are positioned in accordance with the agreed rates, in order to avoid unrealistic peaks in the early years of the trajectory some sites were moved back. Many of these minor sites involve conversions which tend to be completed at one specific date and some of which can be under construction for a number of years.

**Table 18: Lead-in Time Assumptions**

Site Status	Lead in Time (Years)
Site has outline planning permission, no reserved matters application submitted	2.5 years
Site has outline planning permission, reserved matters pending consideration	2 years
Site has outline planning permission, reserved matters approved	1.5 years
Full planning application pending consideration	2.5 years
Full planning permission	2 years

- 7.17 Following the stage 1 hearings and as more recent information has become available lead-in times for existing allocations have been revised whilst the additional sites to meet the revised housing requirement have been added to the trajectory. Site specific evidence was employed where available but in its absence a range of factors including those referenced in the Barratt and Chamberlain and Nathaniel Lichfield research documents influenced their positioning as explained in the Council’s methodological note on positioning (see Appendix 7). For clarity the following factors were applied cumulatively:
- +6 months for sites where there is no housebuilder on board
  - +12 months where the site is in multiple ownership
  - +12 months for sites of 250+ units to allow for masterplanning
- 7.18 In relation to the additional time to reflect there being no housebuilder on board this is a somewhat cautious approach. The appeal decision for the Hutton Cranswick case (cited above) commented that whilst a site is not under the control of a housebuilder but a land promoter it is one step further away from actual development but it is clearly in land promoter’s interest to sell rapidly to housebuilders. There is no implication that such sites are less likely to come forward in the first five year period.
- 7.19 The Council’s Housing Service is pursuing a number of initiatives, including the Calderdale Together Investment Partnership (CTIP) and North Halifax Transformation Programme, and has provided Statements of Deliverability to inform the housing trajectory.
- 7.20 Those allocations requiring a policy change, such as sites in the existing Green Belt, cannot be delivered before adoption of the Local Plan. For the purposes of the trajectory this is taken as being April 2021. Whilst the Plan may be adopted before this date this assumption does allow for any slippage in the plan making process and provides a robust approach to the positioning of the allocations. The date of adoption and its impact on the trajectory was debated at length during the stage 1 hearings. Information provided by the development industry shows that detailed planning applications are already being worked up for a number of sites in the Green Belt with the intention of submitting these immediately upon adoption of the Local Plan enabling these sites to start delivering dwellings earlier than would otherwise be the case.
- 7.21 The trajectory has also been informed by the availability of sites and the proximity of other land allocations given that the market will not usually bring forward sites in proximity and within the same housing market at the same time. However, given that such sites could be developed earlier they can be moved forward to increase the choice and supply of sites in the five year supply, should this be necessary, and replace any sites which have not come forward as expected.

**Build-Out Rates**

- 7.22 The assumptions in Table 19 have been used to determine build-out rates. These are based on the Council’s planning data analysis referred to above and continuing dialogue with housebuilders. Details in relation to specific sites are held in the Local Plan Site Assessment database.

**Table 19: Delivery Rate Assumptions**

No. Dwellings	Build Out Rate
Less than 50 units	30 per annum
50-149 units	40 per annum
150 units and above	55 per annum

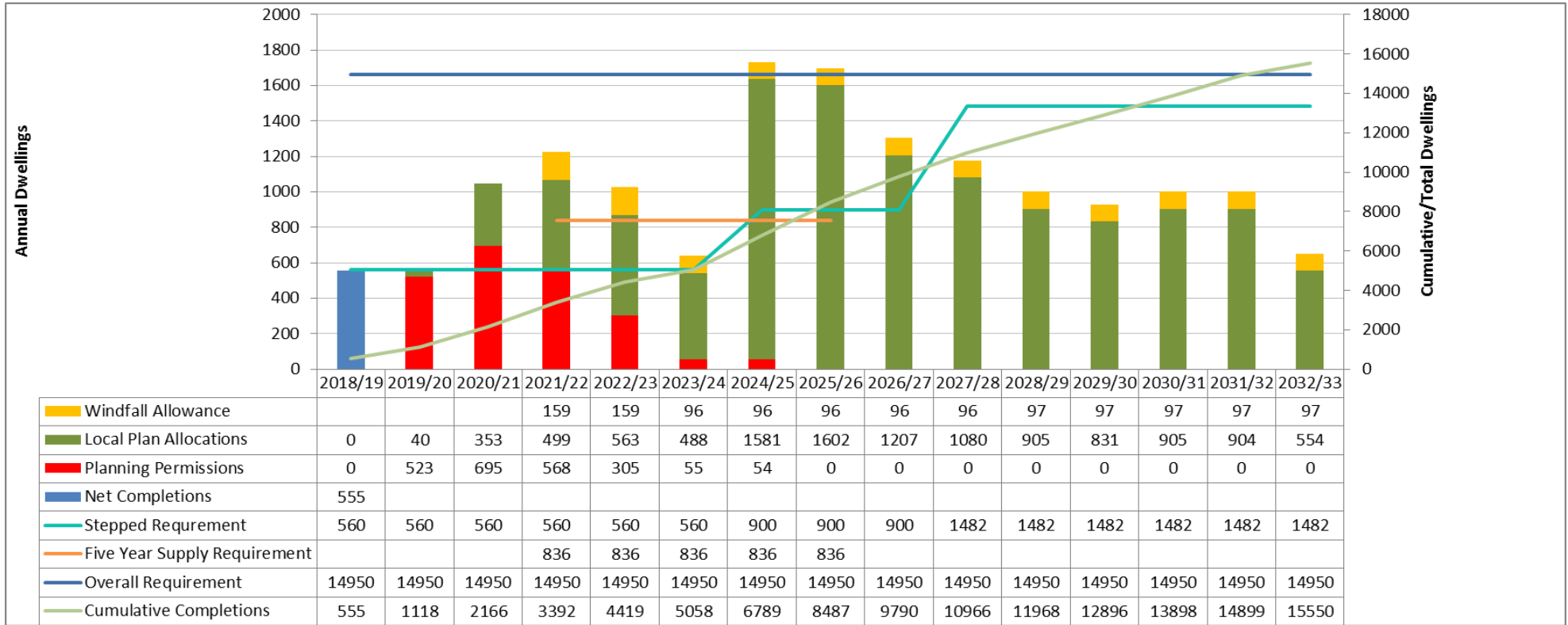
### **Modern Methods of Construction**

- 7.23 An area that is evolving rapidly is Modern Methods of Construction (MMCs) where units are built as components in a factory and assembled on-site with a saving in the overall time taken to complete units. The Government expects this form of construction to be instrumental in increasing delivery rates. One developer has purchased a company specifically for this purpose and suggests that delivery rates are anticipated to be 60 dwellings per annum where 1 market outlet is present with this increasing to 120 units where 2 outlets are present. Given the fact that MMCs are a relatively recent innovation they have not, at this stage, been factored into the delivery rates in Table 19 although this is likely to change in the future. Where specific information has been provided by a developer that MMCs are to be employed this information has influenced delivery rates.

### **Conversions and new build flats**

- 7.24 The above lead-in and build-out rates generally apply to new build dwellings. For conversions the SHLAA contains a lead-in time of 2 years, although this varies slightly depending on the size of the development and a build-out rate of 40 units per annum. New build blocks of flats are assumed to have the same lead-in times as new build dwellings but completions levels are more difficult to assign as such developments often have one overall completion date. As such completions are positioned several years ahead on a site by site basis but may be split if the development is phased. This primarily applies to mixed use sites where information from developers has influenced the positioning of sites.

**Figure 1: Calderdale Housing Trajectory 2018/19 to 2032/33**



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

- 7.25 As set out in the National Planning Practice Guidance (PPG) the purpose of the five year supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. With regard to plan making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan.
- 7.26 Following submission of the Local Plan for examination there have been updates to both the NPPF and the associated guidance. This annual update to the five year housing land supply reflects this current national planning policy and guidance. With regard to the planning permissions component of the supply the most recent annual update of planning permissions data (31st March 2019) has been used.

### **Five Year Requirement Figure**

- 7.27 The PPG states that the housing requirement figure to be used is that identified in strategic housing policies where the plan was adopted in the last 5 years. In other circumstances, the 5 year land supply will be measured against the area's local housing need, calculated using the standard method (840 dwellings per year when the Local Plan was drafted but 822 dwellings in the subsequent update to the relevant datasets). Following the stage 1 hearings, and in response to the Inspector's subsequent letter, the Local Plan housing requirement figure has increased to 14,950 dwellings (an average of 997 dwellings per annum) and is the figure which the Inspector will consider when the Local Plan examination re-convenes. Should this level of housing provision be found sound by the Inspector this will be the figure in the adopted plan and is therefore the figure employed for calculation of the 5 year housing land supply.
- 7.28 The Technical Note Submitted to the Inspector (CC40) explored a number of scenarios around stepped and average trajectories and in relation to the Liverpool and Sedgefield Approaches. The calculation in this Technical Paper is based on the Council's preferred approach, that of the two step (3 period) trajectory and following the Liverpool approach. In order to determine the position on adoption of the Local Plan (assumed April 2021) the five year period is 2021/22 to 2025/26 (Years 4 to 8 of the trajectory). To this is added any under delivery during Year 1 of the Plan (2018/19) together with a 20% buffer reflecting the fact that there has potentially been under delivery over a number of years. Selecting the most appropriate figure for the buffer is not clear cut in Calderdale given the lack of a recent housing requirement figure in an adopted plan as set out below. Looking so far ahead, the level of completions for Years 2 and 3 as well as the level of planning permissions cannot be known. Assumptions have therefore been made that full delivery will occur for these years and the level of planning permissions will remain as at April 2019. Clearly there will be variations in these inputs to the calculations with consequential changes to the five year supply figure.

### **Selection of appropriate buffer**

- 7.29 The most recently adopted development plan is the Regional Spatial Strategy (RSS). Completions levels have fluctuated significantly over the period 2004 to 2018 as shown in Section 4. The figure most recently adopted in a development plan, that of the RSS, notwithstanding its revocation in 2013 (and somewhat higher figure than that of 450 in the RCUDP) has been used as the basis of the Authority Monitoring Reports. Extrapolating this approach to the Local Plan's base date demonstrates that completion levels have exceeded the requirement in RSS over this period. Prior to the recession around 2008, completions far exceeded the RSS requirement but declined after this date. When calculating the five year housing land supply up to 2015, a 5% buffer was employed given overall completion levels prior to this period. Given that completion levels have been below those in RSS immediately

prior to and since this date, a period of 9 years, and in the spirit of boosting housing supply as required by the NPPF the buffer was raised to 20%.

#### Sources of Land Included in Five Year Supply

7.30 The supply comprises extant planning permissions and a number of the land allocations in the Local Plan without planning permission, together with a windfall allowance. The most recent annual update of planning permissions data (31st March 2019) has been used. The analysis of these sources is covered in Section 6 of this technical paper. Sites with planning permission considered developable but not deliverable within the five year period have been excluded from the five year supply as shown in Table 20 below. Land allocations with planning permission are generally considered to meet the definition of deliverable and included in the 5YHLS. Many such sites are supported by developer information confirming delivery time-scales. Those allocations without planning permission but where evidence demonstrates they are likely to come forward in the five year period are also included in the five year supply. Evidence in relation to the allocations is continually being updated affecting the capacities of these sites. The position at mid February 2020 has been used for the purpose of the current 5YHLS calculation. The figures for windfalls have been updated to 31/3/19.

**Table 20: Planning Permissions Positioned after 5 year period**

HLA Ref	Planning Application Ref	Site Address	Status	Remaining Capacity	Comments
04746	13/00576	Land off, Pudsey Road, Todmorden.	Under Construction	23	Groundworks commenced & implemented but stalled. No survey response.
05223	17/00205	1 Jagger Green Hall, Jagger Green Lane, Holywell Green, Elland.	Outline	11	Recent outline pp. No survey response.
05322	17/00660	Stansfield Mill, Stansfield Mill Lane, Triangle, Sowerby Bridge.	Outline	20	Relatively recent Outline - No survey response.

#### Position on Adoption of Local Plan

7.31 As shown in Table 21 below the 5 year housing land supply on adoption could be 8.96 years and indicating that there will be a 5 year supply on adoption of the Local Plan. However, any future underdelivery will make the provision of a 5 year supply and passing the Housing Delivery Test more challenging confirming the Liverpool approach as the most appropriate. Current indications are that delivery for 2019/20 will be below that of the previous year (currently around 334 dwellings for the first 3 quarters).

**Table 21: Five Year Housing Land Supply Calculation as at Adoption of LP April 2021  
Two Step (3 period) Trajectory (Liverpool/Residual Approach)  
2021/22 to 2025/26 (Years 4 to 8)**

	<b>Number</b>	<b>Explanation/Source</b>
<b>Requirement</b>		
Five Year Housing Requirement	3480	Revised Local Plan Policy SD3 following stage 1 hearings 560 x 3 years and 900 x 2 years
Gross Completions 18/19 to 20/21	577	Only 18/19 known when calculated
Losses 18/19 to 20/21	22	Only 18/19 known when calculated
Net Completions 18/19 to 20/21	555	Gross completions less losses for Year 1 (Y2 & 3 not known)
Under Delivery Year 1 to 3	5	Requirement less delivery for Year 1. Not available for Years 2 & 3. Assumes full delivery for Years 2 and 3.
Under delivery as residual	2	Under Delivery Years 1 to 3 divided by 12 Years multiplied by 5. Assumes full delivery for Years 2 & 3.
Overall five year requirement	3482	Requirement + underdelivery as residual
20% Buffer	696	See HTP Section 7
Total five year requirement	4179	Requirement with underdelivery + 20% buffer
<b>Annual five year requirement</b>	<b>836</b>	Total requirement divided by 5 (rounded)
<b>Supply</b>		
Planning permissions	2146	HLA 31st March 2019. See HTP Section 6 & Table 13 for discounting. Assumes same level of pps on adoption (Year 4)
Windfalls	608	Trajectory Years 4 and 5 = 159.4 x 2 + Year 6 to 8 =96.4 x3
Land Allocations	4733	Deliverable Years 4 to 8. HTP App 3.
<b>Total Five Year Supply</b>	<b>7487</b>	<b>Sum of sources</b>
<b>Five Year Supply Figure</b>		
Number of Years Supply	<b>8.96</b>	Supply/5 Year Annual Requirement

## 8 RESIDENTIAL DENSITY

- 8.1 Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided. NPPF enables local planning authorities to set out their own approach to housing density in Local Plans.
- 8.2 At the time of the first UDP, 25 dph (dwellings per hectare) was deemed appropriate by the planning inspector for forward planning purposes. The RSS adopted figures of 30dph for greenfield sites and 38dph for brownfield sites.
- 8.3 Table 22 shows the density achieved on sites over the last eight years. To provide more realistic figures, developments where densities exceeded 100dph have been removed from the calculation. Average densities over the past eight years (excluding sites where over 100dph was achieved) are 47.3dph for conversions and 34.5dph for new build schemes. It is therefore considered that a policy with a general expectation of 30dph is not unrealistic or unreasonable, especially in light of the level of Green Belt land needed to meet the housing requirement, and the need to use land efficiently.

**Table 22: Densities Achieved Between 2011/12 and 2018/19**

	Conversions		New Build	
Year	Density on All Sites	Density on Sites <100dph	Density on All Sites	Density on Sites <100dph
<b>2011/12</b>	87.5	27.2	46.7	29.6
<b>2012/13</b>	88.9	36.5	42.2	24.7
<b>2013/14</b>	74.6	28.9	43.3	31.4
<b>2014/15</b>	128.1	33.7	39.5	34.9
<b>2015/16</b>	142.4	45.4	50.2	31.8
<b>2016/17</b>	101.1	37.2	33.1	31.5
<b>2017/18</b>	119.2	119.2	4.6	44.6
<b>2018/19</b>	116.2	50.47	48.9	47.4
<b>AVERAGE</b>	107.3	47.3	38.6	34.5

Source HLA March 2019

- 8.4 The SHLAA uses a range of density multipliers (Table 5, 2014 SHLAA) to calculate the capacity on sites. It was considered that the existing policy at the time (RCUDP Policy H10) did not contain sufficient detail in terms of providing a range of density multipliers. Density multipliers were considered in order that the site capacities were reflected as accurately as possible, and without overstating capacity. The density multipliers agreed by the SHLAA Working Group were based on those included in ‘Tapping the Potential’ published in 2000. These have been used in assessing the housing allocations in order to determine indicative site capacity.
- 8.5 The Local Plan has a general minimum requirement of 30dph, and when assessing planning applications on non-allocated sites, density will be based on a number of key considerations, primarily location, size and character of the site and surrounding area. The capacity work for the housing allocations, has to a large extent, already undertaken this work, as the density multipliers vary for sites of differing size and location, and it is expected that proposals for these sites will achieve the capacities stated in Policy SD7 Allocated Housing Sites.

- 8.6 The data on density set out in Table 22 above uses the net density of a site, i.e. taking into account driveways and areas of open space. It uses the planning application red line boundary for calculating the site area. Net density for the site allocations has been approached in the same manner to derive indicative site capacities. However, the developable area of a site may have been reduced in response to constraints such as biodiversity, environmental health concerns, flood risk or heritage impacts. In most circumstances this will have not altered the site allocation boundary, and the site allocation will detail the reasons and mitigation measures required as well as the appropriate developable area boundary. Where information has been submitted by developers/landowners regarding capacity, this information has been used where it is broadly in line with what has been calculated using the density multiplier.
- 8.7 Where sites have had planning permission in the past, or currently have outline planning permission and the number of units has been approved, this has been used to inform the indicative capacity of the site.

## 9 HOUSING MIX

- 9.1 NPPF (2012) states that local planning authorities should plan for a mix of housing based on current and future demographic trends, and identify the size, type, tenure and range of housing required. The 2019 NPPF maintains the requirement that housing needs of different groups should be assessed and reflected in planning policies.
- 9.2 The 2015 SHMA contained information on house size and type. The 2018 SHMA has been able to use new local data to provide a refined and locally specific approach to estimate the overall size and type of housing that may be needed in Calderdale.
- 9.3 The modelling predicts the strongest growth to be in the number of one person households, which are likely to be formed by residents of all age groups, thereby including younger single person households as well as pensioner and other single person households. Table 16, taken from the 2018 SHMA shows the greatest need will be for 2 and 3 bedroom houses.

**Table 23: Size of Housing Required in Calderdale 2016-2035**

	1 bed	2 beds	3 beds	4+ beds
Proportions of households requiring...	17%	36%	33%	14%
No. Dwellings based on requirement of 14,950	2542	5382	4934	2093

SHMA, 2018. Figures do not add due to rounding.

- 9.4 The types and sizes of houses built since 2004 are shown in Tables 24 and 25. Prior to this date, data on house types and sizes was not recorded systematically. Therefore completions in the tables below do not always equal the figures in Section 6 above. However, the data clearly shows flats and terraced properties to be the most common house types whilst the most common house sizes were 2 and 3 bedroom properties. The SHMA identifies a need for smaller dwellings, and figures in Tables 24 and 25 below show that this is what is being delivered in Calderdale.

**Table 24: Completions by Type and Size 2004 to 2019 (Number)**

House Type	Number of bedrooms									Total
	1	2	3	4	5	6	7	8	No info	
Bedsit/House of Multiple Occupation	45	0	1	0	0	0	0	0	0	<b>46</b>
Detached	31	117	366	981	354	70	5	1	67	<b>1992</b>
Semi-detached	9	112	716	268	21	3	2	1	20	<b>1152</b>
Terraced	69	573	1578	367	20	4	0	0	63	<b>2944</b>
Flat	1222	2791	74	8	1	1	0	0	173	<b>4270</b>
<b>Total</b>	<b>1376</b>	<b>3593</b>	<b>2735</b>	<b>1624</b>	<b>396</b>	<b>78</b>	<b>7</b>	<b>2</b>	323	<b>10404</b>

\*241 units were granted planning permission but there was no information on the type of dwellings (for example prior approvals)

**Table 25: Completions by Type and Size 2004 to 2019 (Percentage)**

House Type	Number of bedrooms								
	1	2	3	4	5	6	7	8	No info
Bedsit/House of Multiple Occupation	97.8	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0
Detached	1.6	5.9	18.4	49.2	17.8	3.5	0.3	0.1	3.4
Semi-detached	0.8	9.7	62.2	23.3	1.8	0.3	0.2	0.1	1.7
Terraced	2.3	19.5	53.6	12.5	0.7	0.1	0.0	0.0	2.1
Flat	28.6	65.4	1.7	0.2	0.0	0.0	0.0	0.0	4.1

## 10 HOUSING FOR INDEPENDENT LIVING

10.1 In March 2015, the Government announced a new approach to the setting of technical standards in England. These changes saw the replacement of the Lifetime Homes standard by optional building regulations that local authorities are able to adopt via the inclusion of a policy in their Local Plan. In order to include a policy, local planning authorities must undertake a local needs assessment and viability must be assured.

10.2 The Sub National Population and Household Projections for Calderdale show that both the number of older people and the number of older households will increase significantly between 2014 and 2039. In 2039, 37% of all households in Calderdale will be aged 65+ years. In addition, by 2030, over 10% of the population aged between 18 and 64 years will have either a moderate or serious disability.

10.3 The Local Plan is required to meet needs of all groups of the population. The SHMA indicates that there is a need for a further 1900 housing units for older people – sheltered accommodation, extra care housing etc. There is falling demand for residential care; older people wish to stay in their own homes for as long as possible, and also retain their independence for as long as possible. Building accessible and adaptable homes may reduce pressure on Extra Care schemes, as homes will be able to adapt to changing needs.

10.4 Calderdale MBC considers that it has the evidence to demonstrate that inclusion of a policy to require Building Regulation M4(2) 'Accessible and Adaptable Dwellings' in the Local Plan. The full justification is set out in Appendix 2 to this Technical Paper.

## 11 AFFORDABLE HOUSING

11.1 The number of affordable homes provided since 2002 is shown in the table below whilst information on the affordable housing need can be found in the 2015 SHMA.

**Table 26: Affordable Housing Completions by Funding Source**

	Registered Providers grant funded (ADP,NAHP, AHP)	S106 on private developments	Mixed grant and S106	Other* (eg Homebuy, first buy)	Total
2002/03	77	11	0		88
2003/04	9	2	3		14
2004/05	95	10	0		105
2005/06	21	22	0		43
2006/07	103	20	17		140
2007/08	136	47	0		183
2008/09	70	22	0		92
2009/10	60	5	0		65
2010/11	44	0	0	3	47
2011/12	82	6	0	12	100
2012/13	186	4	0	5	195
2013/14	120	0	0	6	126
2014/15	50	3	0	0	53
2015/16	8	5	0	0	13
2016/17	64	0	0	0	64
2017/18	22	0	0	0	22
2018/19	45	0	0	10	55

*\*Measures introduced by central government to assist buyers to purchase new build homes*

11.2 Calderdale's housing market does not perform in a uniform manner across the borough; its operation is more complex with 9 sub-markets functioning below the authority level, as well as a lower tier of localised areas within these, which reflect the different tenures and market characteristics across the borough, and the shared characteristics, containment and functions operating at a local scale.

11.3 As part of the preparation of the 2011 SHMA, an Economic Viability Assessment was published which categorised the 9 sub-markets as either 'very hot', 'hot', 'medium' or 'cold' market areas.

11.4 To facilitate interpretation of Policy HS6 of the Local Plan, the 9 sub-markets with similar market values and characterisations were organised into 4 zones (A-D). Each zone has a corresponding performance designation, size threshold and proportion of affordable housing provision.

- 11.5 In line with national guidance on affordable housing obligations, contributions will not be sought from developments of 10 units or less. The Council does not have evidence to support the designation of rural areas where a lower 5-unit threshold can be applied.

Meeting Calderdale’s Affordable Housing Need

- 11.6 The 2018 SHMA (paragraph 7.3) identified a need for 3671 affordable homes over the period 2016-2035, equating to 193 per annum. In order to be compliant with Planning Practice Guidance, the backlog should be cleared within the first five years of the Plan period. However, as the Publication Draft Local Plan (paragraph 16.37) sets out, meeting this requirement early in the Plan period, particularly given recent levels of housing delivery is not considered realistic. It is therefore intended to spread the backlog over the fifteen year plan period. The Local Plan housing trajectory includes a stepped requirement, which reflects the significant increase in housing delivery compared with recent years, and acknowledges that it may take time for the market to respond, particularly as there is reliance on allocated sites in terms of the supply.
- 11.7 Appendix 5 sets out the likely delivery of affordable housing based on the delivery of housing allocations throughout the Plan period. Using the equivalent need of 193 dwellings per annum over 15 years (plus the undersupply from 2016/17 and 2017/18), this equates to a need of 3,195 Affordable Housing Units (AHU) between 2018/19 and 2032/33. The number of affordable housing completions in 2018/19 was 55 units (undersupply equating to 138 units). This therefore results in a need for 3333 units over the remaining Plan Period, equating to an annual need of 238 affordable housing units.

**Table 27: Affordable Housing Need**

<b>Affordable Housing Need</b>	
SHMA 2015 - need over 19 year period (2016-2035)	3671
Yearly need	193
<b>Affordable Housing Need 2018/19 - 2032/33 (Plan Period)</b>	<b>2895</b>
Completions 2018/19 (year 1)	55
Undersupply 2018/19	<b>138</b>
<b>Completions prior to Plan Period</b>	
2016/17	64
2017/18	22
<b>Total</b>	<b>86</b>
<b>Undersupply 2016/17 &amp; 2017/18</b>	<b>300</b>
<b>Plan period need and current undersupply</b> (from 2016/17, 2017/18 & 2018/19)	<b>3333</b>
<b>Yearly need over remaining Plan period</b>	<b>238</b>

- 11.8 Appendix 5 shows a likely delivery of 3069 AHU on Local Plan site allocations. There is therefore likely to be an undersupply of 264 AHU over the Plan period. If the total affordable housing need is to be met through the development of private housing developments and

the implementation of Policy HS6, there would be a need to provide for a maximum of an additional 1300 homes through the Local Plan (at a contribution rate of 20% - lowest affordable housing contribution). This would represent an 8% increase on the housing requirement.

- 11.9 Given the environmental constraints in Calderdale and the need to protect Green Belt as far as possible, as well as the recognition that the market will take time to achieve the completion levels required, the Council is not convinced that simply raising the level of housing allocations is an effective way of addressing affordable housing needs, as well as being unsure whether these will be delivered during the Plan period in any case.
- 11.10 The November 2014 Written Ministerial Statement provides that for sites of 10 units or less affordable housing and tariff-style contributions should not be sought. However, this position was scrutinised by the Court of Appeal judgement in Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441, which confirms the correct approach to the WMS should Councils wish to seek thresholds below that stated in national policy. As such, the Council has considered whether a reduction of site size threshold or increasing the proportional requirement of on site provision would address the Borough's affordable housing need.
- 11.11 While the judgement made a reduced threshold possible, it was ruled that Inspectors must consider whether the evidence base and local circumstances justify the proposed thresholds. This is not considered to be the case in Calderdale and sufficient evidence is not available. Further, a notable conclusion from the viability assessment (January 2018) is the challenges evident within certain settlements located in 'cold' (and some 'medium') market areas on both greenfield and brownfield sites.
- 11.12 An increase in requirement would therefore raise the question as to whether delivery of the sites would indeed be viable. In addition, the lack of suitable sites within the 'very hot' or 'hot' market areas reduces the Council's ability to seek a higher affordable housing contribution. Sites in these areas are generally much smaller than in other market areas, further reducing the potential for significant affordable housing delivery.
- 11.13 However, in contributing to meeting affordable housing need, the Council has established a number of programmes (some with partners) to deliver housing on Council owned sites. In 2017, Cabinet agreed to establish a Local Delivery Company (LDC) – Weave Homes, to support the delivery of homes in Calderdale and to meet housing need as part of a viable business model. A number of housing allocations in the Local Plan will be delivered through the LDC. In addition to this, the Council and Together Housing Group have entered into a partnership to deliver approximately 500 new homes throughout the Borough. The Calderdale Together Investment Programme (CTIP) includes a number of Local Plan allocations. The North Halifax Transformation Project focuses on three sites in North Halifax, again Local Plan housing allocations. This project will see the Council enter into an agreement with a delivery partner to meet local housing need. In addition, a number of Registered Providers are developing Local Plan allocations. There are also a number of sites in different ownership/programmes, such as the Calder Valley Community Land Trust site in Hebden Bridge, an Extra Care scheme in Brighouse with a high level of affordable housing contribution, and a number of sites within the Eastern Gateway area.
- 11.14 Table 28 below sets out the Local Plan sites and corresponding housing programme. This information is correct at 11.02.2020.

11.15 As mentioned above, a notable conclusion from the viability assessment (January 2018) is the challenges evident within certain settlements located in 'cold' (and some medium) market areas on both greenfield and brownfield sites. However, it is not considered necessary to stipulate a blanket exclusion in such areas as robust viability evidence would provide adequate justification to prevent a contribution where appropriate. The policy wording allows a degree of flexibility to allow for potentially changing market conditions over the plan period. Furthermore, the initiatives referred to in paragraph 11.13 relate to sites, the majority of which are within the 'cold' and 'medium' market areas. The delivery of the sites within these schemes will contribute to providing affordable housing.

**Table 28: Weave Homes, Eastern Gateway, Calderdale Together Investment Partnership & North Halifax Transformation Project sites**

Local Plan Site Ref	Zone	Heat	Allocation	Residential Capacity	Delivery Programme	Affordable Housing Contribution (%)	Property	Road/Street Name	Locality	Town
0103	Zone 9	Cold	New Housing Site	29	CTIP	48	Land at	Horley Green Road	Claremount	Halifax
0242	Zone 9	Cold	New Housing Site	14	CTIP	100	Opposite	109-119 Mixenden Road	Mixenden	Halifax
0261	Zone 9	Cold	New Housing Site	77	North Halifax	19	Land at	Turner Avenue South	Ovenden	Halifax
0353	Zone 8	Medium	New Housing Site	9	RP	100	Land to the rear 109	Fairfax Crescent	Southowram	Halifax
0454	Zone 9	Cold	New Housing Site	14	CTIP	21	Land off	Wheatley Road	Lee Mount	Halifax
0523	Zone 3	Medium	New Housing Site	158	North Halifax	100	Land at	Furness Avenue	Illingworth	Halifax
0531	Zone 3	Medium	New Housing Site	122	North Halifax	20	Land off Whitehill Road	Keighley Road	Illingworth	Halifax
0548	Zone 8	Medium	New Housing Site	16	Weave Homes	25	Land at junction of	Granny Hall La. & Blackburn Rd		Brighouse
0814	Zone 9	Cold	New Housing Site	52	CTIP	20	Land at Richmond Street	Stannary Place		Halifax
0815	Zone 9	Cold	New Housing Site	62	CTIP	20	Works Depot	Stannary Place		Halifax
0901	Zone 2	Medium	New Housing Site	16	Delivery Vehicle	25	Land off	Woodlands Avenue		Todmorden
0990	Zone 9	Cold	New Housing Site	31	CTIP	20		Denfield Lane	Wheatley	Halifax
1009	Zone 9	Cold	New Housing Site	38	North Halifax	21	Site of demolished school	Clough Lane/Brow Bottom Lane	Mixenden	Halifax
1060	Zone 8	Medium	New Housing Site	23	RP	39	Land at	Shirley Grove	Lightcliffe	Brighouse
1170	Zone 7	Hot	Mixed Use Site	121	Eastern Gateway	31		Mulcture Hall Road		Halifax
1292	Zone 7	Hot	Mixed Use Site	90	Eastern Gateway	30		Cow Green Car Park		Halifax
1322	Zone 8	Medium	New Housing Site	65	Extra Care	92		George Street	Rastrick	Brighouse
1356	Zone 3	Medium	New Housing Site	32	Weave Homes	25	Hollins Park	Cemetery Lane		Sowerby Bridge
1368	Zone 9	Cold	New Housing Site	6	North Halifax	20		Furness Drive/Turner Avenue South	Illingworth	Halifax
1379	Zone 3	Medium	New Housing Site	44	CTIP	23		Heathmoor Park Road/Field Head Lane	Illingworth	Halifax

1503	Zone 1	Very Hot	New Housing Site	20	Calder Valley CLT	100		Stoney Lane		Hebden Bridge
1547	Zone 3	Medium	New Housing Site	83	CTIP	100	Land at	Abbey Park	Illingworth	Halifax
1654	Zone 3	Medium	New Housing Site	30	CTIP	100	Politt Fields	8 Ripon House		Sowerby Bridge
1655	Zone 3	Medium	New Housing Site	26	CTIP	100	Rawson Wood	Wood Croft	Sowerby	Sowerby Bridge
1657	Zone 5	Cold	New Housing Site	30	CTIP	50	Land at	Whitwell Green Lane		Elland

## 12 SELF-BUILD AND CUSTOM HOUSEBUILDING

12.1 Self-build and custom housebuilding is a key element of the Government’s agenda to increase supply and tackle the housing crisis. The NPPF includes specific reference to Custom and Self Build housing.

### The Self-build and Custom Housebuilding Register

12.2 The Self-build and Custom Housebuilding Act (2015) has established a responsibility for local authorities to keep a Self-build and Custom Housebuilding Register.

12.3 The register provides valuable information on the demand for self-build and custom housebuilding in Calderdale and forms a key part of the authority’s evidence base of demand for this type of housing. This should be a component of (and not additional to) the overall housing need identified.

12.4 From 1 April 2016 the Council has kept a register of individuals and associations who are interested in purchasing serviced plots of land to build their own homes. The register had 118 entries as of 18.03.2019, including 1 association of individuals.

**Table 29: Self Build and Custom Build Register Base Period Breakdown**

Base Period	Number of entries
1 (Up to and including 31 <sup>st</sup> October 2016)	19
2 November 1 <sup>st</sup> 2016 – 31 <sup>st</sup> October 2017	49
3 November 1 <sup>st</sup> 2017 – 31 <sup>st</sup> October 2018	21
4 November 1 <sup>st</sup> 2018 – 31 <sup>st</sup> October 2019	21
5 November 1 <sup>st</sup> 2019 – (present 18.11.2019)	8
Total:	118

### Defining Self and Custom Build

12.5 Self-build and custom housebuilding are defined in the Housing and Planning Act (2016) as:  
*“...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”*

12.6 The definition underlines the importance of the role that the future occupier takes. Various models of self-build and custom housebuilding are recognised including: individual and group delivery mechanisms to acquire land, secure planning permission, fund the costs and procure the dwellings. Where a developer delivers speculative units (notwithstanding a purchaser could make various choices during the construction phase (e.g. kitchen and bathrooms)) for profit, this is outside the definition. If the future occupier is involved in the full planning process it is recognisable as within the definition of self or custom build. However, because developers funding the enabling works (including the planning permission) to bring forward land for sale to self-builders is likely to be an important mechanism in allowing demand for self-build sites to be met, there remain some grey areas in the definition at least until such time as the reserved matters or details for approval application is submitted and the future occupier can be identified.

- 12.7 Paragraph 136 of the CIL guidance sets out that a self-build exemption is available to anyone who builds or commissions their own home for their own occupation. Community group self-build projects also qualify for the exemption where they meet the required criteria.

### **Requirements of the Local Planning Authority**

- 12.8 The information obtained through the register is enabling the Council to understand the level and nature of such demand. The register may be a material consideration in decision-taking.
- 12.9 The Housing and Planning Act 2016, places a further duty upon LPAs to grant suitable development permission in respect of enough serviced plots of land to match demand on their Self-build and Custom Build Register.
- 12.10 This is a new aspect of housing need and therefore in these early years it is difficult to predict a reliable trend based future need. The policy is therefore flexible in its requirements to enable the Council to respond to changing future demands. The figures in Table 29 demonstrate that there is a demand for self-build and custom housebuilding in Calderdale. As such, strategic and larger sites will be required to make provision for self and custom build, in the form of serviced plots.
- 12.11 When negotiating the level of self and custom housebuilding provision on site, the Council will take account of the most up to date evidence contained within the Self-build and Custom Housebuilding Register and will have regard to viability considerations.
- 12.12 The policy will actively seek to promote sites on both land identified for Housing Allocation in the Local Plan (of 100 dwellings or more) and on other sites that might come forward during the Plan period. On sites of 100 dwellings or more, the Council will generally seek 5% of the overall capacity to be provided as serviced plots for self or custom build need. In determining the level of provision, consideration will be given to the most up to date evidence contained within the Self-build and Custom Housebuilding Register.

### **Justification (100 unit benchmark)**

- 12.13 During the first **full** base year (1st November 2016 – 31st October 2017) referred to as Base Year Period 2, there were 35 entrants on the Self-Build and Custom Housebuilding Register who confirmed they would be interested in obtaining a plot as part of a larger development (out of 49 applicants in total). This equates to 3.5% of the borough's overall housing requirement (35/997).
- 12.14 It is important to stress that during the first full base year, there was a considerably higher demand than in subsequent years. There is a strong possibility that due to increased press coverage on the subject and its emerging nature, this level of demand was higher than in subsequent years. Notably, in Base Period 3, there were 21 applicants, 7 of whom confirmed an interest in obtaining a plot as part of a larger development. In Base Period 4, there were again 21 entrants with 11 expressing an interest in obtaining a plot as part of a larger development.
- 12.15 The register has however provided evidence of a demand in the borough for such a provision, albeit rather limited. In line with the Government's agenda to make self-build a 'mainstream housing option', the Council has committed to a 5% target as a starting point for negotiations.
- 12.16 In terms of the 100 unit threshold, on a purely numerical basis, the Housing Land Availability Report indicates that between April 2013 and April 2018, there were 5 sites either under

construction or completed of 100 dwellings or more. In that period these 5 sites delivered (or will deliver once complete) 931 dwellings (186 per annum). 5% of 186 is 9 dwellings, which equates to 1% of the annual housing requirement.

12.17 In terms of Local Plan land allocations however, there are 23 sites with a capacity of 100 units or more providing 7239 dwellings over the plan period. 5% of this figure (as stipulated in the policy) would provide 362 dwellings, or 24 dwellings per year. This would equate to 2.4 % of the annual housing requirement.

12.18 Although the provision on larger sites both historically and in the Local Plan allocations would not meet the demand identified in the first full base period, it is envisaged that contributions on sites of over 100 or more and Council support for self-build and custom housebuilding on other sites that might come forward during the Plan period would be sufficient to meet what would be a potentially much lower demand in future years.

## Appendix 1 - WINDFALL SITES

### 1. **Introduction**

- 1.1 This paper has been prepared to support the Calderdale Local Plan, in particular in support of including a windfall allowance in the calculation of the housing supply trajectory and sources of supply. It sets out the level of windfall development in the district over the last 15 years, and also the level of residential development on windfall sites the Council believes will be delivered over the Plan period.
- 1.2 It has been updated in January 2020 to take into account windfall completion data for 2017/18 and 2018/19, and to also reflect the 2019 NPPF.
- 1.3 Paragraph 70 of the 2019 NPPF states:  
*‘Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’.*
- 1.4 Planning Practice Guidance also allows LPAs to make an allowance for windfalls in its housing supply *after* the first five years (ID: 3-023-20190722). *‘Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 of the National Planning Policy Framework’.*
- 1.5 Windfall sites are defined in the NPPF as *sites not specifically identified in the development plan.*
- 1.6 This note sets out the “compelling evidence” which Calderdale MBC believes it has to justify including a windfall allowance in the Council’s sources of housing supply.

### 2. **Methodology**

- 2.1 In determining the methodology adopted by Calderdale MBC to demonstrate that it has *compelling evidence*, consideration has been had of the methodologies of other local authorities who have successfully made an allowance for windfalls in their housing supply.
- 2.2 Analysis of the data was based on the following:
- Sites not included in the SHLAA or RCUDP with a site size threshold of 0.1ha were included.
  - Exclusion of completions on garden sites
  - Removal of windfall sites of 10 or more dwellings as these are considered more exceptional. It is unlikely that sites which have the capacity for 10 or more dwellings will come forward in the future without having already been identified in the SHLAA or allocated in the Local Plan.
  - Consideration of the contribution of Permitted Development Rights in increasing the number of residential units.

**3. Windfall Completions 2001/02 – 2018/19**

3.1 Calderdale MBC has monitored completions over a long period of time. In 2010, there was a change to the definition of brownfield land to exclude gardens, and subsequent wording in NPPF requires local planning authorities to exclude garden sites when calculating a potential windfall allowance. An exercise was carried out to retrospectively identify windfall garden sites dating back to 2007/08. This therefore allowed garden sites to be removed from the total number of windfall completions.

**Table 1: Total No. Units Completed on Windfall Sites 2001/02 – 2018/19**

Year	Conversions/ Change of Use	New build	Total Windfalls	Total Completions	Windfalls as % of total completions
2001/02*	149	218	367	570	64
2002/03*	132	167	299	536	56
2003/04*	188	154	342	737	46
2004/05*	158	310	468	1043	45
2005/06*	322	464	786	1237	64
2006/07*	252	538	790	1406	56
2007/08*	188	592	780	1399	56

2008/09	110	454	564	768	73
2009/10	228	260	488	708	69
2010/11	121	214	335	494	68
2011/12	150	244	394	519	76
2012/13	85	223	308	521	59
2013/14	84	96	180	391	46
2014/15	143	81	224	418	54
2015/16	104	57	161	355	45
2016/17	127	112	239	417	57
2017/18	100	85	185	393	47
2018/19	162	154	316	577	55

<b>Total 2001/02 – 2018/19</b>	2803	4423	7226	12489	
16 year average*	155.7	245.7	401.4	693.8	57.6%

<b>2008/09 – 2018/19</b> (excluding garden windfalls)	<b>1414</b>	<b>1980</b>	<b>3394</b>	<b>5561</b>	
<b>11 year average</b> (excluding garden windfalls)	<b>128.5</b>	<b>180</b>	<b>308.5</b>	<b>505.5</b>	<b>59%</b>

\* Includes garden windfalls. Data extracted from HLA 25.04.2016, 09.01.2018 & 10.12.2019

3.2 Table 1 shows the number of completions on all windfall sites since 2001/02. It clearly shows that windfalls have made an important contribution to the housing supply in the district over the last 16 years. It also shows that even after excluding garden sites, the figures remain

high, and even though garden sites cannot be included within the windfall figures, they will still come forward and make a contribution to the housing supply.

- 3.3 It should be noted that the figures set out in Table 1 are slightly different to the windfall figures contained in the most recent SHLAA Report (2014). Monitoring of completions is undertaken on a quarterly basis, and figures are amended if information is received after this time, which suggests that dwellings were actually completed in previous quarters.
- 3.4 The Council has pursued the approach of reusing previously developed land for many years within the Replacement Calderdale UDP, including a target for “in the order of 85%” of housing to be on brownfield land. This policy has been very successful in recycling land, with the target continually exceeded since the adoption of the RCUDP in 2006. Between 2001 and 2019, an average of 86.2% of all new housing was developed on brownfield land.
- 3.5 In terms of all residential windfall development, 94% of completions between 2008/09 and 2018/19 were on brownfield sites; and of these 40% were conversions/change of use – this figure reflects the significance that mill conversions have had in delivering new housing in the district, as well as the Council’s strong brownfield first policy.
- 3.6 Looking further back, analysis undertaken during the preparation of the Replacement Calderdale UDP provided a figure of in excess of 400 dwellings per year coming from windfall sites.

#### **4. Windfall Completions 2008/09 – 2018/19**

- 4.1 Due to the change in definition of brownfield land and changes made to NPPF resulting in the exclusion of gardens in windfall calculations, the rest of the analysis in this note concentrates on the period 2008/09 to 2018/19, as it has been possible to identify and exclude the number of completions on garden sites from the data.
- 4.2 The following tables and graphs set out the number of completions on windfall sites on both sites of 10+ dwellings and those of 0-9 dwellings.

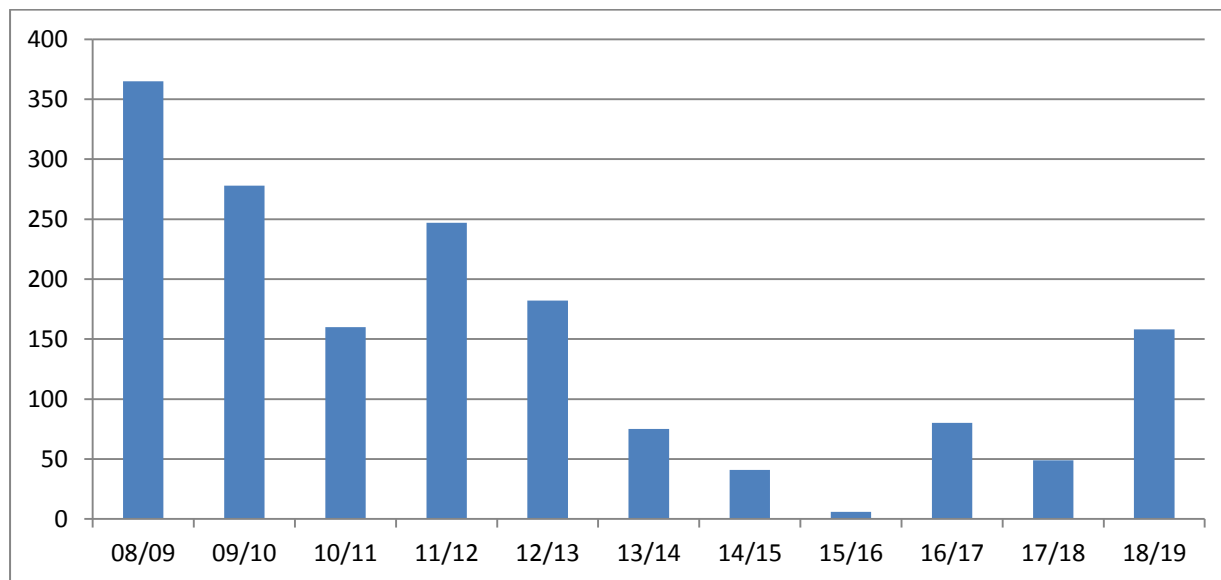
##### **Exceptional Sites**

- 4.3 The number of completions on windfall sites of more than ten dwellings has fallen significantly over the last 11 years. It is considered that this is likely to be a combination of factors such as the slowdown in the economy and a diminishing resource of larger viable and developable brownfield sites. It is also considered that sites accommodating ten or more units are exceptional in Calderdale given the topography of the district and the constraints this places on identifying and developing larger sites.

**Table 2: Total No. Windfall Units Completed on Exceptional Sites**

<b>Year</b>	<b>Units Completed on Sites 10+ Dwellings</b>
2008/09	365
2009/10	278
2010/11	160
2011/12	247
2012/13	182
2013/14	75
2014/15	41
2015/16	6

2016/17	80
2017/18	49
2018/19	158
<b>TOTAL</b>	<b>1641</b>
<b>Average</b>	<b>149.2</b>

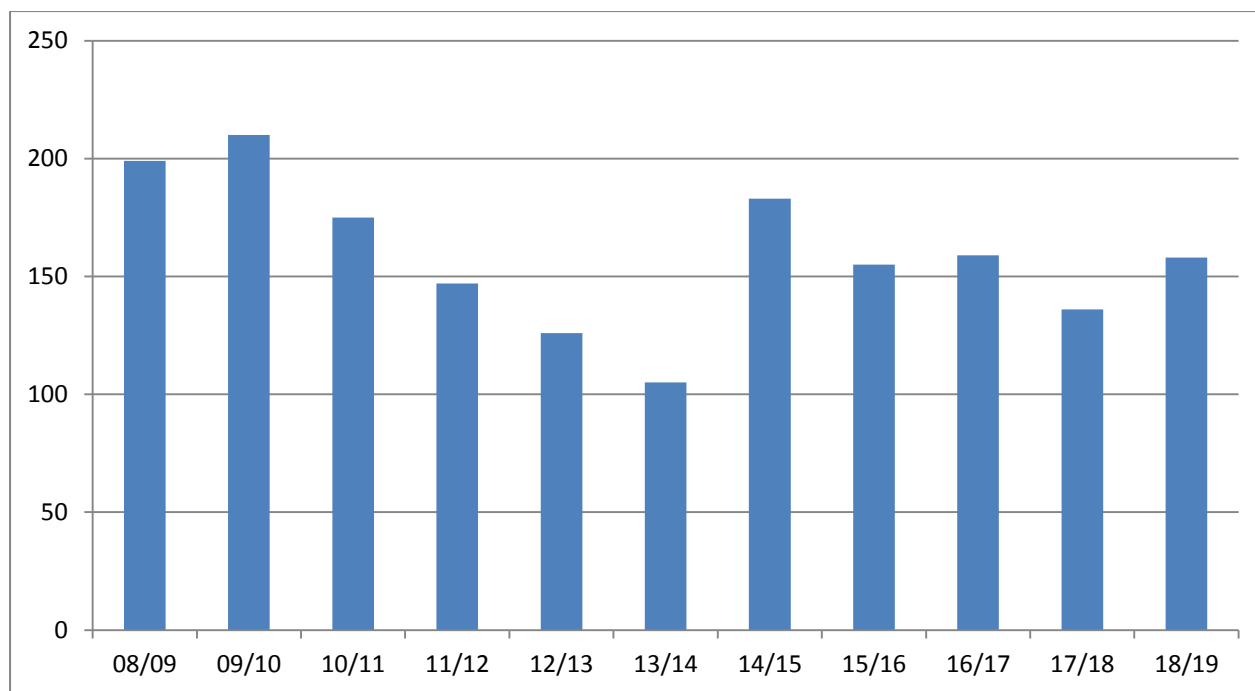


#### Non Exceptional Sites

4.4 The table and graph below show the windfall completions on sites of 9 units or less have been delivering more consistent levels of new housing since 2008/09. On average, 159 units have been completed each year. Calderdale has historically delivered residential development on smaller sites, and these sites are more reliable in terms of coming forward than larger sites.

**Table 3: Total No. Windfall Units Completed on Non-Exceptional Sites**

Year	Units Completed on Sites 0-9 Dwellings
2008/09	199
2009/10	210
2010/11	175
2011/12	147
2012/13	126
2013/14	105
2014/15	183
2015/16	155
2016/17	159
2017/18	136
2018/19	168
<b>TOTAL</b>	<b>1,753</b>
<b>Average</b>	<b>159.4</b>



4.5 The following table shows the distribution of non-exceptional windfall sites across Calderdale. The highest level of windfall completions were in Halifax, with the other main towns (with the exception of Sowerby Bridge and Hebden Bridge) playing an important role in the delivery of housing on windfall sites.

**Table 4: Non-Exceptional Windfall Analysis on Local Plan Areas**

	Brighouse	Elland	Halifax	Hebden Bridge	Mytholmroyd	Northowram & Shelf	Ripponden	Sowerby Bridge	Todmorden	YEARLY TOTAL
<b>2008/09</b>	27	24	69	14	15	17	10	12	11	<b>199</b>
<b>2009/10</b>	18	34	73	13	13	7	17	13	22	<b>210</b>
<b>2010/11</b>	10	20	70	8	14	11	12	13	17	<b>175</b>
<b>2011/12</b>	9	7	39	12	9	20	26	10	15	<b>147</b>
<b>2012/13</b>	14	11	47	15	14	1	9	8	7	<b>126</b>
<b>2013/14</b>	10	11	30	3	10	6	19	6	10	<b>105</b>
<b>2014/15</b>	15	14	82	8	4	7	21	3	29	<b>183</b>
<b>2015/16</b>	19	13	73	14	6	3	13	9	5	<b>155</b>
<b>2016/17</b>	15	13	61	21	6	13	14	9	7	<b>159</b>
<b>2017/18</b>	14	23	44	10	12	4	13	5	11	<b>136</b>
<b>2018/19</b>	15	24	62	12	7	10	21	0	7	<b>158</b>
<b>TOTAL</b>	<b>166</b>	<b>194</b>	<b>650</b>	<b>130</b>	<b>110</b>	<b>99</b>	<b>175</b>	<b>88</b>	<b>141</b>	<b>1753</b>
<b>AVERAGE</b>	<b>15.1</b>	<b>17.6</b>	<b>59.1</b>	<b>11.8</b>	<b>10.0</b>	<b>9.0</b>	<b>15.9</b>	<b>8.0</b>	<b>12.8</b>	<b>159.4</b>

**5. Calculating a Future Windfall Allowance**

5.1 NPPF requires local planning authorities to consider the *future* likely contribution that windfalls will continue to make to the housing supply. The projected future windfall allowance is set out below:

i. 1 – 5 Years

Windfalls have only been assumed for Year 4 and 5 to reflect the fact that most windfalls that will contribute to the supply in the first three years are already likely to have planning permission. The total number of windfalls for the first five years is therefore calculated to be 318 units.

ii. 6 – 10 Years and 11 – 15 Years

The windfall contribution assumed for Years 6 – 10 and 11 – 15 should be based on a geographical analysis. Using Table 4 above, it is assumed that windfall sites will continue to come forward in the Local Plan Areas of Halifax, Brighouse, Elland, Ripponden and Todmorden given that they have historically delivered the largest amount of windfall development in the borough. The assumptions for windfalls over the plan period have not included contributions from the other Local Plan areas, given that these have been lower and also that the Council does not wish to place undue reliance on windfalls as a means of delivering the housing requirement. Furthermore, it considered appropriate to apply a discount to Years 6 – 10 and Years 11 – 15 to reflect the difficulties of projecting windfall delivery this far ahead. A discount of 20% of historic delivery has been applied. This discount is only applied to the historic delivery rates of Non-Exceptional windfall sites. The total windfall allowance for Years 6 – 10 and Years 11 – 15 is 964 units.

**Table 5: Windfall Assumptions over Plan Period**

Plan Period	Assumptions	Calculation	No. Units
1 – 5 Years	100% of historic delivery rate on Non-Exceptional Sites for years 4 & 5 only	159.4 x 2	318.8
6 – 10 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(120.5 x 5) x 0.8	482
11 – 15 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(120.5 x 5) x 0.8	482
<b>TOTAL</b>			<b>1,282.8</b>

**6. Justification**

6.1 The National Planning Policy Framework is clear that evidence to support inclusion of a windfall allowance must take into account the SHLAA and historic delivery rates on windfall sites, as well as demonstrating that windfalls will continue to provide a reliable contribution to the housing supply over the Plan period.

6.2 Windfalls have historically made an important contribution to the housing supply in Calderdale. Since 2008/09, the average number of completions on all windfall sites (irrespective of size) has been 308.5 units per annum. The number of completions has not fallen below 100 units, even during periods of slow economic growth. However, more recently, the number of completions have fallen on the larger (10+ sites), but the number of

completions on the smaller sites (0-9 units) have remained fairly consistent. This underlines the important contribution of development on smaller sites and shows a continuation of the historic trend in Calderdale of development generally taking place on smaller sites.

- 6.3 Although the figures for the period 2001/02 to 2007/08 include garden sites, the number of completions is significantly higher than the period of slower economic growth. Garden sites will not have been the sole reason for the high number of windfall sites coming forward during this period.
- 6.4 The windfall allowance has been calculated using trend data from housing completions on small sites in the later period (2008/09 – 2018/19). It is considered that the data is more accurate (it excludes garden sites) and because the Council is taking a more cautious approach to calculating the future windfall allowance and is avoiding using data from periods of stronger economic growth. The Council has also excluded completions on large windfall sites, although they could come forward in the future. In addition to using more data from the later time period, the Council is using *completions* data rather than *planning permissions* data. This gives a more accurate picture of the planning permissions which have been *implemented* rather than just granted. This also means that there is no need to apply a discount to factor in implementation rates.
- 6.5 The National Planning Policy Framework also requires local planning authorities to demonstrate that windfalls will continue to provide a reliable source of supply in the future. In considering the delivery of windfalls later in the plan period, the Council has taken into account what has been delivered in the past, using the Local Plan areas as sub-geographies, and made a judgement about the likely levels of delivery in each of these areas between Years 6 and 16. A discount has then been applied to ensure that the approach remains cautious and to ensure that the Council does not place undue reliance on windfall sites in delivering new housing.
- 6.6 Five Local Plan areas have been identified as being the most reliable areas for windfalls later in the plan period – Brighouse, Elland, Halifax, Ripponden and Todmorden. A discount rate of 20% has been applied to the historic delivery rates for these areas to calculate the windfall allowance for the district in Years 6-15. In determining the level of discount to apply, the Council wished to take a cautious approach whilst remaining realistic that windfalls sites will continue to come forward. There are no certainties, and to some extent the discount figure is a guesstimate. However, a range of factors has been considered as set out below.
- 6.7 Brighouse, Elland, Halifax, Ripponden and Todmorden have made an important contribution to the number of windfall residential units completed in the district. These areas are historic centres with numerous backland sites and small industrial premises no longer suitable for modern employment uses, which are likely to be suitable for conversion to residential. The other Local Plan areas contain historic towns and larger villages but these have not delivered the same levels of windfalls in the past, and as such cannot be relied upon to deliver a consistent level of housing over the Plan period.
- 6.8 It is to be expected that the larger settlements in the borough have and will continue to contribute a larger amount of windfall completions, however, Sowerby Bridge has the lowest number of windfall completions, with an average of 9 per year. This is likely to be because this Local Plan area is the smallest, covering an area of just 445.3ha (compared to for example, Halifax which is 4537ha).

- 6.9 Ripponden has made an important contribution to windfall completions; with an average of 15.9 dwellings per year, it is the third highest Local Plan area. This is likely to be a reflection of the desirability and popularity of the Ryburn Valley, with its range of services and amenities, character, and road links to the M62. In terms of the area's future contribution to delivering the housing requirement, currently the Local Plan's preferred sites for the Ripponden Local Plan area totals 88 dwellings. It is considered that it is likely that Ripponden will continue to contribute windfall sites given the popularity of the area, and the lack of suitable sites over 0.25ha to allocate.
- 6.10 Between 2007/08 and 2018/19, 37% of all windfall completions in the five sub areas have been conversions/change of use developments, and 95% have been on brownfield land, which demonstrates the capacity of the urban environment to accommodate additional residential dwellings. Halifax in particular is likely to contribute windfalls from town centre apartment schemes and mixed use developments; which could also be the case in the other towns but as they are smaller their contribution may not be as significant as Halifax. Mill conversions and barn conversions have and are likely to continue to make an important contribution to the total number of residential windfalls over the Plan period in other parts of the district.
- 6.11 In determining the windfall allowance, past and future trends have been identified and a cautious approach has been applied. Careful assessment is required so that the contribution of windfalls is not over estimated, resulting in over reliance on windfall sites coming forward and placing undue risk on the Local Plan being undeliverable; or under estimating their contribution and thereby allocating more sites than necessary for new housing development. This is particularly important in Calderdale where Green Belt release is required to accommodate projected household and population growth. Windfall sites are usually on brownfield land and in sustainable locations, close to existing community facilities and public transport.
- 6.12 As the data is for residential completions only, it does not include the number of units which currently have prior approval for change of use to residential. At the end of March 2019, a total of 169 residential units have been completed under the permitted development rights, 94 of which were on windfall sites. These have been included in the figures set out earlier in this paper.
- 6.13 The Council has also given prior approval for an additional 232 residential units, 230 of these are on windfall sites. This figure is not included in the windfall allowance as these are not completions. The majority of granted prior approvals have been for change of use from office to residential or from agricultural buildings to residential. It is conceivable that the number of residential units created through this process could continue to increase and contribute to the number of windfalls in Calderdale.
- 6.14 The windfall allowance calculated above accounts for less than 10% (8.6%) of the total Local Plan housing requirement. The Council believes this is a cautious approach, is realistic, and does not place the delivery of the Local Plan at risk.

**Appendix 2**  
**ACCESSIBLE & ADAPTABLE DWELLINGS**  
**JUSTIFICATION FOR POLICY HS4 INDEPENDENT LIVING**

**1. Introduction**

- 1.1 National Planning Policy Framework requires local authorities to plan for a mix of housing based on current and future demographic trends, including older people and people with disabilities. These needs should be met from a range of sources including appropriately located market housing through to residential institutions. Planning Practice Guidance is clear that plans need ‘to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish’.
- 1.2 The Councils’ approach to the challenge of housing the elderly is to support the wish of older people to remain independent for longer within their existing community where possible. Supporting independent living can help to reduce costs to health and social services and providing more options for older people to move can free up houses that are under occupied.
- 1.3 However, there are challenges associated with this aspiration and the significant growth of the 65+ population in Calderdale over the period of the Local Plan, with regards to ensuring that the housing stock meets older persons needs. The number of residents in Calderdale with a serious or moderate physical disability is also likely to increase over the Plan period; the housing needs of these residents will also need to be met.
- 1.4 The number of older households in the UK is set to increase by 60% between 2014 and 2039. This is likely to coincide with an increase in demand for adaptable and accessible dwellings. The 2012 English Housing Survey<sup>11</sup> states that 95% of 21.5m homes in England are not fully “visitable” by disabled people, including wheelchair users. In addition, in 44% of the current housing stock, work to make properties “visitable” would not be feasible or would be very expensive.
- 1.5 The Council has a statutory duty to provide disabled adaptations. In the three years preceding the Calderdale Housing Strategy 2012-2017, £1.5m was made available annually for the provision of major and minor adaptations, maintenance of lifting equipment and assistance to relocate to a more suitable home. However, there will be some residents who will arrange

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<sup>11</sup> Habinteg – 7 points about the new Housing Standards 2015 (October 2015)  
<http://www.habinteg.org.uk/download.cfm?doc=docm93jjm4n1359.pdf&ver=1528>

and pay for adaptations without approaching the Council; these adaptations will not be included within the statistics discussed later in this document, and represent further need and demand for accessible and adaptable dwellings.

- 1.6 In addition to costs to the public purse, there are also implications for the NHS in terms of “bed blocking”, where patients cannot be discharged from hospital due to their home not being appropriate/adequate for their needs. In Calderdale in 2015/16, a delay in discharging patients because their home required adaptations resulted in patients staying in hospital for an additional 394 days.
- 1.7 The 2015 Strategic Housing Market Assessment (SHMA) highlights the importance of considering the older population in isolation, in order to understand how this group has changed over recent years and how future need pressures can impact on their requirements for new housing. The growth in the older population is likely to have significant implications not only for the type and size of property, but also around the needs of such households in terms of proximity to services and mobility.

**Optional Building Regulations M4(2) and M4(3)**

- 1.8 In March 2015, the Government announced a new approach to the setting of technical standards in England. These changes saw the replacement of the Lifetime Homes standard by optional building regulations that local authorities are able to adopt via the inclusion of a policy in their Local Plan. In order to include a policy, local planning authorities must undertake a local needs assessment and viability must be assured.
- 1.9 Calderdale MBC considers that it has the evidence to demonstrate that inclusion of a policy to require Building Regulation M4(2) ‘Accessible and Adaptable Dwellings’ in the Local Plan. The text in the rest of this report provides the justification for Policy HS4 Independent Living. It covers the required criteria set out in PPG.
- 1.10 Accessible and Adaptable Dwellings are defined in ‘Approved Document M Access to and use of Buildings’<sup>12</sup> as a dwelling that *‘makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users’*.
- 1.11 Wheelchair User Dwellings are as a new dwelling *‘makes reasonable provision either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be*

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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/540330/BR\\_PDF\\_AD\\_M1\\_2\\_015\\_with\\_2016\\_amendments\\_V3.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2_015_with_2016_amendments_V3.pdf)

*provided for the use of the occupants’.* It is considered at this stage that the Council does not have the evidence to support a policy for wheelchair user dwellings. The remainder of this report therefore comprises the evidence for accessible and adaptable dwellings.

1.12 The structure of the report is as follows, in line with the requirements of PPG:

- The likely future need for housing for older and disabled people (including wheelchair user dwellings)
- Site, location, type and quality of dwellings needed to meet specifically evidenced needs (for example, retirement homes, sheltered homes or care homes)
- The accessibility and adaptability of existing housing stock
- How needs vary across different tenures
- The overall impact on viability.

## 2. The likely future need for housing for older and disabled people (including wheelchair user dwellings)

2.1 The older population in Calderdale is projected to increase over the Plan period and will comprise a significant proportion of the total population by 2033. The 2018 SHMA updated modelling from the 2015 SHMA with regards to the projected change of the older population. The following table from the 2018 SHMA shows how the older age groups are projected to change between 2016 and 2035.

Table 1- Projected population change 2016-2035

	2016	2035	Change	% Change
<b>65 – 74</b>	21,741	28,047	6,306	29%
<b>75 – 84</b>	11,392	18,594	7,202	63%
<b>85 and over</b>	4,707	10,286	5,579	119%
<b>65 and over</b>	<b>37,840</b>	<b>56,927</b>	<b>19,087</b>	<b>50%</b>
<b>75 and over</b>	<b>16,099</b>	<b>28,880</b>	<b>12,781</b>	<b>79%</b>

2018 SHMA

2.2 The number of Calderdale residents aged 65 and over is projected to increase by 50% over the period 2016-2035, with around 19,100 older residents in this age group. Of this total, two thirds are projected to be aged 75 and over, with the number of such residents projected to grow by 70%. The number of residents aged 85 and over is expected to more than double.

2.3 The 2014 Sub National Household Projections (published in July 2016) project ahead to 2039, and show that the number of *older households* (65+) in Calderdale is set to increase from 25,000 to 41,000 between 2014 and 2039. This is an increase of 58% in the number of households where the “household representative”<sup>13</sup> is aged 65 and above. As a proportion of the total number of households in Calderdale, **in 2039 the 65+ households will represent 38% of the total**, compared to 28% in 2014.

Table 2 – Number of Households 2014 - 2039

	TOTAL HOUSEHOLDS			65+ HOUSEHOLDS		
	2014	2039	% CHANGE	2014	2039	% CHANGE
<b>CALDERDALE</b>	91,000	109,000	<b>20%</b>	26,000	41,000	<b>58%</b>
<b>WEST YORKSHIRE</b>	941,000	1,115,000	<b>18%</b>	248,000	376,000	<b>52%</b>
<b>ENGLAND &amp; WALES</b>	22,746,000	28,004,000	<b>23%</b>	6,481,000	10,352,000	<b>60%</b>

Sub National Household Projections 2014 (published July 2016)

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

2.4 Although not on the scale of the projected increase in the older population, the tables below show that overall there will be an increase in the number of residents in Calderdale who will have either a moderate or serious physical disability. **In 2030, over 10% of the population of Calderdale aged 18-64 will have either a moderate or serious disability.** The 55-64 age group will see the largest increase.

Table 3 – Number of people predicted to have a moderate physical disability 2017 - 2035

People predicted to have a moderate physical	2017	2020	2025	2030	2035	% change 2017 - 2035	% of population in 2035

<sup>13</sup> “household representative” defined as the individual taken to represent the household; usually taken as the eldest male (CLG)

disability							
<b>18-24</b>	627	599	590	644	648	+3.3%	0.3%
<b>25-34</b>	1079	1092	1079	1021	1046	-3.0%	0.5%
<b>35-44</b>	1467	1467	1523	1562	1546	+5.4%	0.7%
<b>45-54</b>	3123	2978	2735	2677	2774	-11%	1.2%
<b>55-64</b>	3978	4291	4589	4455	4097	+3%	1.7%
<b>TOTAL</b>	<b>10,274</b>	<b>10,427</b>	<b>10,518</b>	<b>10,359</b>	<b>10,111</b>	<b>-1.6%</b>	<b>4.4%</b>
<b>ENGLAND</b>	<b>2,626,930</b>	<b>2,680,427</b>	<b>2,731,079</b>	<b>2,728,651</b>	<b>2,713,989</b>	<b>+3.3%</b>	<b>4.3%</b>

Based on Health Service for England, 2001 via PANSI, 2018 <http://www.pansi.org.uk/>

Table 4 – Number of people predicted to have a serious physical disability 2017 - 2035

People predicted to have serious physical disability <sup>a</sup>	2017	2020	2025	2030	2035	% change 2017 - 2035	% of population in 2035
<b>18-24</b>	122	117	115	126	126	+3.3%	0.1%
<b>25-34</b>	103	104	103	97	100	-2.9%	0.04%
<b>35-44</b>	445	445	462	474	469	+5.4%	0.2%
<b>45-54</b>	869	829	761	745	772	-11%	0.3%
<b>55-64</b>	1549	1670	1786	1734	1595	+3%	0.7%
<b>TOTAL</b>	<b>3,089</b>	<b>3,166</b>	<b>3,228</b>	<b>3,177</b>	<b>3,062</b>	<b>-0.87%</b>	<b>1.6%</b>
<b>ENGLAND</b>	<b>772,278</b>	<b>795,256</b>	<b>819,366</b>	<b>816,668</b>	<b>803,498</b>	<b>+4.0%</b>	<b>1.3%</b>

Based on Health Service for England, 2001 via PANSI, 2018 <http://www.pansi.org.uk/>

Table 5 – Number of people aged over 65 in Calderdale unable to manage at least one mobility activity on their own

	2017	2020	2025	2030	2035	% of population in 2035
<b>People aged 65-69 unable to manage at least one activity on their own</b>	1004	952	1064	1208	1233	0.54%

<b>People aged 70-74 unable to manage at least one activity on their own</b>	1348	1494	1358	1530	1738	0.76%
<b>People aged 75-79 unable to manage at least one activity on their own</b>	1149	1293	1698	1548	1755	0.78%
<b>People aged 80-84 unable to manage at least one activity on their own</b>	1201	1313	1537	2018	1884	0.83%
<b>People aged 85 and over unable to manage at least one activity on their own</b>	2175	2345	2720	3400	4485	1.97%
<b>People aged 65 and over unable to manage at least one activity on their own</b>	<b>6877</b>	<b>7397</b>	<b>8377</b>	<b>9704</b>	<b>11,095</b>	<b>4.87%</b>

Living in Britain Survey 2001 via POPPI, 2018

2.5 The most significant change witnessed by the Council has been the number of children requiring adaptations, and generally the cost of adaptations for children are increasingly larger often requiring the provision of a small extension to provide access to bathing, sleeping and the provision of care at home. Typically, the adaptations for an adult consist of the provision of a stair lift or level access shower, and cost in the range of £5000-£10,000 whereas adaptations for children are often above £20,000.

2.6 The table below shows the number of referrals for children aged under 19 and below. These numbers do not necessarily include the number of adaptations carried out as works do not proceed for a number of reasons. In addition, some customers have more than one referral in each year.

Table 6 - Referrals of Under 19s in Calderdale

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
<b>Number of Customers</b>	75	61	68	79
<b>Number of referrals (major and minor)</b>	87	94	88	95

2.7 The statistics and information provided above show that there is a current and future need to meet housing needs of older and disabled residents of Calderdale. The older population particularly will make up a significant proportion of the population by the end of the Plan period, and the Council considers it essential that their housing needs are met, particularly with regard to them remaining in their own homes. The number of disabled people will also increase, and it is equally important that homes are accessible and adaptable to minimise disruption, and maximise quality of life for them and their families.

### **3 Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes)**

3.1 The 2018 SHMA specifically identifies the need for specialist housing in Calderdale to meet the needs of older people and suggests that there will be a need for 2,173 specialist housing units

between 2016 and 2035; provided through sheltered housing, enhanced sheltered housing and extra care housing. This equates to demand for 114 additional specialist housing units between 2016 and 2035. This demand does not include the future need for communal establishments such as care and nursing homes, but the SHMA suggests that there will be a need for 803 bed spaces in communal establishments up to 2035. This is based on an assumed growth in the number of people living in communal establishments and is not linked to policy objectives of the Council, where the priority is to increase the provision of Extra Care accommodation.

- 3.2 Housing Services recognise that the changing aspirations of the baby boomer generation are resulting in a falling demand for residential care, whilst the demand for extra care housing continues to increase. At February 2018, there was a waiting list of 108 people/households (some likely to be couples) for Extra Care accommodation, whilst there are currently four extra care schemes in Calderdale providing 160 units. The sites in Halifax, Hebden Bridge and Elland are all operated by Together Housing Group, with the most recently developed scheme at Skircoat Green operated by Abbeyfield.
- 3.3 The Council's Housing Strategy 2012-2017 had suggested that there will be increasing demand for older people's housing and services in the Lower Valley, particularly Brighouse, and in the Upper Calder Valley, particularly Todmorden. An extra care scheme for 65 apartments, with a dementia focus in Brighouse, received planning permission February 2018, is currently on site and expected to complete Winter 2019/2020. Funding of £500,000 has been earmarked to support a scheme in Illingworth. Officers are exploring options for the 7<sup>th</sup> extra care scheme.
- 3.4 As more Extra Care Schemes are in the pipeline, there have been losses in residential care schemes. In 2015/16, two care homes closed resulting in the loss of 57 beds; and in 2016/17 two further care homes, with a loss of 58 beds. Additionally, so far in 2017/18, two care homes have closed with a loss of 76 beds. However, one care home opened in April 2017 providing 81 beds, and a new care home in Brighouse with 61 beds has recently opened.
- 3.5 As highlighted in the 2015 SHMA, older households are typically likely to occupy smaller properties – 60% of older households contain one or two bedrooms, compared to 45% of all households. The majority of older households own their own homes, although a relatively high proportion of older people socially rent compared to all households. The SHMA does not indicate particular geographies for the greatest demand for older person's housing.
- 3.6 The 2011 Census includes indicators of health and disability in Calderdale. The Census found that 1.2% of residents in the district describe their health as very bad. Furthermore, a total of 16,730 residents (or 8.2%) feel that their day to day activities are limited a lot by their long-term health problem or disability, of which 897 lived in communal establishments at the time of the Census. The Census further shows that almost three-quarters of those residents in communal establishments who are significantly limited by their health or disability are aged 75 or over.

- 3.7 This suggests that the majority (approximately 95%) of those whose day to day activities are limited a lot by their long-term health or disability do not live in communal establishments, suggesting that many live at home or with relatives, friends or carers. This reinforces the need to ensure that there is a sufficient supply of adapted homes.
- 3.8 The Council's approach to the challenge of housing the elderly is to support the wish of older people to remain independent for longer within their existing community where possible. Supporting independent living within general market housing can help to reduce costs to health and social services and providing more options for older people to move can free up houses that are under occupied.

#### **4. The accessibility and adaptability of existing housing stock**

- 4.1 As mentioned above, the provision of disabled adaptations is a statutory requirement for Local Authorities. However, the Council does not currently monitor the age of properties which require adaptations, although works are carried out on a range of homes, from Victorian to new builds.
- 4.2 Although grant legislation requires a property to be of a suitable condition in order for a customer to apply for the Disabled Facilities Grant, there are very few properties that are unadaptable due to the condition of the property. As part of the process of applying for a Disabled Facilities Grant all customers are asked or considered for relocation. Relocation has become a favourable option due to the pressure on social housing providers to work to deal with under occupancy. Current demand for relocation is at the highest level recorded in recent years with in excess of sixty customers of the relocation list managed by the Accessible Homes Agency.
- 4.3 There are currently 90 people on the waiting list for major adaptations (specially adapted home), with approximately 280 people with works in progress or at sign up stage. The number of referrals for major works appears to have peaked, but this is likely to be attributed to a change in the way that people are referred for assistance. Many assessments for bathing are now carried out through the Bathing Project, this is where customers are assessed within 6 weeks of request and many receive alternatives such as equipment. This has also resulted in the number of people being referred for minor adaptations increasing.
- 4.4 The table below shows the number of adaptations carried out between 2014/15 and 2017/18. Note these are completed works, and do not include the number of customers who contact the Accessible Homes Agency but works did not proceed or were cancelled.

Table 7 - Level of Works Completed 2014/15 – 2017/18

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
<b>Major Works</b>	265	215	294	269

<b>Minor Works</b>	2026	1957	2712	2898
<b>Relocation</b>	47	55	55	35
<b>TOTAL</b>	2338	2227	3061	3202

4.5 The table below shows that generally the scale of adaptations has remained constant with most adaptations costing less than £10,000. This reflects that most customers only have one or two adaptations provided such as a stair lift, a level access shower or hoist, or a combination of these. Recycling of items such as stair lifts, ceiling track hoists, wash/dry toilets and even floor lifts has continued to reduce costs of adaptations as numbers of recycled items increases. The increase in larger adaptations for children is beginning to show through the slight increase in adaptations above £10,001. It is anticipated that this will continue to grow in future years unless more fully adapted or larger houses are constructed.

Table 8 - Cost of Adaptations Undertaken by CMBC 2014/15 – 2017/18

	% Adaptations			
	2014/15	2015/16	2016/17	2017/18
<b>£5,000 and below</b>	48	60	58	52
<b>£5,001 - £10,000</b>	46	37	35	40.5
<b>£15,001 - £15,000</b>	4	1.5	3.5	4
<b>£15,001 - £20,000</b>	2	1.5	1.5	2.5
<b>£20,001 - £25,000</b>	0	0	0.5	0.5
<b>£25,001 - £30,000</b>	0	0	0.5	0.5

Table 9 - Total cost of adaptations

Year	Cost
<b>2013/14</b>	£2,260,143
<b>2014/15</b>	£959,256
<b>2015/16</b>	£2,512,500
<b>2016/17</b>	£2,167,449

4.6 Table 9 above shows the total cost of adaptations. They are funded through the Better Care Fund, but there is an element of means testing for customers.

4.7 There has been a considerable waiting list at each year end, as works undertaken have historically been restricted by the amount of funding received, which has itself varied

considerably from year to year. However, funding in the last two years has considerably increased and this has allowed the number of people on the waiting list to be considerably reduced. Demand continues to rise for minor adaptations, and referrals for Major Works (Disabled Facilities Grant works) have peaked. This has also been partly attributed to a more appropriate referrals system. Housing Services are working with colleagues in Occupational Therapy to ensure that referrals for Major Works are appropriate.

- 4.8 The Continuous Recording (CORE) system is a national information source that records information on the characteristics of both private registered providers and local authority new social housing tenants and the homes they rent. It includes information on trends in social housing lettings over time, characteristics of tenants with new social housing lettings, and types of tenancy agreements.
- 4.9 For the period 2014/15, over 1400 new tenancies were signed in Calderdale for **general needs housing** provided by Private Registered Providers. Of these new tenancies:
- 172 tenants gave ill health and disability resulting in the property no longer being suitable as the reason for leaving their previous housing
  - 267 of new tenants were previously renting accommodation privately, and 72 were owner occupiers.
  - 782 were new tenants and 632 were existing tenants.
  - 3 required fully wheelchair accessible housing or access to essential rooms
  - 134 required level access housing
  - 69 had other disability related requirements
  - 43 required wheelchair standard housing.
- 4.10 For the same period, over 250 new tenancies were signed in the district for **supported housing** provided by Private Registered Providers. Of these tenancies:
- 35 tenants gave ill health and disability resulting in the property no longer being suitable the reason for leaving their previous housing
  - 42 of new tenants were previous renting a general needs local authority property, 52 were already in supported housing, and 38 were owner occupiers.
  - 124 were new tenants, and 127 were existing tenants
  - 11 tenants required fully wheelchair accessible housing or access to essential rooms
  - 32 tenants required level access housing
  - 39 tenants had other disability related requirements
  - 87 dwellings were fitted with aids or adaptations
  - 46 dwellings were designed to wheelchair user standard
  - 118 dwellings were not designed to any mobility standard.
- 4.11 The information above shows that residents are relocating due to unsuitability of their existing property in meeting their needs. If more homes are accessible and adaptable, more people will be able to stay in their own homes.

## 5. How needs vary across different housing tenures

5.1 Information on tenure on the general 65+ population can be extracted from the 2011 Census. The table shows that the older population have a higher propensity to own their own homes.

Table 10 - Tenure of older households

	<b>65+ Rented from Council or other social rented</b>	<b>Total no. 65+ households</b>	<b>% total number of 65+ households</b>
Rented from Council or other social rented	234	2360	9.9%
Owner Occupied	1971	2360	83.5%

Source: Census 2011

5.2 The tenure of properties having either Major or Minor adaptations shows a marked increase in the number of adaptations to owner occupied properties and other ownerships. This reflects the significant effort in the last two years by the Health Authority and Local Authority to help customers remain in their own homes in order to reduce the overall cost of care, the help of the Accessible Homes Agency and Handy Person Service playing an important part in delivering this change to care provision. With the added support of the increased number of customers relocating within social housing it can be seen more and more customers are remaining at home longer.

Table 11 - Tenure of Completed Adaptations

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
<b>Registered Social</b>	312	270	348	303
<b>Landlord</b>	545	534	650	683
<b>Owned</b>	1140	1209	1688	1679
<b>Private Rented</b>	113	97	197	139
<b>Other</b>	228	117	178	398
<b>Total</b>	<b>2338</b>	<b>2227</b>	<b>3061</b>	<b>3202</b>

## **6. The overall impact on viability**

- 6.1 A Viability Assessment was prepared in January 2018 for the Local Plan Initial Draft. This assessed all the site allocations for economic viability, taking into account the draft development management policies including that of HS4 Independent Living. It concluded that ‘the development of constrained/Greenfield sites is viable across all areas of the Borough after taking into consideration the implications of HS4. In addition, the average land values, for unconstrained/Greenfield sites, in all but Zone 9, are still considerably higher than the minimum benchmark land value for Greenfield/unconstrained sites (£187,500 per acre) after taking into account the implications of Policy TP32’. It also concluded that with regards to brownfield sites in Zones 2, 3, 5 and 7, ‘the average brownfield land values in Zones 2, 3, 5 and 7 after taking into account the impact of Policy HS4, are comparatively low...’. It also reaffirmed that most of the brownfield sites in Zone 9 are currently assessed as unviable before the application of Local Plan policies, and so Policy HS4 would compound viability challenges. However, the approach was taken to assume all brownfield sites require remediation and mitigation costs have been applied to the whole site.
- 6.2 The Viability Assessment concluded that almost 60% of the proposed housing allocations are viable and generate land values in excess of the minimum benchmark land values after the application of Policy HS4. For sites where viability is a challenge, the policy states that the Council will consider waiving the requirement if it would render it unviable.
- 6.3 The Viability Assessment also considered the impact of the policy with other policy requirements and the Community Infrastructure Levy, and suggested that it is still appropriate to require developments on sites in all zones to comply with Policy HS4.

## **7. Conclusion**

- 7.1 The Council considers that this paper provides sufficient justification for inclusion of Policy HS4 in the Local Plan. Policy HS4 Independent Living requires proposals for new residential development to ensure that 100% of the units are adaptable and accessible homes. The population of the borough is ageing. By 2037, 23% of the population will comprise of residents aged over 65 years. Older households will account for 37% of all households in the district. By 2030, it is projected that over 10% of the (18-64) population will have either a moderate or serious disability. According to the 2011 Census, 8.2% of the population of Calderdale stated that their health limits a lot their day to day activities. An ageing population is likely to increase the proportion of the population with limiting health issues.
- 7.2 Given the topography and environmental constraints in Calderdale, it is acknowledged that achieving 100% adaptable and accessible homes on all sites is likely to be challenging to achieve. However, the Council is required to plan to meet housing needs of all groups, and therefore considers it essential that new housing is delivered which can meet current and

future needs. It is therefore important to maximise the delivery of adaptable and accessible homes on the sites where it can be achieved.

- 7.3 The Local Plan is required to meet needs of all groups of the population. The SHMA indicates that there is a need for a further 21733 housing units for older people – sheltered accommodation, extra care housing etc. There is falling demand for residential care; older people wish to stay in their own homes for as long as possible, and also retain their independence for as long as possible. Building accessible and adaptable homes may reduce pressure on Extra Care schemes, as homes will adapt to changing needs.
- 7.4 The adaptations carried out by the Council are funded through the Better Care Fund, with some means testing (and contributions where appropriate). The increasing elderly and disabled population in the Borough is likely to place additional demand on the public purse to meet these funding pressures.
- 7.5 Building regulations do not have the flexibility that previous planning standards have, i.e. there will be no room for negotiation on a site by site basis. It is important to avoid blanket ratios across the district, which could result in some sites being unviable or undeliverable, or having the effect of reducing capacity, especially in Calderdale given the topography of a large number of the potential Local Plan housing allocations.

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					40	23												Site confirmed as available in early part of the Plan period. Single landowner.
LP0026	The Gate Farm, Saddleworth Road Greetland, Elland. HX4 8NW	Elland	Additional New Housing Site	2.23	2.23	67	40			Yes	0	0	0	0	0	0	0	0	40	27	0	0	0	0	0	0	No availability information regarding small section of site adjacent to Saddleworth Road. Multiple landowners, close to 1407.  Highways Engalnd suggest development of this site not be commenced until completion of the RIS schemes programmed to start in the current roads period (2015/16-2019/20).	
LP0037	Long Heys Farm, Long Heys Greetland, Elland. HX4 8BJ	Elland	New Housing Site	0.95	0.84	30	30			Yes										30							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	0	0	0	0	0	0	20	40	40	12	0	0	0	0	0	Site confirmed as available in early part of the Plan period. Single landowner. However, no housebuilder on board and site requires policy change to enable development as currently Green Belt.		
LP0046	Goosegate Farm, Heathy Lane Holmfield, Halifax. HX2 9UN	Halifax	New Housing Site	0.75	0.7	25	30			Yes							15	10								Site confirmed as available in early part of the Plan period. Single landowner. However, 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	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	Site is confirmed as available and will be coming forward with a planning application as soon as the site allocation for housing is adopted.		
LP0065	Land north-west, Nab End Lane West Vale, Elland.	Elland	New Housing Site	1.01	0.65	23	30			Yes															23	The eastern field is only available when current equestrian use ceases. It is therefore positioned later in the Plan period.		
LP0103	Land at, Horley Green Road Claremount, Halifax.	Halifax	New Housing Site	1.25	1.25	29	40			Yes	0	0	0	0	20	9	0	0	0	0	0	0	0	0	0	Both capacity and positioning amended based on information from THG/CMBC Housing Services. Capacity reduced from 56 to 29 dwellings. Delivery moved back from Y4 and Y5 to Y5 and Y6.		
LP0146	Land to the west of West View, Church Lane Stainland, Elland.	Elland	New Housing Site	0.86	0.86	31	30			Yes															30	1	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	0	0	0	15	19	0	0	0	0	0	0	0	0	0	0	0	Site had outline planning permission (16/00160/OUT). This has now lapsed with no reserved matters submission.	
LP0174	End of, Wilton Street Brighouse. HD6 2QY	Brighouse	New Housing Site	2.82	1.85	15	30			Yes							15									The site is in single ownership with no agent or developer interest identified.		
LP0177	Land adjacent Ellistones Place, Saddleworth Road Greetland, Elland. HX4 8LG	Elland	Additional New Housing Site	9.87	6.65	200	40			Yes	0	0	0	0	0	0	40	40	40	40	40	0	0	0	0	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.		
LP0221	Land at, Spring Head Northowram, Halifax. HX3	Northowram and Shelf	New Housing Site	1.82	1.27	46	30			Yes							15	30	1							The site is in single ownership. No housebuilder interest has been identified. Currently Green Belt and requires adoption of Plan.		



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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	
LP0327	Land off, Halifax Road Todmorden. OL14 5AT	Todmorden	Additional Mixed Use Site	0.33	0.33	38	30			Unknown	0	0	0	0	0	0	0	0	0	0	30	8	0	0	0	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. No further information in Statement of Deliverability. 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							15	7								Single ownership and confirmed available. No known agent or developer interest. Moved back beyond 5YHLS period.
LP0353	Land to the rear 109, Fairfax Crescent Southowram, Halifax.	Halifax	New Housing Site	0.32	0.33	9	30	19/00833	Full	Yes	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	Site under construction (19/00833/FUL) for Mosscares St Vincent's (Registered Provider). Council owned land. Moved forward from Y5 to Y3 based on information from Housing Services.
LP0397	Land adjacent to Daisy Bank, Savile Park, Halifax. HX1	Halifax	New Housing Site	0.52	0.52	10	30			Yes					10											The site has been confirmed as available, although there are multiple landowners.
LP0407	Spring Hall Mills, Mile Cross Road Halifax.	Halifax	New Housing Site	0.47	0.47	16	30	17/01039	Full	Yes	0	0	0	0	0	0	0	0	0	0	15	1	0	0	0	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							14									The site has been confirmed as available in early part of the Plan period. However, no housebuilder interest has been identified.
LP0438	Land off, Dean Lane Sowerby, Sowerby Bridge.	Sowerby Bridge	New Housing Site	0.63	0.37	13	30			Yes	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	Two landowners, both confirmed the land is available for development. Agreement in principle with housing association. Detailed negotiations in progress.
LP0452	Land at Ovenden Green, Ovenden, Halifax.	Halifax	New Housing Site	2.45	2.45	98	40			Yes				20	40	38										Single landowner. Confirmed site is available in the early part of the Plan period.
LP0454	Land off, Wheatley Road Lee Mount, Halifax.	Halifax	New Housing Site	1.06	0.66	14	30			Yes	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	The site has been identified in the Calderdale Together Investment Partnership. Delivery timescales have been provided by Housing Services. Moved back from Y3 to Y5.
LP0478	Hartwell Ford garage, Skircoat Road Halifax.	Halifax	New Housing Site	0.28	0.28	11	30			Yes				11												Single landowners have confirmed the site is available. They are appointing a marketing agent.
LP0509	Land and Buildings opposite B & M, Dewsbury Road Elland.	Elland	Mixed Use Site	1.90	1.9	90	40	18/00815	Outline	Unknown	0	0	0	0	0	0	30	30	30	0	0	0	0	0	0	Recent outline planning permission includes residential. As no response to survey of major sites and evidence as to when this permission will proceed positioned immediately beyond current 5YHLS period but partially within 5YHLS period on adoption. Potential to come forward earlier. There are issues of viability with other land use types reducing the options for development of this 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			
LP0523	Land at, Furness Avenue Illingworth, Halifax.	Halifax	New Housing Site	3.46	3.45	158	40			Yes			39	79	40													The site has been identified in the North Halifax Transformation Project with the principal developer being Home Group. Delivery timescales have been provided by Housing Services.
LP0531	Land off Whitehill Road, Keighley Road Illingworth, Halifax.	Halifax	New Housing Site	7.18	4.34	122	40			Yes	0	0	0	0	0	0	28	30	30	30	4	0	0	0	0			The site has been identified in the North Halifax Transformation Project. Delivery timescales have been provided by Housing Services.
LP0548	Land at junction of, Granny Hall La. & Blackburn Rd Brighouse.	Brighouse	New Housing Site	0.55	0.55	16	30			Yes					16													Council Cabinet approval in principle for disposal to Local Development Company (Weave Homes). Positioning provided by Housing Services. Moved forward from Y11 to Y5.
LP0565	Land at, Bowling Alley/Scholey Avenue Rastrick, Brighouse.	Brighouse	New Housing Site	0.52	0.28	10	30			Yes	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0		Two landowners confirmed site available and agent appointed. No housebuilder on board. The site also requires 3rd party land. It is therefore positioned later in the Plan period.
LP0568	Land south of Clough Lane, Rear of New Hey Road Rastrick, Brighouse. HD6	Brighouse	New Housing Site	4.34	2.36	78	40			Yes			20	40	18													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 application 18/01333/FUL which has been permitted subject to legal agreement.
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	0	0	30	30	40	0	0	0	0	0	0	0	0	0	0	0		Site available and benefits from permission 17/01556/FUL. Survey Response stated site commencement October 2020 with completion September 2022. Trajectory amended accordingly.
LP0573	Land adjacent Mill Royd Street, Mill Royd Street Brighouse. HD6	Brighouse	Additional Mixed Use Site	2.81	2.35	200	40			Unknown											40	40	40	40	40			Multiple landowners, some confirming their land is available. Flood risk issues associated with the site and the need for flood alleviation mitigation. Given there is not comprehensive availability information and the need to address the flooding issues the site is positioned later in the plan period.
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	0	The site is in single ownership, with the landowner having confirmed it is available. However, no timescales for delivery have been suggested. In addition, the site has been assessed as currently unviable, although based on an assumption of new build and wholly residential. 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			Yes				10														The site is owned by one family, and has been confirmed as available early in the Plan period.
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	0	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.

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						
LP0640	Land off The Hollins,, Stansfield Hall Road Todmorden. OL14	Todmorden	New Housing Site	1.33	1.17	53	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	33	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 has two landowners, both have confirmed the site is available in the early part of the Plan period. However, housebuilder interest has not been identified.	
LP0651	Land off, Stoney Royd Lane Todmorden.	Todmorden	New Housing Site	1.98	1.73	62	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	40	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multiple landowners, although confirmed that the site is available. No known housebuilder interest.	
LP0658	Cinderhill Mills, Halifax Road Todmorden. OL145TH	Todmorden	New Housing Site	0.47	0.47	23	30	18/01496	Reserved Matters	Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction of 23 dwellings with associated access and landscaping works (Reserved matters application 18/01496/RES pursuant to application 12/01423/OUT) approved 11 Dec 2019.	
LP0659	Land rear of 302, Halifax Road Todmorden.	Todmorden	New Housing Site	0.58	0.48	17	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"/>	17	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Single landowner has confirmed the site is available within the early part of the Plan period. Site repositioned from Y4 to Y7 to take account of site currently being Green Belt and requiring a policy change to enable development.	
LP0749	Stoney Royd Mill Albion Mills, Bailey Hall Road Halifax.	Halifax	Mixed Use Site	1.52	1.52	79	40			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"/>	40	39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site specific evidence submitted but does not specify number of residential units. Capacity therefore remains at 79. The submitted document demonstrates a desire to redevelop the site but trajectory positioning should remain the same without submission of more detailed information.
LP0766	Land Off, Hall Lane Northowram, Halifax. HX3 7SN	Northowram and Shelf	Additional New Housing Site	5.81	3.08	120	35			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35	35	35	15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two landowners. Persimmon have an option and state delivery rate of 35 units per annum in their submission. Site repositioned from Y2 to Y5 to Y7 to Y10 to take account of site currently being Green Belt and requiring a policy change to enable development.	
LP0771	Firth's Carpets, 432 Bradford Road Bailiff Bridge, Brighouse.	Brighouse	Mixed Use Site	0.61	0.61	41	30	18/00017	Outline	Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 no longer being promoted for mixed use but for residential only as exemplified by outline planning permission 18/00017/OUT. Reserved matters not yet submitted and therefore site moved back from Y3 and Y4 to Y4 and Y5. Positioning also reflects the fact this is unlikely to be delivered as a Mixed Use site.	
LP0782	Land off, Cock Hill Lane Shelf, Halifax.	Northowram and Shelf	New Housing Site	5.86	5.52	166	55			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27	55	55	29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council owned land. Council looking to develop this site in conjunction with adjacent site LP1543 (privately owned). Masterplanning being undertaken by Martin Walsh Architectural for both sites. Trajectory repositioned from Y5 to Y8 to Y7 to Y10 to take account of site currently being Green Belt and requiring a policy change to enable development.	

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		
LP0814	Land at Richmond Street, Stannary Place Halifax.	Halifax	New Housing Site	0.99	0.99	52	40	18/00310	Outline	Yes	0	0	16	36	0	0	0	0	0	0	0	0	0	0	0	0	Part of the Beech Hill Masterplan area included in the CTIP programme. Principal Developer Together Housing Group. Outline planning permission 18/00310/OUT approved June 2018. Positioning based on information from Housing Services
LP0815	Works Depot, Stannary Place Halifax.	Halifax	New Housing Site	1.62	1.62	62	40	18/00310	Outline	Yes				40	22												Part of the Beech Hill Masterplan area included in the CTIP programme. Principal Developer Together Housing Group. Outline planning permission 18/00310/OUT approved June 2018. 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	12	0	0	0	0	0	0	0	0	Land now confirmed as available. No recent planning applications. Given availability known site moved forward from Y11 to Y7.	
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 sites to the Local Development Company (Weave Homes). Delivery timescales have been provided by Housing Services.	
LP0914	Land Opposite 46-48, Hollins Road Walsden, Todmorden. OL14 8BJ	Todmorden	New Housing Site	1.31	1.03	46	30			Part	0	0	0	0	15	30	1	0	0	0	0	0	0	0	0	Majority of site confirmed available with view to submitting planning application by July 2020 and commencing development by 22/23. Owner instructed ELG Planning to make initial representations to potential housebuilders with view to entering into contract.	
LP0922	Former Hebden Bridge Fire Station, Valley Road Hebden Bridge. HX7 7BY	Hebden Bridge	Mixed Use Site	0.37	0.37	11	30			Unknown											11					The Council owns part of this site. The availability of the remainder of the site is unknown. No further information in Statement of Deliverability. 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					0	0	0	0	0	0	0	22	22	0	0	0	0	0	0	Two owners stated site available. Development needs to align with LP1372 as Highways stipulated access to come through this site.	
LP0938	Holme House, Holme House Lane Rishworth, Sowerby Bridge. HX6 4PY	Ripponden	New Housing Site	0.53	0.27	11	30			Yes									11							Site confirmed available during early part of Plan period. No known housebuilder on board. Potentially insufficient certainty to include in 5YHLS. Also pushed back in trajectory 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	30	19/00662	WAM	Yes	0	0	0	0	0	0	0	0	30	30	15	0	0	0	0	Single landowner has confirmed the land is available. Restoration work has commenced on the site. Viability could impact on timescale for delivery. 19/00662/WAM June 2019 - Hybrid application for engineering works for quarry recovery and outline consent (with access) for up to 75 residential dwellings. Nyd.	

Appendix 3

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
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"/>	20	20	14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Green Belt and therefore requires adoption of Local Plan. Single owner confirmed site available in early part of Plan period. Likely to be circa 20 units per annum with full completion by 2023. Landowner states has ability to develop site or work with a housebuilder partner. Close to LP0683.	
LP0952	Land at New Gate Farm, Saddleworth Road Greetland, Elland.	Elland	Additional New Housing Site	10.63	8.8	246	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17	37	37	37	37	37	37	7	<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.
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"/>	<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"/>	The site is in single ownership. Although the owner has suggested it is available in the early part of the Plan period there have been several renewals of the outline planning permission. Full planning permission for a single unit in NE corner of site.
LP0968	Land at West End Golf Club, Paddock Lane Highroad Well, Halifax. HX2 0NT	Halifax	New Housing Site	2.71	2.71	81	40			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	40	21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is in single ownership, and the owner has confirmed its availability in the early part of the Plan period. However, there is no known housebuilder interest. Currently in Green Belt and so requires adoption of Plan.
LP0978	Land off, Lower Edge Road/Shaw Lane Elland. HD6 3JN	Elland	New Housing Site	8.28	8.28	248	55			Yes	<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	28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land in single ownership. No known housebuilder on board but owner considers could come forward in early part of Plan period. Within Green Belt and positioned to allow time to obtain planning permission following adoption of Plan.
LP0983	Land at, Maltings Road Wheatley, Halifax.	Halifax	Additional New Housing Site	1.35	0.91	30	30			Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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"/>	Site vacant and available. Being actively promoted by local house builder. New development on adjacent land suggesting location attractive to market and could come forward quickly. Green Belt and requires adoption of Plan otherwise could come forward earlier.
LP0990	Land off, Denfield Lane Wheatley, Halifax.	Halifax	New Housing Site	1.07	0.85	31	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"/>	15	16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	24	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"/>	24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council owned and available but subject to removal of covenant for use as open space. Moved back from Y5 to Y10 due to current lack of certainty around delivery.
LP1004	Land off, Burnley Road Warley, Halifax. HX2 7NB	Halifax	New Housing Site	0.79	0.73	26	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"/>	26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two landowners, both confirmed site available in middle part of Plan period.

Appendix 3

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1009	Site of demolished School, Clough Lane / Brow Bottom Lane Mixenden, Halifax. HX2	Halifax	New Housing Site	1.52	1.52	38	40			Yes	0	0	0	0	0	27	11	0	0	0	0	0	0	0	0	0	Site identified for North Halifax Transformation Project. Principal developer Together Housing. Moved from Y5 and Y6 to Y6 and 7. Delivery timescales provided by Housing Services.
LP1019	Land adjacent to White House Farm, Riley Lane Holmfield, Halifax. HX2 9SZ	Halifax	New Housing Site	1.32	1.13	27	30			Yes							27									Multiple landowners but within same family. All confirmed site available in early part of Plan period. 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	15	2	0	0	0	0	0	0	0	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 in early part of plan period. History of planning applications. No known housebuilder on board.	
LP1030	Land adjoining South Parade, Adj Maple Fold Elland. HX5 OPH	Elland	New Housing Site	0.54	0.38	14	30			Yes	0	0	0	0	0	0	0	14	0	0	0	0	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 confirmed site likely to come forward in middle of Plan period given remediation works required due to contamination.	
LP1033	Land off, Toothill Bank Rastrick, Brighouse. HD6	Brighouse	New Housing Site	3.22	2.12	64	40			Part	0	0	0	0	0	0	24	40	0	0	0	0	0	0	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 current 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 delivery in first 5 years of plan period 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	58	35			Yes							35	23								Option agreement between Persimmon Homes West Yorkshire (PHWY) and landowner. Green Belt and so requires adoption of Plan. Persimmon state will start on site immediately following receipt of planning permission. Technical work to be prepared in advance of adoption. Delivery rate of 35 units per annum.	

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		
LP1035	Land at, 30 Burned Road Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	0.95	0.95	27	27			Yes	0	0	0	0	0	0	27	0	0	0	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. Delivery rate of 35 units per annum.
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.
LP1037	Land off, Burned Road Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	0.90	0.9	31	31			Yes	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	Site available with Development Team Application submitted in 2018 (including layout). Green Belt and so requires adoption of Plan.
LP1041	Land at, West Street & Halifax Road Shelf, Halifax.	Northowram and Shelf	New Housing Site	1.56	0.57	21	30			Yes							15	6								Single ownership and confirmed available in early part of plan period. No known housebuilder but agent anticipates site will be built out over 12 to 18 months.	
LP1044	Hud Hill Farm, Northowram, Halifax. HX3 7LH	Northowram and Shelf	Additional New Housing Site	2.11	1.51	45				Yes	0	0	0	0	0	0	0	0	0	30	15	0	0	0	0	Owner states available in first half of Plan period. Green Belt and therefore requires adoption of Plan. Owner intends to retain and develop some of existing buildings for residential use which could impact on overall delivery timescale.	
LP1053	Squire Hill Quarry, Brighouse. HD6	Brighouse	New Housing Site	3.73	2.26	68	40			Yes												40	28			Owner confirmed availability with development commencing in period 23/24 to 27/28 to allow time for restoration work required due to previous quarrying. Given nature of site positioned towards end of trajectory.	
LP1054	Land off, Brookfoot Lane Brighouse. HX3 9SX	Brighouse	New Housing Site	1.23	0.9	32	30			Yes	0	0	0	0	0	0	0	0	0	30	2	0	0	0	0	Landowner states available Years 1 to 7. Likely this site and adjacent LP1053 will come forward together/follow on.	
LP1060	Land at, Shirley Grove Lightcliffe, Brighouse.	Brighouse	New Housing Site	0.64	0.64	23	30			Yes												23				Owned by Together Housing who state land is available. Currently no additional information from Housing Services in Statement of Deliverability. Moved from Y2 to latter part of Plan period due to lack of certainty over timing.	
LP1077	Southedge Quarry, Brighouse Road Hipperholme, Brighouse. HX3	Brighouse	New Housing Site	13.02	6.65	146	55	19/00003	DTA	Yes	0	0	0	0	0	55	55	36	0	0	0	0	0	0	0	The land is largely under option to Strata Homes and joint promotion of this site with Clugston. 02/08/2019 - Capacity changed from 213 to 146 dwellings to reflect capacity of 19/00003/DTA. Commencement between 18/19 and 22/23 stated by agent.	
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				27	55	55	55	55	20							Available with Engie preferred developer for site (conditional contract). Agent states delivery from mid-2019 at 35-40 dwellings per annum Capacity changed from 149 to 267 dwellings to reflect capacity of 19/00628/FUL. Planning Committee 14/1/20 Mindful to Permit subject to Legal Agreement (Ecology and Highways).	

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			
LP1088	West Vale Works, Stainland Road, West Vale Greetland, Elland. HX4 8BB	Elland	Mixed Use Site	0.80	0.47	14	30			Unknown	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	Single landowner, confirmed site available in early part of Plan period. The viability Study assessed the site wholly on the basis of residential provision. Mill now demolished. There is the possibly this site will not progress as a mixed use site. Should planning permission be granted for residential only the number of residential units will increase. Positioned beyond 5YHLS period (on adoption) due to lack of certainty around final development scheme.		
LP1093	Former Hill Crest Quarry, Halifax Road Hove Edge, Brighouse. HD6 2QJ	Brighouse	New Housing Site	1.23	0.97	35	40			Part							30	5								Representation submitted during LPID by ID Planning stating the site was under Reef Property control. Responding to latest questionnaire owners state available early in Plan period anticipating planning application 2020 with build out over 30 months. However, as adjacent site under control of a housebuilder moved back in trajectory.		
LP1095	Halifax Road Hove Edge, Brighouse. HD6	Brighouse	New Housing Site	4.83	4.04	149	40			Yes	0	0	0	0	0	0	40	40	40	29	0	0	0	0	0	Barratt Homes have control of this site. Available in early part of plan period but as Green Belt requires adoption of Plan. Potential to come forward earlier with short timescale for application and its determination.		
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. Agent states both LP1116 and LP1648 are being marketed by Crosslee to the housebuilding industry with a deadline for bids by end of January 2020. A condition of bids for LP1116 is that proposals for reserved matters are brought forward by the permission deadline (early next year). Delivery of this site within 5 years giving degree of certainty, providing one of the bids is acceptable to Crosslee.  Agent states LP1648 is less certain as it does not yet have planning permission but given the site dovetails with LP1116 most bids will want to bring forward both sites for housing. Expect LP1116 to form the first phase over 2-3 years, with LP1648 to follow as a second phase.		
LP1123	Kinnaird Close Elland.	Elland	Mixed Use Site	1.73	1.73	38	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	8	0	Site in single ownership and confirmed as available. No housebuilder on board and existing tenants within existing mill.
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.	

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			
LP1137	Horley Green Works, Horley Green Road Clarendon, Halifax. HX3 6AS	Halifax	New Housing Site	0.84	0.84	27	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	Two landowners confirmed site available. Landowners own housebuilder called M&S Development Properties Ltd and expect to build dwellings themselves. Do not anticipate any delays. Planning application 6 months after Plan adoption with commencement by 23/24. Green Belt and therefore requires adoption of Local Plan. Viability Assessment concluded site currently unviable. Therefore positioned in last third of Plan period.	
LP1170	Mulcture Hall Road Halifax.	Halifax	Mixed Use Site	3.24	1.54	121	40			Unknown														20	40	40	21	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.
LP1180	Old Lane Dyeworks, Old Lane Halifax.	Halifax	New Housing Site	2.61	1.51	63	40			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	23	Historic England leading and in contact with owners who wish to develop site. No viability assessment has been undertaken at this stage, but the possibility of grant assistance and viability would be increased by removal of WTS. Placed later in trajectory given challenges of conversion and ideally re-location of WTS. Flooding constraints also likely to impact on 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			15	20														The site has three owners, the availability of one part of the site remains unknown. An outline planning application is currently pending consideration for the majority of the allocation boundary. 19/00815/RES Approved for residential development of eight houses (Reserved matters pursuant to 17/00045/OUT).
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	21	0	0	0	0	0	0	0	0	0	One main landowner, although small areas owned by CMBC. Currently Green Belt and requires adoption of Plan.	
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	11	0	0	0	0	0	0	0	0	0	There are two landowners for this site, and both have confirmed it is available in the early part of the Plan period. However, there is no known housebuilder interest. Currently Green Belt and requires adoption of Plan. Site therefore repositioned from Y4 to Y7.	

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			
LP1216	Land off, Mill Lane and Old Lane Boothtown, Halifax. HX36TP	Halifax	New Housing Site	9.60	3.14	94	40			Part									20	40	34							Site in multiple ownership and availability of part of site not known. No agent/developer on board to act on behalf of all owners. It is adjacent to LP1229, which is likely to come forward earlier in the Plan period.
LP1224	Land North of Meadowcroft Lane, Halifax Road Ripponden, Sowerby Bridge.	Ripponden	New Housing Site	1.84	1.18	24	30	17/00977	Full	Yes	0	0	15	9	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is in single ownership. A planning application has been approved for residential development (17/00977/FUL).
LP1229	Near Royd Ovenden, Halifax. HX3 5QP	Halifax	New Housing Site	16.68	15.79	400	55			Yes							34	55	55	55	55	55	55	55	36		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.	
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	Mixed Use 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. Moved back from Y3 to Y7 to 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	65	0	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. Positioning provided by Housing Services.	
LP1356	Hollins Park, Cemetery Lane Sowerby Bridge.	Sowerby Bridge	New Housing Site	1.20	0.45	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). The delivery timescale is based on information from Housing Services.	
LP1368	Furness Drive/Turner Avenue South, Illingworth, Halifax.	Halifax	New Housing Site	0.26	0.26	6	30			Yes	0	0	0	0	0	6	0	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 have been provided by Housing Services.		
LP1372	Kershaw Drive, Luddenden Foot, Halifax.	Mytholmroyd	Additional New Housing Site	3.23	1.79	47	40			Yes							20	27								Council Owned. Current Statement of Deliverability no further information. Green Belt and therefore requires adoption of Plan. Needs to align with LP0931 as provides 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		
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	30	13	0	0	0	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 and therefore delivery moved back from Y3 and Y4 to Y7 and Y8 to allow for policy change. However, it may be possible for the majority of the site to come forward in advance of/without the area currently in the Green Belt. Without the Green Belt constraint on timing Housing Services believe the site could be delivered in Y4 and Y5.
LP1391	Upper Bentley Royd, Sowerby Bridge.	Sowerby Bridge	New Housing Site	0.40	0.4	20	30			Yes								15	5								The site is owned the Council, and has been identified as a potential site for the Council's Calderdale Together Investment Partnership. Housing Services have not provided any further information in the current Statement of Deliverability. Moved back from Y4 and Y5 to Y8 and Y9 given lack of certainty over timing of delivery.
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	0	0	0	0	0	40	40	7	0	0	0	0	0	0	0	0	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.
LP1407	Land Off, Scar Bottom Lane Greetland, Elland. HX4 8PQ	Elland	New Housing Site	0.44	0.44	16	30			Yes							16									The site is in single ownership and available. Owner intends to develop soon after planning permission granted. Currently located in Green Belt and therefore requires adoption of Plan. Site repositioned from Y4 and Y5 to Y7.	
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	20	40	40	9	0	0	0	0	0	Two landowners. Site available. No housebuilder. Currently located in Green Belt and therefore policy change required. Site repositioned from Y5 to Y8 to Y7 to Y10.	
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 is likely to come forward with adjacent site LP1398. Most recent planning application (18/01286/OUT) was approved in June 2019. 19/01069/REM, which sought to vary condition 1, was withdrawn in December2019. Given the outline approval but continued issues regarding satisfaction of condition 1, the site has been brought forward from Y 10 but only to Y5.
LP1415	Wakefield Road Sowerby Bridge.	Sowerby Bridge	New Housing Site	0.24	0.24	12	30			Yes	0	0	0	0	12	0	0	0	0	0	0	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.

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			
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 Site pushed back from Y3 to Y5 to Y5 to Y7.
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	40	40	28	0	0	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available. However, no timescales have been suggested. It is also not known if there is housebuilder interest. LP1019 is also in close proximity.	
LP1431	Former Mayfield Garage, Queens Road King Cross, Halifax.	Halifax	Mixed Use Site	0.87	0.87	17	30			Unknown															17		The site is in single ownership but has not been confirmed as available for development. The Viability Study assessed the site as unviable, on the basis of wholly residential development. 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	140			Yes	0	0	0	0	0	0	140	140	140	140	140	140	140	140	140	137	Highways Agency do not want site coming forward until later in plan period. The site has been confirmed as available with an agent and housebuilder interest. Green Belt and therefore requires adoption of Plan.	
LP1463	Land between, Highmoor Lane and Bradford Road Brighouse.	Brighouse	Garden Suburbs	140.66	105.15	1998	222			Yes							222	222	222	222	222	222	222	222	222	222	The site has been confirmed as available with an agent and housebuilder interest. Currently within the Green Belt and requires adoption of Plan to be implemented.	
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	15	5	0	0	0	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available. There is no known housebuilder interest and positioned accordingly.	
LP1481	Former St Catherines High School Grounds, Holdsworth Road Halifax.	Halifax	New Housing Site	1.05	0.9	32	30			Yes													30	2			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	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	The site is in single ownership and has been confirmed as available during the middle part of the Plan period.	
LP1487	Land off, Balkram Road Mixenden, Halifax.	Halifax	New Housing Site	0.34	0.34	14	30			Yes													14				The site is in single ownership and has been confirmed as available during the middle part of the Plan period.	
LP1488	Land off, Hambleton Crescent Mixenden, 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	11	0	0	The site is in single ownership and has been confirmed as available during the middle part of the Plan period.	
LP1489	Land south of, Hambleton Crescent Mixenden, Halifax.	Halifax	New Housing Site	0.34	0.34	14	30			Yes															14		The site is in single ownership and has been confirmed as available during the middle part of the Plan period.	

Appendix 3

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1501	Land east of, Manor Drive Hebden Bridge.	Hebden Bridge	New Housing Site	0.65	0.65	29	30			Yes	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	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 in middle part of Plan period.	
LP1503	Land at, Stoney Lane Hebden Bridge.	Hebden Bridge	New Housing Site	0.43	0.29	20	27	18/00948	Full	Yes					20											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. Moved back from Y4 and 5 to Y5. Timescales provided by Housing Services.	
LP1523	Land at, Westercroft Lane Northowram, Halifax. HX3 7EN	Northowram and Shelf	Additional New Housing Site	1.42	1.42	51		17/00002	DTA	Yes	0	0	0	0	0	0	30	21	0	0	0	0	0	0	0	DTA Submission (17/00002/DTA) provided by the agent acting on behalf of the landowner has provided evidence to suggest the site is deliverable. The DTA only proposes a capacity of 38 dwellings on part of the site. Capacity has therefore been left at 51 for forward planning purposes. Currently in Green Belt and requires a policy change. Site has been repositioned from Y1 and Y2 to Y7 and Y8.	
LP1534	Birks Mill, Birks Lane Walsden, Todmorden.	Todmorden	New Housing Site	0.71	0.4	18	30			Yes										18						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 in the middle of 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	331	55			Yes	0	0	0	0	0	0	0	55	55	55	55	55	55	55	1	0	Site in multiple ownership and available. Council looking to develop adjacent site LP0782 (Council owned) in conjunction with this site (privately owned). Masterplanning being undertaken by Martin Walsh Architectural for both sites. Within Green Belt and so requires adoption of Plan. May need third party land for additional access.
LP1547	Land at, Abbey Park Illingworth, Halifax. HX2 9LQ	Halifax	New Housing Site	2.49	2.52	83	40	19/00824	Reserved Matters	Yes			41	42													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 with intention of starting on site February 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	0	0	0	0	0	0	27	55	55	55	55	55	55	55	38	Single ownership. Agent on board and promoting site. Believed to have housebuilder (Avant Homes) on board. Green Belt and therefore requires adoption of Plan.	

Appendix 3

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Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
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								8	8									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	0	0	0	0	0	0	0	12	12	0	0	0	0	0	0	0	0	Confirmed available. No known housebuilder. Green Belt and therefore requires adoption of Plan. Could potentially come forward slightly earlier. Small/medium housebuilder and so spread over 2 years.
LP1603	Land rear of 115, Clarendon Road Halifax. HX3 6JQ	Halifax	New Housing Site	0.44	0.44	16	30			Yes							8	8									Site in single ownership and confirmed as available in early part of Plan period. 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, Clarendon Road Boothtown, Halifax. HX3 6NT	Halifax	New Housing Site	0.99	0.99	46	40	18/00558	Under Construction	Yes	0	0	30	16	0	0	0	0	0	0	0	0	0	0	0	0	0	Site in single ownership and under construction (planning permission 18/00558/FUL). Cautious approach taken to build out rate.
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	40			Yes							20	28									Single landowner confirmed available. No known housebuilder. Green Belt and requires adoption of Plan.	
LP1622	Top Land, Cragg Vale, Hebden Bridge. HX7 5RW	Mytholmroyd	Additional Mixed Use Site	8.38	6.3	50	25			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	The Viability Study assessed the site as unviable under the traditional 'developer led' approach, based on a mixed provision of B2 and B8 uses. However the report also concluded that development of the site would be viable if an 'end user' were to purchase the land and construct their own premises. The capacity and use have been revised to provide a mixed use development of 50 'Live-work' units and B1 premises. Development is spread over 2 years towards the end of the Plan period.
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.	
LP1632	Land at, Horton Street/New Road Halifax.	Halifax	Mixed Use Site	1.56	1.56	126	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	6	Whilst the availability of the sites has not been confirmed specifically a planning application for the redevelopment of the site is pending consideration indicating it is available. The uncertainty of when the site may come forward is reflected in its position in the trajectory.

Appendix 3

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

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1637	Land in front of, Bradnor House Todmorden. OL148RA	Todmorden	New Housing Site	0.67	0.55	25	30			Yes															15	10	Owner states site available. Timing of proposed development not known and no housebuilder on board. Positioned towards end of trajectory with anticipation of site being developed by small to medium housebuilder.
LP1648	Land north of, Crosslee, Brighouse Road Hipperholme, Brighouse.	Brighouse	New Housing Site	0.85	0.85	31	30			Yes	0	0	0	0	0	15	16	0	0	0	0	0	0	0	0	0	Agent confirms both LP1116 and LP1648 are being marketed by Crosslee to the housebuilding industry with a deadline for bids by end of January 2020. Agent also states LP1648 does not yet have planning permission, but it is expected that given the site dovetails with LP1116 most bids will want to bring forward both sites for housing. Expect LP1116 to form the first phase over 2-3 years, with LP1648 to follow as a second phase. Given lead in times it is possible only part of LP1648 will be delivered within 5 years. Agent suggests 50% would be a prudent estimate. Therefore site moved forward from Y11 and Y12 to Y6 and Y7.
LP1654	Politt Fields, 8 Ripon House Sowerby Bridge. HX6 2LQ	Sowerby Bridge	New Housing Site	1.51	1.51	30	30	17/01345	Outline	Yes								30									Site owned by Together Housing Group and part of CHTIP. Outline planning permission granted for residential development on 27th July 2018 ((17/01345/OUT). Progress delayed due to viability issues. Considering two proposals both with a viability gap - options for 30 and 40 units. Delivery timescales not provided in Statement of Deliverability and given uncertainty moved back to middle of Plan period but may come forward earlier.
LP1655	Rawson Wood, Wood Croft Sowerby, Sowerby Bridge. HX6 1LJ	Sowerby Bridge	New Housing Site	1.45	0.72	26	30			Yes	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	Site owned by Together Housing Group and part of CHTIP. Submission of planning application programmed for March 2020. Delivery timescales provided by Together Housing Group/Housing Services.
LP1657	Land at, Whitwell Green Lane Elland.	Elland	New Housing Site	0.76	0.76	30	30			Yes		10	20														Council owned and identified in the Calderdale Together Investment Partnership. Delivery timescale provided by Housing Services.
<b>TOTAL No. DWELLINGS</b>						<b>11512</b>					<b>0</b>	<b>40</b>	<b>353</b>	<b>499</b>	<b>563</b>	<b>488</b>	<b>1581</b>	<b>1602</b>	<b>1207</b>	<b>1080</b>	<b>905</b>	<b>831</b>	<b>905</b>	<b>904</b>	<b>554</b>		

HLA REF	Full Address	Total Units	Total Area	Units to Complete	App. No.	Approval Date	Lapse Date	Most Recent Commencement Date	Most Recent Completion Date	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
HLA00098	Illingworth Hall Farm, 11 & 12 Back Lane, Illingworth, Halifax.	3	0.07	3	14/00222	16/05/2014	16/05/2017	24-May-17		0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA00103	Land off, School Close, Illingworth, Halifax.	1	0.05	1	17/00536	13/09/2017	13/09/2020	15-Dec-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00118	Grounds of Forest Villa, 91 Ovenden Road, Halifax.	1	0.10	1	17/01512	14/02/2018	14/02/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00172	Cherry Tree farm, School Lane, Illingworth, Halifax.	4	0.23	3	17/00008	22/03/2017	22/03/2020	01-Jun-17	07-Sep-18	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00173	St Marys Church, Raw Lane, Illingworth, Halifax.	5	0.19	5	16/00676	14/03/2017	14/03/2020			0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00174	Land North Of Garages, Rooley Heights, Sowerby, Sowerby Bridge.	28	0.89	28	18/00106	13/03/2018	13/03/2021	14-Nov-18		0	0	28	0	0	0	0	0	0	0	0	0	0	0	0
HLA00175	Garden of, 85 Whitwell Green Lane, Elland.	1	0.02	1	16/01611	01/03/2017	01/03/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00176	Buildings South Of Greenhead Cottage, Giles Hill Lane, Shelf, Halifax.	5	0.56	5	17/01010	08/06/2018	08/06/2021			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA00177	Outbuilding at Beech Grove, Broad Carr Lane, Holywell Green, Halifax.	1	0.08	1	16/00275	09/03/2017	09/03/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00178	Portsmouth Mill, Burnley Road, Todmorden.	10	0.16	10	13/01274	22/01/2015	22/01/2018			0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
HLA00179	Rear of Portsmouth Mill, Burnley Road, Todmorden.	12	0.22	12	13/01274	22/01/2015	22/01/2018			0	0	12	0	0	0	0	0	0	0	0	0	0	0	0
HLA00181	Ringby Farm, 7 Ringby, Boothtown, Halifax.	3	0.10	1	04/01676	19/04/2005	19/04/2010	05-Oct-10	01-May-16	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00252	Land rear of, 126 Halifax Road, Brighouse.	1	0.07	1	09/00361	27/05/2009	27/05/2012			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA00345	Adjacent, 100 Willowfield Road, Halifax.	1	0.06	1	17/00710	18/01/2018	18/01/2021	07-Mar-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00350	Bright Street, Sowerby Bridge.	3	0.09	3	18/00560	03/07/2018	03/07/2021			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA00359	Land off, Upper Washer Lane, Halifax.	7	0.33	5	16/01510	10/08/2017	10/08/2020	03-Mar-86	03-Mar-88	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00360	Land off, Walker Lane, Sowerby Bridge.	15	0.08	15	16/00516	13/04/2017	13/04/2020			0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
HLA00364	Grounds of Dunkerton, Willowfield, Halifax.	4	0.59	1	18/01190	05/12/2018	05/12/2021	13-Jul-90	22-Nov-94	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA00379	Land junction of Timmey Lane and, Burnley Road, Sowerby Bridge.	44	1.30	7	07/00707	19/09/2007	19/09/2009	03-Mar-08	05-Dec-17	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0
HLA00403	Dyer Lane, Wheatley, Halifax.	5	0.25	3	15/00815	17/11/2015	17/11/2018	14-Jan-19	22-Jan-19	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00409	Land at, Ramsden Street, Wheatley, Halifax.	2	0.12	2	13/01535	14/02/2014	14/02/2017	08-Nov-16		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA00440	Land adjacent, St Georges Terrace, Lee Mount, Halifax.	6	0.04	6	17/00426	05/07/2017	05/07/2020			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA00465	Land South of Lower Range Terrace, Range Bank, Boothtown, Halifax.	1	0.07	1	17/01347	11/05/2018	11/05/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA00501	Adjacent, 160 Warley Road, Halifax.	1	0.04	1	18/00247	01/05/2018	01/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00507	Land adjacent, 37 Warley Road, Halifax.	1	0.06	1	17/00594	20/10/2017	20/10/2020	15-Jul-08		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00508	Adjacent Staveley, Harewood Place, Halifax.	1	0.04	1	16/01047	07/10/2016	07/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00672	Garden of The Bungalow, The Banks, Sowerby Bridge.	1	0.06	1	16/01254	03/01/2017	03/01/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA00673	Cherry Tree Farm, School Lane Illingworth, Halifax.	1	0.05	1	17/00051	09/03/2017	09/03/2020	28-Jun-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00674	First floor, 22 Bethel Street, Brighouse.	6	0.03	6	16/01109	27/01/2017	27/01/2020			0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
HLA00675	4B Tower Hill, Sowerby Bridge.	2	0.01	2	16/01020	17/01/2017	17/01/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA00676	9 Portland Place, Halifax.	6	0.01	6	16/01474	25/01/2017	25/01/2020			0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00677	Rear of, 113 Parkinson Lane, Halifax.	1	0.03	1	16/01284	16/01/2017	16/01/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00679	Garage at Winterrow, 94 Rochdale Road, Ripponden, Sowerby Bridge.	1	0.04	1	16/01400	17/01/2017	17/01/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00680	Barn at Stocks Farm, 55 Towngate, Midgley, Halifax.	1	0.01	1	16/00741	19/01/2017	19/01/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00681	Garage at, 48 Halifax Road, Ripponden, Sowerby Bridge.	1	0.01	1	16/01455	04/01/2017	04/01/2020	26-Apr-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00682	Land South Of, 62 Crossley Hill, Halifax.	2	0.05	2	16/01042	04/01/2017	04/01/2020			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA00684	26 Phoebe Lane, Halifax.	1	0.02	1	16/01422	02/03/2017	02/03/2020	19-Dec-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00685	Land adjacent, 118 Oldham Road, Ripponden, Sowerby Bridge.	1	0.06	1	16/00166	31/01/2017	31/01/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

HLA REF	Full Address	Total Units	Total Area	Units to Complete	App. No.	Approval Date	Lapse Date	Most Recent Commencement Date	Most Recent Completion Date	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
HLA00686	Barn at Knowl End Farm, Staups Lane, Todmorden.	1	0.02	1	16/01171	14/02/2017	14/02/2020	09-Nov-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00687	Garage at Park View, 36 Stainland Road, Barkisland, Sowerby Bridge.	1	0.04	1	16/01401	17/02/2017	17/02/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00688	12 to 14 Glen View, Savile Park, Halifax.	1	0.02	1	16/01632	22/02/2017	22/02/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00689	Land East Of 6 Hill Park Mount, Kebroyd Mount, Triangle, Sowerby Bridge.	1	0.05	1	16/01301	21/02/2017	21/02/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA00690	Clough House, Elland Road, Ripponden, Sowerby Bridge.	1	0.04	1	18/00601	30/07/2018	30/07/2021	11-Sep-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00691	Scaitcliffe Hall, Burnley Road, Todmorden.	6	0.82	6	14/01075	07/02/2017	07/02/2020			0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
HLA00692	137 to 139 Bolton Brow, Sowerby Bridge.	1	0.00	1	16/01627	27/02/2017	27/02/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00693	Outbuilding at Shaking House Farm Cottage, 12 White Gate, Mixenden, Halifax.	1	0.01	1	18/00447	26/06/2018	26/06/2021	16-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00694	Old Laithe Barn, Gate Head Lane, Greetland, Elland.	1	0.05	1	16/01009	27/01/2017	27/01/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00695	4 Peel Cottage Road, Walsden, Todmorden.	1	0.03	1	16/00140	21/02/2017	21/02/2020	17-Oct-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00734	Westfield, Sowerby New Road, Sowerby Bridge.	6	0.05	6	12/01052	05/11/2012	05/11/2015	21-Oct-14		0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
HLA00771	Basement, Dodgeholme Court, Mixenden, Halifax.	5	0.03	5	18/00388	21/05/2018	21/05/2021			0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
HLA00822	Stable Block at, 1 Savile Park, Halifax.	1	0.03	1	18/01139	02/11/2018	02/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA00850	First floor, 10 Lord Street, Halifax.	1	0.01	1	16/00601	29/07/2016	29/07/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA00876	Trinity Royd Cottage and, 2 Balmoral Place, Halifax.	8	0.06	8	18/56009	22/10/2018	22/10/2021	31-Mar-19		0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
HLA00941	Land adjacent, 4 Wakefield Gate, Halifax.	4	0.37	3	14/00062	25/03/2014	25/03/2017	15-Jun-16	03-Jul-15	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA01004	Land adjacent, 34 Crossley Hill, Halifax.	5	0.11	5	17/00595	11/01/2018	11/01/2021			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA01011	Siddal Lane, Siddal, Halifax.	1	0.09	1	18/00010	09/03/2018	09/03/2021	10-Oct-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01046	Land adjacent, 23 Fairclough Grove, Ovenden, Halifax.	1	0.04	1	16/00316	08/07/2016	08/07/2019	14-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01052	Garden of, 11 Jubilee Street North, Ovenden, Halifax.	2	0.03	2	17/00864	17/11/2017	17/11/2020			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA01071	Rear garden of, 98 Victoria Road, Elland.	1	0.06	1	18/01049	06/11/2018	06/11/2021			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA01086	Garage site and site of, 26 Victoria Road, Todmorden.	6	0.04	6	16/01432	14/12/2018	14/12/2021			0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
HLA01091	Land rear of High Barn House, New Street, Clifton, Brighouse.	2	0.19	2	11/01596	01/08/2012	01/08/2015			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA01098	Land adjacent, 1 Hope Street, Sowerby Bridge.	1	0.04	1	16/01290	10/01/2017	10/01/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA01104	Land adjacent Methodist Church, Chapel Lane, Sowerby Bridge.	15	0.16	15	06/02421	02/02/2007	02/02/2010	01-May-10		0	0	0	15	0	0	0	0	0	0	0	0	0	0	0
HLA01120	Corn Mill Farm, Mill Lane, Mixenden, Halifax.	1	0.11	1	17/00728	02/02/2018	02/02/2021	04-Jan-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01252	34 & 36 Staups Lane, Stump Cross, Halifax.	1	0.01	1	18/00614	10/07/2018	10/07/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA01324	Garage site and site of, 130 Rastrick Common, Brighouse.	9	0.19	5	17/00083	29/08/2017	29/08/2020	14-Feb-19	30-Oct-18	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01360	Adjacent, 6 Austin Avenue, Brighouse.	3	0.10	3	14/01097	20/11/2014	20/11/2017	29-Sep-16		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01361	Well Lane, Clifton, Brighouse.	10	0.50	10	18/00771	10/12/2018	10/12/2021			0	0	0	0	10	0	0	0	0	0	0	0	0	0	0
HLA01463	Rear of Elm Grange, Leeds Road, Hipperholme, Halifax.	2	0.22	2	17/00631	31/07/2017	31/07/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01493	New Hey Road, Rastrick, Brighouse.	1	0.09	1	15/01364	05/01/2016	05/01/2019	04-Jan-19		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA01562	Land off Eldon Street, Range Lane, Halifax.	4	0.09	4	16/00602	10/08/2016	10/08/2019			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01616	Land west of Halifax Bowling Club, Thrum Hall Lane, Halifax.	12	0.47	3	15/01588	28/01/2016	28/01/2019	03-Feb-17	12-Mar-19	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01668	Garden of The Cottage, Trimmingham Lane, Halifax.	1	0.03	1	02/01033	02/10/2002	02/10/2007	22-Aug-07		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA01710	Land at Whitehouse Farm, Holdsworth Road, Holmfield, Halifax.	23	0.69	21	17/00423	29/06/2017	29/06/2019	28-Sep-18	22-Mar-19	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA01755	Friendly Snooker Club, Burnley Road, Sowerby Bridge.	7	0.22	5	18/01425	24/01/2019	24/01/2022	31-Mar-16	30-Sep-17	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01765	Builders yard, Dundas Street, Halifax.	12	0.14	2	05/00358	20/05/2005	20/05/2010	09-Oct-07	01-Oct-14	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA01770	Land opposite, 11 Oakroyd Drive, Brighouse.	1	0.02	1	18/00088	29/03/2018	29/03/2021	22-Mar-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA01799	Garage site off, Woodside Road, Halifax.	14	0.30	14	13/01481	24/02/2015	24/02/2018			0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
HLA01805	Brook House, 3 Parsonage Lane, Brighouse.	3	0.18	1	04/02514	24/06/2005	24/06/2010	16-Sep-16	01-Feb-06	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA01818	Land adjacent, 70 Albert Road, Halifax.	2	0.02	2	07/02004	29/11/2007	29/11/2010	17-Nov-10		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA01823	Howcroft Head Farm Barn, Rochdale Road, Greetland, Halifax.	2	0.11	1	03/02182	22/01/2004	22/01/2009	28-May-08	07-Mar-11	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA01824	Leach Colour Ltd, Sunny Bank Road, Brighouse.	21	0.27	9	12/01529	12/02/2013	12/02/2016	01-Jun-18	07-Feb-09	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
HLA01872	28 Broomfield Avenue, Halifax.	1	0.09	1	16/01630	17/03/2017	17/03/2020	18-Apr-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01882	Basement, First and Second floors, 32 Clare Road, Halifax.	2	0.01	1	18/56008	31/10/2018	31/10/2021	28-Sep-07	12-May-09	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01883	Land to rear of, 39 Crossley Hill, Halifax.	1	0.08	1	13/00347	28/05/2013	28/05/2016	17-May-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01902	Grounds of Thiggin, Sowerby New Road, Sowerby Bridge.	8	0.19	3	18/01329	31/01/2019	31/01/2022			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA01919	62 Haugh Shaw Road, Halifax.	1	0.02	1	14/01163	29/01/2015	29/01/2018	14-Dec-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01946	Garden rear of, 96 Green Lane, Greetland, Halifax.	3	0.06	2	06/02500	08/03/2007	08/03/2010	06-Sep-07	05-Nov-18	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA01967	Former Fountain Head Brewery, Ovenden Wood Road, Halifax.	285	9.37	7	10/01442	13/12/2011	13/12/2014	26-Aug-15	31-Dec-16	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
HLA01970	Land adjacent, 150 to 152 Claremount Road, Halifax.	1	0.02	1	10/00317	04/05/2010	04/05/2013	01-May-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA01972	Rear of, 20 Northgate, Elland.	2	0.05	2	17/00661	02/08/2017	02/08/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA01973	Garden of Grove Dene, Wade House Road, Shelf, Halifax.	1	0.07	1	17/00754	23/08/2017	23/08/2020	01-Nov-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA01975	Land adjacent South Lane Farm, South Lane, Shelf, Halifax.	8	0.24	4	04/02608	01/06/2005	01/06/2010	03-Jul-06	31-Mar-15	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0
HLA02007	Marshalls Mill, Cross Hills, Halifax.	8	0.06	8	17/00854	15/02/2018	15/02/2021			0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
HLA02010	Land west of Clough Farm, Clough Lane, Mixenden, Halifax.	1	0.05	1	05/01502	13/09/2005	13/09/2010	15-Jul-10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA02055	1st & 2nd Floors of, 50 to 54 Southgate, Halifax.	4	0.02	4	18/00060	01/05/2018	01/05/2021	08-Feb-19		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
HLA02069	Land adjacent, 9 Hulme Street, Sowerby Bridge.	1	0.02	1	16/01378	03/01/2018	03/01/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02079	Barn and Mistal adjacent Sturton House Farm, 10 Natty Lane, Illingworth, Halifax.	2	0.03	1	06/00616	22/05/2006	22/05/2009	07-Aug-14	09-Mar-11	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA02083	Land at Cherry Tree Farm, Brighouse & Denholmegate Road, Shelf, Halifax.	2	0.05	2	12/00976	03/10/2012	03/10/2015	10-Sep-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02096	Land adjacent, 10 Woodford Avenue, Siddal, Halifax.	1	0.05	1	06/00798	18/07/2006	18/07/2009	06-Jul-09		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA02112	Land and garages adjacent, 8 Beech Villas, Sowerby Bridge.	5	0.08	1	06/00712	15/08/2006	15/08/2009	02-Apr-07	10-Nov-08	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02125	Land adjacent, 169 Clough Lane, Mixenden, Halifax.	1	0.03	1	05/01567	13/09/2006	13/09/2011	26-Aug-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA02127	Land at Green Hall, Crag Lane, Wheatley, Halifax.	2	0.04	2	10/00008	15/04/2010	15/04/2013	15-Apr-13		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA02135	Jubilee Works, Jubilee Street North, Ovenden, Halifax.	11	0.17	11	15/01121	09/11/2015	09/11/2018	17-Aug-18		0	0	0	11	0	0	0	0	0	0	0	0	0	0	0
HLA02141	Land adjacent, 30 Heath Lea, Halifax.	1	0.04	1	17/00834	16/11/2017	16/11/2020	30-Jun-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02232	Barns at Bernshaw Tower, Carr Road, Todmorden.	2	0.07	2	17/00549	16/04/2018	16/04/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA02240	102 Rochdale Road, Todmorden.	1	0.01	1	97/01017	25/11/1997	25/11/2002	02-May-01		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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HLA02448	Barn at Krumlin Hall Farm, Krumlin Hall, Barkisland, Halifax.	3	0.18	1	13/00608	05/09/2013	05/09/2016	03-Feb-14	18-Sep-18	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02483	Mehek Restaurant, 33 Oldham Road, Ripponden, Sowerby Bridge.	1	0.02	1	18/00860	19/09/2018	19/09/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02488	Pig Sty off, Nursery Lane, Ripponden, Sowerby Bridge.	1	0.06	1	05/00265	03/05/2005	03/05/2010	16-Mar-10		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA02515	Milner Royd House, London Road, Norland, Sowerby Bridge.	2	0.08	2	18/00252	16/11/2018	16/11/2021	13-Nov-12		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02532	First and Attic Floors, 40 Oldham Road, Ripponden, Sowerby Bridge.	4	0.02	3	18/00335	16/06/2018	18/06/2021	18-Oct-18	24-Feb-98	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA02537	Lower Burnt Moor Farm Barn, Wicking Lane, Soyland, Sowerby Bridge.	3	0.10	3	16/01653	22/09/2017	22/09/2020			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02585	Barn at Wood End, Wood Top Road, Hebden Bridge.	2	0.06	1	16/00498	04/08/2016	04/08/2019	06-Jul-17	13-Jun-96	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02594	Park Farm, Park Lane, Mytholmroyd, Hebden Bridge.	1	0.07	1	15/01211	21/01/2016	21/01/2019	02-Dec-16		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA02630	Denholme Mill, Burnley Road, Luddenden Foot, Halifax.	13	0.09	13	17/01286	15/06/2018	15/06/2021			0	0	0	13	0	0	0	0	0	0	0	0	0	0	0
HLA02717	Land adjacent, Parkside Road, Cornholme, Todmorden.	24	1.13	2	03/02005	22/03/2004	24/10/2007	27-Jun-14	01-Feb-18	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA02724	Land west of (Badger Wood), Kilnhurst Road, Todmorden.	16	1.13	5	04/01828	15/10/2004	15/10/2009	27-Feb-06	20-Mar-12	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA02754	Land To The East Of 2 Rose Villas, Heptonstall Road, Hebden Bridge.	2	0.04	2	16/00415	16/09/2016	16/09/2019			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA02759	Valley Road, Hebden Bridge.	24	0.30	8	16/00781	07/12/2016	07/12/2019	01-Nov-15	26-Sep-88	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
HLA02828	Land off, Colden Road, Heptonstall, Hebden Bridge.	2	0.19	2	99/01668	23/01/2001	23/01/2006	15-Jul-10		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA02845	Land between, 36 & 43 Keighley Road, Pecket Well, Hebden Bridge.	1	0.06	1	17/00438	26/07/2017	26/07/2020	09-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02852	Land west off Rose Villas, Heptonstall Road, Hebden Bridge.	14	0.09	14	18/01320	29/01/2019	29/01/2021			0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA02905	Land adjacent, 61 Bar Lane, Ripponden, Sowerby Bridge.	1	0.11	1	12/00907	18/09/2012	18/09/2015	15-Sep-15		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02931	Ryburndale Paper Mill Co Ltd, Bar Lane, Ripponden, Sowerby Bridge.	6	0.67	1	16/00105	19/05/2016	19/05/2019	06-Apr-00	11-Sep-01	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA02934	Land between, 119 & 123 Rochdale Road, Ripponden, Sowerby Bridge.	31	1.26	8	15/01310	01/07/2016	01/07/2019	28-Mar-17	30-Sep-18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA02935	Wild Acres, Small Lees Road, Ripponden, Sowerby Bridge.	2	0.09	2	12/00412	04/02/2014	04/02/2017	18-Nov-10		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA03160	467 to 475 Elland Road, Elland.	10	0.23	1	15/01439	23/06/2016	23/06/2019	01-Oct-15	19-Dec-18	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03169	Lane Ends Green, Hipperholme, Halifax.	6	0.08	6	14/00951	09/12/2014	09/12/2017	22-Nov-17		0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
HLA03184	79 Southowram Bank, Halifax.	2	0.07	2	09/00938	24/02/2010	24/02/2013	24-Feb-10		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA03194	The Barn at Higher Longfield Farm, Rough Side Lane, Todmorden.	2	0.06	2	16/00518	16/08/2016	16/08/2019			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03205	Land east of, 714 Burnley Road, Todmorden.	3	0.04	3	17/00234	24/08/2017	24/08/2020			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03233	Greenroyd Farm Barn, Greenroyd, Moor End Road, Mount Tabor, Halifax.	1	0.03	1	99/01249	05/01/2000	05/01/2005	16-Mar-06		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03241	Land north of Roebuck Inn, Burnley Road, Todmorden.	24	0.56	4	15/01493	15/03/2016	15/03/2019	06-Jul-17	22-Jun-12	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03245	Barn at Upper Booth Bungalow, Oldham Road, Rishworth, Sowerby Bridge.	1	0.04	1	04/02402	07/01/2005	07/01/2010	26-Jun-07		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA03281	Site of Scar Bottom Mill, Scar Bottom Lane, Greetland, Halifax.	10	0.53	6	10/00753	20/07/2011	20/07/2014	15-Jul-14	02-Jun-05	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA03282	Rose Bank, Burnley Road, Luddenden Foot, Halifax.	1	0.07	1	05/01458	28/09/2005	28/09/2010	21-Sep-10		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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HLA03365	The Barn, Gorphey Farm, Gorphey Lane, Todmorden.	1	0.09	1	01/01081	30/10/2001	30/10/2006	10-Oct-06		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA03399	Land side of Bryn Siroil, West View, Todmorden.	1	0.03	1	13/00532	10/04/2014	10/04/2017	17-Jun-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03428	Land rear of Lower Knowle Farm, Lumbutts Road, Todmorden.	1	0.09	1	08/00498	13/05/2008	13/05/2011	21-Aug-07		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA03433	Soil Hill Pottery, Fireclay Works, Coal Lane, Ogden, Halifax.	3	0.22	3	15/00794	08/01/2016	08/01/2019	03-Sep-12		0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA03453	Land adjacent Albion Terrace, Heptonstall Road, Hebden Bridge.	1	0.27	1	02/00733	26/11/2002	26/11/2005	29-Nov-07		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA03463	Land opposite, Tetrodena Kennels, Break Neck Lane, Hipperholme, Halifax.	4	0.32	4	17/00021	07/07/2017	07/07/2020			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03467	Land Rear of Lower Knowl, Lumbutts Road, Todmorden.	2	0.17	2	05/02392	14/03/2006	14/03/2008	07-Nov-07		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA03498	Little Lear Ings Cottage, Edge Lane, Heptonstall, Hebden Bridge.	1	0.03	1	03/00254	21/05/2003	21/05/2008	07-May-08		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03535	Land to front of, 70 to 72 Castle Lane, Todmorden.	5	0.23	4	06/02394	19/01/2007	19/01/2009	24-Apr-15	12-Oct-09	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
HLA03544	Former House North East of Middle Nook Barn, Middle Nook, Wadsworth, Hebden Bridge.	1	0.05	1	15/00865	22/10/2015	22/10/2018	22-May-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA03596	Land adjacent, 165 Knowlwood Road, Todmorden.	1	0.04	1	14/00615	14/07/2014	14/07/2017	20-Mar-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03601	Shawcroft, Luddenden Lane, Luddenden Foot, Halifax.	4	0.21	3	04/01240	31/08/2004	31/08/2009	05-Sep-06	18-Oct-12	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03621	Land adjacent Railway Hotel, 408 Burnley Road, Todmorden.	2	0.02	2	16/00307	06/05/2016	06/05/2019			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03641	Melbourne Works, Melbourne Street, Hebden Bridge.	20	0.04	24	09/01609	15/11/2010	15/11/2013			0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
HLA03666	Barn at Whinney Royd Farm, Whinney Royd Lane, Northowram, Halifax.	3	0.12	3	04/02281	03/06/2005	03/06/2010	21-Apr-10		0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA03688	Scout Hall, Lee Lane, Shibden, Halifax.	1	0.28	1	13/01023	17/06/2014	17/06/2017	01-Sep-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03710	Birks Hall Wharf, Birks Lane, Walsden, Todmorden.	4	0.11	2	05/01645	08/11/2005	08/11/2010	15-Jun-10	14-Dec-10	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03719	Land at, Pear Place, Todmorden.	5	0.06	5	11/00108	13/05/2011	13/05/2014	22-Nov-13		0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
HLA03723	Derdale Mill, Derdale Street, Todmorden.	34	0.84	15	03/00937	06/01/2006	06/01/2011	01-Mar-17	29-Mar-19	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03724	Common End Farm, Woolrow Lane, Brighouse.	2	0.10	1	05/02256	06/01/2006	06/01/2011	05-Jan-09	29-Nov-10	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA03732	Lower Pilling Farm Barn, Smithy Lane, Colden, Hebden Bridge.	1	0.04	1	05/02460	31/01/2006	31/01/2009	21-Aug-08		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03741	Barn at Bent Head, Widdop Road, Heptonstall, Hebden Bridge.	1	0.08	1	11/00904	23/09/2011	23/09/2014	10-Feb-12		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03750	Clinton Farm Barn, Sourhall Road, Todmorden.	1	0.04	1	06/00097	10/03/2006	10/03/2009	04-Mar-09		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03751	Garden store at, 3 Ivy Houses, Mill Bank, Sowerby Bridge.	1	0.12	1	06/00134	13/03/2006	13/03/2009	20-Oct-09		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA03764	Land adjacent, 66 Pinnar Lane, Southowram, Halifax.	1	0.04	1	12/00603	30/07/2012	30/07/2015	30-Aug-07		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03774	Land adjacent Richmaur, Brier Hey Lane, Mytholmroyd, Hebden Bridge.	1	0.07	1	11/01319	13/01/2012	13/01/2015	25-Nov-14		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03789	Hill House Farm Barn, Raw Lane, Mytholmroyd, Hebden Bridge.	1	0.09	1	15/01064	08/01/2016	08/01/2019	26-Feb-19		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA03808	High Royd Farm, Greetland Road, Barkisland, Halifax.	2	0.08	2	18/00016	22/10/2018	22/10/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA03809	High Royd Farm, Greetland Road, Barkisland, Halifax.	1	0.06	1	08/00367	18/04/2008	18/04/2011	11-Apr-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

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HLA03851	Garden of, 38 The Hough, Northowram, Halifax.	1	0.07	1	18/00479	10/08/2018	10/08/2021	08-May-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03858	Outhouses at Bent House, Pike End Road, Rishworth, Sowerby Bridge.	1	0.04	1	07/00281	20/04/2007	20/04/2010	08-Mar-10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03859	Barn at Bent House, Pike End Road, Rishworth, Sowerby Bridge.	1	0.03	1	07/00280	20/04/2007	20/04/2010	08-Mar-10		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03868	Barn at Stannally Farm, Stoney Royd Lane, Todmorden.	1	0.03	1	18/00449	24/07/2018	24/07/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03875	Land adjacent Oak Bank, Excelsior Close, Ripponden, Sowerby Bridge.	1	0.12	1	16/01132	20/10/2016	20/10/2019	31-Mar-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03882	Garden rear of Lambert House, 59 Rochdale Road, Greetland, Halifax.	2	0.02	2	15/00573	09/10/2015	09/10/2018	13-Jun-18		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03883	Land at the junction of Beacon Hill Road and, Godley Branch Road, Halifax.	4	0.05	4	18/00825	20/12/2018	20/12/2021	17-Sep-09		0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
HLA03902	Site of Brunswick Joinery Works, Melbourne Street, Hebden Bridge.	4	0.05	4	09/01609	15/11/2010	15/11/2013			0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03903	Land front of, 1 to 3 Ing Head Cottages, Shelf, Halifax.	1	0.12	1	18/00643	21/09/2018	21/09/2021			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03921	4 Exeter Street, Salterhebble, Halifax.	1	0.01	1	07/01611	21/09/2007	21/09/2010	01-Apr-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA03926	Garden of, 14 Clough Lane, Rastrick, Brighouse.	3	0.13	3	17/01330	17/01/2018	17/01/2021	30-Jan-19		0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03927	Former Canal Mills Site, Wakefield Road, Sowerby Bridge.	12	0.20	12	17/00489	18/04/2018	18/04/2021	12-Oct-18		0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03943	Springfield Farm, 30 to 31 Ramsden Street, Wheatley, Halifax.	1	0.01	1	16/01046	26/10/2016	26/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03952	Site of, 74 Heathy Lane, Holmfield, Halifax.	12	0.35	12	12/00071	19/04/2012	19/04/2015	20-Mar-19		0		9	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA03956	Park View and associated land to the east, Green Lane, Shelf, Halifax.	30	2.07	8	17/00601	06/09/2017	06/09/2020	14-Sep-18	17-Dec-18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03958	Alma Mill, Alma Street, Walsden, Todmorden.	3	0.07	3	17/01260	18/01/2018	18/01/2021	12-Jul-12		0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA03959	Land adjacent to The Boathouse, Stackhills Road, Todmorden.	2	0.18	2	07/01569	17/12/2007	17/02/2010	15-Nov-10		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA03961	The Barn, Great Scout Farm, Scout Road, Mytholmroyd, Hebden Bridge.	1	0.12	1	17/01382	24/10/2018	24/10/2021	16-Nov-10		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA03975	First & second floors, 7 Victoria Road, Elland.	4	0.02	4	14/00688	07/08/2014	07/08/2017	25-Apr-16		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA03997	Highlands, 37 Ashfield Road, Greetland, Halifax.	6	0.18	2	10/00867	26/10/2010	26/10/2012	02-Jun-11	02-Jul-13	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04001	Land off, Midgley Road, Mytholmroyd, Hebden Bridge.	2	0.02	2	02/00194	19/03/2003	19/03/2008	22-Mar-08		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04009	Land adjacent Quarry House, Ramsden Street, Wheatley, Halifax.	2	0.04	2	18/00816	12/10/2018	12/10/2021			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04014	Land adjacent to Cromwells Mount, Newlands Road, Warley, Halifax.	1	0.09	1	17/00518	25/07/2017	25/07/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04019	Marsh Farm Barn, Marsh Lane, Southowram, Halifax.	3	0.50	1	15/01401	15/12/2015	15/12/2018	16-Jun-16	23-Sep-13	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04020	33 Harrison Road, Halifax.	2	0.02	2	08/00281	08/04/2008	08/04/2011	01-May-08		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04028	Land to south West of Burrwood Mill, Stainland Road, Holywell Green, Halifax.	4	0.15	1	18/00142	12/04/2018	12/04/2021	20-Nov-18	24-Sep-18	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04057	Lower Quick Stavers Barn, Steep Lane, Sowerby, Sowerby Bridge.	1	0.07	1	08/01024	11/08/2008	11/08/2011	04-Aug-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04068	Opposite, 8 Bright Street, Sowerby Bridge.	1	0.04	1	08/01457	17/10/2008	17/10/2011	11-Apr-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04084	Drovers Cottage, Reservoir Road, Triangle, Sowerby Bridge.	1	0.03	1	08/01461	24/11/2008	24/11/2011	20-Oct-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04085	Garden of, 2 Mayster Road, Rastrick, Brighouse.	1	0.03	1	17/00484	18/07/2017	18/07/2020	26-Oct-11		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04091	Office Building, Holmfield Industrial Estate, Holmfield, Halifax.	6	0.05	6	09/01663	06/07/2010	06/07/2013	20-Jul-17		0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04095	Land opposite 14 Green Springs, King Street, Hebden Bridge.	1	0.08	1	19/00124	29/03/2019	29/03/2022	11-Apr-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04104	83 to 85 Smith House Lane, Brighouse.	2	0.09	1	16/00584	20/07/2016	20/07/2019	12-May-09	27-Jan-10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04125	Land adjacent to Ravensprings, 2 Cawcliffe Drive, Brighouse.	1	0.03	1	08/01914	24/02/2009	24/02/2012	16-Jan-12		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04131	Land adjacent To Burwood, Brookfoot Lane, Southowram, Halifax.	2	0.08	2	16/01651	31/03/2017	31/03/2020	22-May-12		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA04138	Grounds of Fairways, Lower Park Royd Drive, Triangle, Sowerby Bridge.	2	0.18	2	18/01384	17/01/2019	17/01/2022	06-Sep-18		0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
HLA04142	Garden Of Storth Lea, Huddersfield Road, Elland.	3	0.17	3	08/02029	27/03/2009	27/03/2012	15-Feb-12		0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA04144	Whitwood Farm, Whitwood Lane, Bailiff Bridge, Brighouse.	1	0.07	1	17/00561	27/07/2017	27/07/2020	26-Nov-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04162	Land adjacent To Gold Oak Rise, Inchfield Road, Walsden, Todmorden.	1	0.03	1	09/00299	14/05/2009	14/05/2012	08-Jul-11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA04177	Agricultural Buildings Opposite Old Lindley Farm, New Road, Holywell Green, Halifax.	3	0.12	3	09/00597	29/06/2009	29/06/2012	20-Jun-12		0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
HLA04197	Alma Mill, Alma Street, Walsden, Todmorden.	14	0.33	14	15/01670	29/04/2016	29/04/2019	12-Apr-17		0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA04205	Land at end of, Sunderland Street, Halifax.	5	0.03	5	12/00818	28/08/2012	28/08/2015	01-Oct-15		0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
HLA04215	Land at Former Walterclough Pit Head, Clay Royd Lane, Southowram, Halifax.	2	0.15	2	09/01101	15/10/2009	15/10/2012	23-Nov-12		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04222	2nd & 3rd floors, 3 to 5 Northgate, Halifax.	2	0.01	2	07/01387	09/08/2007	09/08/2010			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04225	Lower Wynteredge Cottage, Northedge Lane, Hipperholme, Halifax.	1	0.05	1	04/00533	30/11/2004	30/11/2009	23-Nov-09		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA04252	Site of Burrwood, Stainland Road, Elland.	1	0.05	1	13/00055	15/03/2013	15/03/2016	23-Jan-13		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04254	Site of former Hipperholme Brick Works, Halifax Old Road, Hipperholme, Halifax.	14	1.97	14	15/01689	29/03/2019	29/03/2022			0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA04257	Adjacent White Windows Rest Home, Fore Lane, Sowerby Bridge.	11	0.43	11	14/00355	04/07/2014	04/07/2017	15-Jun-17		0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04264	Former Hebden Royd Adult Education Centre, Central Street, Hebden Bridge.	5	0.04	1	16/00203	20/04/2017	20/04/2020	28-Sep-17	30-Jun-15	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04276	Land opposite, 1 Meadow Croft, Barkisland, Halifax.	1	0.03	1	06/01028	21/06/2007	21/06/2010	18-Jun-10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA04277	Stable At Junction Of Mill Lane and, Whitegate, Ogden, Halifax.	1	0.13	1	13/00013	01/05/2013	01/05/2016	25-Sep-13		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA04284	Barley Croft Farm, Davey Lane, Blackshaw Head, Hebden Bridge.	1	0.04	1	10/00356	18/05/2010	18/05/2013	25-Jan-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04287	Land adjacent, 162 Dudwell Lane, Halifax.	2	0.06	2	13/00143	05/04/2013	05/04/2016	04-Apr-16		0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
HLA04289	Adjacent, 320 Ovenden Road, Halifax.	2	0.05	2	10/00406	18/06/2010	18/06/2013	31-May-13		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA04295	Site of Nashville Works, Cock Hill Lane, Shelf, Halifax.	3	0.09	3	13/01186	04/02/2014	04/02/2017	30-Mar-17		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04311	Field adjacent Green Lane Farm, Green Lane, Bradshaw, Halifax.	1	0.10	1	08/00828	08/07/2008	08/07/2011	15-Dec-10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA04314	Former Pennine Plastics, Vincent Street, Halifax.	2	0.04	1	10/01000	10/11/2010	10/11/2013	25-Oct-11	03-Jul-18	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04317	Spring Hill Farm, Kennel Lane, Mill Bank, Sowerby Bridge.	1	0.04	1	10/01127	02/12/2010	02/12/2013	28-Jan-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04318	Lower Brackens Farm, Stanage Lane, Shelf, Halifax.	3	0.56	2	11/01531	15/02/2012	15/02/2015	12-Jun-12	08-Apr-15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04342	Walterclough Hall Farm, Walter Clough Lane, Southowram, Halifax.	2	0.08	2	11/00147	31/03/2011	31/03/2014	10-Mar-14		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04343	Old Power House, Land north of, 8 Kell Lane, Wainstalls, Halifax.	1	0.06	1	11/00153	24/03/2011	24/03/2014	17-Jan-14		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

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HLA04350	Land adjacent One Crow Nest Cottages, St Giles Road, Lightcliffe, Halifax.	1	0.04	1	08/00781	17/06/2008	17/06/2011	31-May-11		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04355	Moorlands, Birdcage Lane, Halifax.	2	0.22	2	18/00811	06/12/2018	06/12/2021	25-Jan-19		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04359	Land adjacent Copperas House, Cinderhills Lane, Siddal, Halifax.	2	0.11	1	11/01105	18/10/2011	18/10/2014	18-Apr-16	31-Mar-15	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04370	Garden of, 27 Lower Newlands, Brighouse.	2	0.13	1	18/01221	12/12/2018	12/12/2021	29-May-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04373	Site of Former Sterne Mill & Sewage Works, Wakefield Road, Sowerby Bridge.	172	3.76	68	14/01113	18/11/2014	18/11/2016	11-Mar-19	21-Mar-19	0	40	28	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04375	Victoria Works, Dean Street, West Vale, Halifax.	7	0.07	7	15/00823	18/11/2015	18/11/2018	12-Jun-18		0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04377	Garden Of Glen View, Stainland Road, Elland.	1	0.05	1	17/00640	28/07/2017	28/07/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04382	Ground floor, Former Stainland Mechanics Institute, Stainland Road, Stainland, Halifax.	4	0.10	3	13/01087	03/12/2013	03/12/2016	18-May-16	01-Aug-13	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA04388	Outbuilding at 1 Lea Green, New Road, Holywell Green, Halifax.	1	0.05	1	17/00319	25/05/2017	25/05/2020	19-Jun-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04389	Barn at Greenfield, Chapel Lane, Mytholmroyd, Hebden Bridge.	1	0.21	1	13/01074	15/11/2013	15/11/2016	31-Jul-14		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04390	Ball Green Farm, Well Head Lane, Sowerby, Sowerby Bridge.	3	0.12	2	11/00617	17/10/2011	17/10/2014	05-Jun-14	01-Apr-15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04394	Hoo Hole Farm, Hoo Hole Lane, Cragg Vale, Hebden Bridge.	1	0.06	1	11/00914	31/10/2011	31/10/2014	18-Sep-14		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04401	Higher Heath, Moor Lane, Blackshaw Head, Hebden Bridge.	1	0.10	1	16/00045	25/08/2016	25/08/2019	01-Jul-16		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04410	First and Second Floors, 12 Bradford Road, Brighouse.	5	0.03	5	17/01552	25/07/2018	25/07/2021	07-Feb-19		0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA04419	Great House Farm, Colden Lane, Heptonstall, Hebden Bridge.	1	0.03	1	11/01099	30/01/2012	30/01/2015	15-Jul-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04420	Barn at Hurst, 1 Hurst Road, Hebden Bridge.	1	0.15	1	11/01172	24/11/2011	24/11/2014	06-Sep-12		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04428	47-48 Stanningley Green, Hollins Lane, Mixenden, Halifax.	2	0.03	1	11/01373	17/02/2012	17/02/2015	06-Feb-14	30-Sep-18	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04436	6 to 8 Cow Green, Halifax.	3	0.01	3	11/01587	06/03/2012	06/03/2015	23-Aug-11		0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA04452	1st 2nd & 3rd floors, 2 Crown Street, Hebden Bridge.	6	0.02	6	17/00041	12/06/2017	12/06/2020	14-Aug-17		0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04470	Bottoms Farm Barn, Milner Place, Luddenden Foot, Sowerby Bridge.	1	0.27	1	12/01322	08/01/2013	08/01/2016	20-May-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04476	Ryburn Polythene Limited, Oldham Road, Ripponden, Sowerby Bridge.	13	0.08	13	15/00822	08/12/2015	08/12/2018	07-Dec-18		0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04492	Garage at Greenhills, 51 Ramsden Wood Road, Walsden, Todmorden.	1	0.03	1	18/00265	01/08/2018	01/08/2021			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04493	Graveyard at, Chapel Street North, Ovenden, Halifax.	2	0.06	2	12/00891	02/10/2012	02/10/2015			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04494	Garden of 7 Oakes Gardens, Stainland Road, Elland.	1	0.01	1	12/01041	11/10/2012	11/10/2015	18-Sep-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04496	Barn at Middle Stoodley Farm, Lee Bottom Road, Todmorden.	2	0.07	2	12/00871	08/10/2012	08/10/2015	30-Sep-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04500	Agricultural Building at Green Farm, Cam Lane, Clifton, Brighouse.	2	0.08	2	12/00926	03/10/2012	03/10/2015	17-Jul-13		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04501	Site of Lea Villa, Break Neck Lane, Hipperholme, Halifax.	1	0.23	1	12/00769	09/10/2012	09/10/2015	16-Jun-15		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04502	Waterloo Villa, Savile Park Road, Halifax.	4	0.02	4	16/00885	01/11/2016	01/11/2019	06-Jun-17		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04511	Barn at Fallingworth Hall Farm, Norland Town Road, Sowerby Bridge.	3	0.13	3	12/01065	12/11/2012	12/11/2015	27-Oct-15		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04526	Former Nursery School, Dean Lane, Sowerby, Sowerby Bridge.	6	0.15	6	18/00766	04/10/2018	04/10/2021			0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04527	Grounds of, 21a Belgrave Park, Halifax.	1	0.01	1	12/01213	10/01/2013	10/01/2016	18-Dec-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04529	Building adjacent Rookes Hall, Rookes Lane, Norwood Green, Halifax.	3	0.11	3	15/01118	20/07/2016	20/07/2019			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04530	Land adjacent, 20 Sunwood Avenue, Shelf, Halifax.	5	0.24	5	14/00634	20/10/2014	20/10/2017	16-Dec-16		0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA04532	Land at former Blackley Brickworks, Blackley Road, Elland.	84	3.44	8	14/00161	15/05/2014	15/05/2016	02-Feb-17	01-Feb-18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04536	Fixby Avenue Fish Pond, Washer Lane, Halifax.	1	0.29	1	18/00845	21/09/2018	21/09/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04555	Exley Park PH, Park Lane, Siddal, Halifax.	7	0.10	7	16/00226	15/04/2016	15/04/2019	07-Feb-18		0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
HLA04561	Gate Head Mill, Gate Head Lane, Greetland, Halifax.	8	0.18	8	18/00622	31/08/2018	31/08/2021	27-Nov-18		0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
HLA04562	Land rear of, 28 Plains lane, Elland.	2	0.07	2	18/00066	02/11/2018	02/11/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04563	Highfield Farm, 176 Pinnar Lane, Southowram, Halifax.	2	0.06	2	13/00272	15/05/2013	15/05/2016	01-May-16		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04566	Land junction of Daisy Road and, Huddersfield Road, Brighouse.	1	0.03	1	16/01479	20/03/2017	20/03/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04567	VHF Transmitter, Windy Harbour Lane, Todmorden.	1	0.05	1	13/01117	30/01/2014	30/01/2017	10-Dec-13		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04575	Wheatley Wells Inn, 106 to 112 Wheatley Road, Halifax.	5	0.03	5	13/00499	28/06/2013	28/06/2016	28-Jun-13		0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA04579	Sovereign House, 8 Bonegate Road, Brighouse.	1	0.03	1	13/00345	06/06/2013	06/06/2016			0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04580	Adjacent, 41 Newcombe Street, Elland.	1	0.02	1	16/01056	25/11/2016	25/11/2019	11-Jul-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04584	Grounds of Ash Lea, 19 Woodhouse Lane, Brighouse.	2	0.24	2	16/00778	18/08/2016	18/08/2019			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA04591	Land east of Providence Place, Fore Lane Avenue, Sowerby, Sowerby Bridge.	4	0.07	4	13/00376	07/06/2013	07/06/2016	27-Jan-16		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
HLA04593	Winterly, Lower Park Royd Drive, Triangle, Sowerby Bridge.	1	0.02	1	13/00526	30/07/2013	30/07/2016	27-Jul-16		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04609	Land adjacent, 45 Leigh Street, Sowerby Bridge.	1	0.02	1	18/00416	17/07/2018	17/07/2021	18-Jul-16		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04618	Land rear of Glencairn, Hill Crest Close, Sowerby Bridge.	1	0.11	1	16/01405	24/01/2017	24/01/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04624	The turnpike, Oldham Road, Ripponden, Sowerby Bridge.	1	0.01	1	16/01263	30/11/2016	30/11/2019			0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04627	Garden of Heathercroft, 22 Spring Lane, Greetland, Halifax.	1	0.05	1	14/00851	16/09/2014	16/09/2017	15-Jan-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04632	Barn at Mount Pleasant, Dean House Lane, Stainland, Elland.	2	0.07	2	18/00638	06/08/2018	06/08/2021	05-Sep-17		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04633	Barn and outbuildings at Peat Pitts Farm, Saddleworth Road, Barkisland, Halifax.	2	0.07	2	13/00905	30/10/2013	30/10/2016	21-Apr-15		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA04639	Site of Box Trees Mill, Boy Lane, Wheatley, Halifax.	87	1.81	87	05/01672	06/11/2013	06/11/2016			0	0	40	40	7	0	0	0	0	0	0	0	0	0	0
HLA04647	Site of Sports Club, 78 to 82 Backhold Lane, Siddal, Halifax.	8	0.04	8	16/00894	22/12/2016	22/12/2019			0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
HLA04655	Land adjacent to Hoyle Bottom Farm, Rope Walk, Wainstalls, Halifax.	1	0.01	1	13/00479	18/12/2013	18/12/2016	24-Feb-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04659	Near Royd Farm, Land opposite , 24 Near Royd, Ovenden, Halifax.	2	0.08	2	14/00605	24/07/2014	24/07/2016	11-Aug-16		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04661	Land west of Crossley House, Swineshead Road, Todmorden.	4	0.06	4	13/01197	05/12/2013	05/12/2016	01-Mar-17		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
HLA04669	Land to rear of Daleside, Hillside & The Lilacs, New Lane, Skircoat Green, Halifax.	3	0.16	3	18/00986	25/10/2018	25/10/2021	12-Nov-18		0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA04670	8 to 12 Cross Hills, Halifax.	27	0.02	27	12/01365	28/01/2014	28/01/2017	04-Jan-17		0	0	0	0	27	0	0	0	0	0	0	0	0	0	0
HLA04672	Stable at Milton Ing, 23 to 25 Hob Lane, Ripponden, Sowerby Bridge.	1	0.04	1	16/00964	14/10/2016	14/10/2019	30-May-14		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04674	27 Syke Lane, Lightcliffe, Halifax.	1	0.04	1	16/01084	21/11/2016	21/11/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04675	Site of Adamroyd Mill, Victoria Road, Todmorden.	45	0.66	45	08/02020	11/02/2014	11/02/2017			0	0	30	15	0	0	0	0	0	0	0	0	0	0	0
HLA04680	Bryan Court, 16 Hullen Edge Road, Elland.	1	0.06	1	17/00204	20/09/2017	20/09/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04688	45 to 47 Burnley Road, Luddenden Foot, Halifax.	8	0.04	8	18/00876	06/09/2018	06/09/2021	16-Feb-18		0	0	8	0		0	0	0	0	0	0	0	0	0	0
HLA04690	Baxter Lane Works, Baxter Lane, Northowram, Halifax.	5	0.05	5	13/01351	04/03/2014	04/03/2017	17-Sep-15		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04694	Store, Darnes Avenue, Halifax.	1	0.01	1	13/01272	04/03/2014	04/03/2017	24-Feb-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04695	52 Slade Lane, Rastrick, Brighouse.	2	0.03	2	15/00357	22/05/2015	22/05/2018	07-Feb-18		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04708	Barn at Workhouse Green Farm, Edge lane, Heptonstall, Hebden Bridge.	1	0.16	1	12/01535	30/04/2014	30/04/2017	31-Mar-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04711	Part of former barn at 5 Water Green, Water Green Lane, Soyland, Sowerby Bridge.	1	0.00	1	13/01583	08/07/2014	08/07/2017	26-Jun-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04712	Garage on land south of, 24 Willowfield Terrace, Highroad Well, Halifax.	1	0.02	1	17/01290	24/08/2018	24/08/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04717	Land off, Lillands Lane, Brighouse.	4	0.08	4	16/00890	31/10/2016	31/10/2019	30-Sep-18		0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
HLA04722	Derelict Cottages formerly known as Rockville, Mixenden Stones, Mixenden, Halifax.	1	0.03	1	13/01367	14/05/2014	14/05/2017	03-Sep-14		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04723	Land south of Croft Cottages, Sowerby Bridge.	2	0.06	2	14/00023	29/04/2014	29/04/2017	13-Apr-17		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04728	Land west of, Upper Lane, Northowram, Halifax.	2	0.10	2	17/00266	09/11/2017	09/11/2020	30-Jun-18		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04729	Barn At Stoneleigh Farm, Brighouse & Denholmegate Road, Shelf, Halifax.	1	0.14	1	18/00291	06/06/2018	06/06/2021	24-Jun-14	24-Jun-14	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04732	Rear of, 21 Beechwood Road, Holmfield, Halifax.	2	0.04	2	14/00479	25/06/2014	25/06/2017	05-Oct-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04738	First & Second Floors, 4 to 8 Albion Street, Halifax.	4	0.02	4	14/56005	28/08/2014	28/08/2017	20-Jan-17		0	0	0	0	4	0	0	0	0	0	0	0	0	0	0
HLA04746	Land off, Pudsey Road, Todmorden.	23	0.43	23	13/00576	21/07/2014	21/07/2017			0	0	0	0	0	0	23	0	0	0	0	0	0	0	0
HLA04747	Landmere View, Score Hill, Northowram, Halifax.	1	0.09	1	13/01002	09/07/2014	09/07/2017	16-Jun-17		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04748	Rear of 17 Causeway Head, Burnley Road, Warley, Halifax.	1	0.01	1	14/00221	04/07/2014	04/07/2017	22-May-17		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04749	Allotment Gardens, Common Lane, Southowram, Halifax.	2	0.16	1	15/00622	18/08/2015	18/08/2018	31-Dec-15	31-Dec-16	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04759	Land to north of, 26 Lower Edge Road, Rastrick, Brighouse.	1	0.06	1	15/00887	14/09/2015	14/09/2018	16-Jun-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04761	Garage at Laneside Farm, Wainstalls Lane, Halifax.	1	0.18	1	13/01343	08/08/2014	08/08/2017	07-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04765	Land adjacent, 142 Brooke Street, Rastrick, Brighouse.	2	0.02	2	15/00122	14/04/2015	14/04/2017	10-Mar-17		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04768	Moorside Farm, Radcliffe Lane, Midgley, Sowerby Bridge.	1	0.01	1	14/00691	22/08/2014	22/08/2017	09-Mar-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04769	1 to 3 Law Lane, Southowram, Halifax.	2	0.01	2	18/00573	12/07/2018	12/07/2021	11-Feb-19			0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA04771	Bradshaw House Farm, Bradshaw Lane, Bradshaw, Halifax.	1	0.11	1	14/00306	08/09/2014	08/09/2017			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04773	1 Oak Terrace, Stainland Road, Elland.	1	0.01	1	14/00530	10/09/2014	10/09/2017	08-Jun-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04775	4 Blackbrook Court, Brighouse.	1	0.05	1	17/00352	07/06/2017	07/06/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04787	Land to rear of, 2 to 5 Carr Green Drive, Rastrick, Brighouse.	1	0.06	1	14/00838	03/09/2014	03/09/2017	08-Sep-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04797	Rose Mill, 293 Rise Lane, Todmorden.	2	0.01	2	14/00806	03/10/2014	03/10/2017	20-Jan-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04798	Land north of, 5 Brackenbed Lane, Pellon, Halifax.	1	0.01	1	15/01652	11/02/2016	11/02/2019	04-Nov-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04800	Johns Folly, Butterworth End Lane, Norland, Sowerby Bridge.	1	0.03	1	14/00998	19/11/2014	19/11/2017	06-Jun-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04802	Land north west of New Edge Farm, Edge Lane, Heptonstall, Hebden Bridge.	1	0.06	1	14/00742	10/11/2014	10/11/2017	24-Jul-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04805	Land adjacent To Stone Slack, Smithwell Lane, Heptonstall, Hebden Bridge.	2	0.15	1	16/00434	11/11/2016	11/11/2019	05-Oct-17	27-Mar-19	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04807	Lower Shaw Farm, Rochdale Road, Ripponden, Sowerby Bridge.	2	0.04	2	14/00936	07/11/2014	07/11/2017	01-Jul-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04811	First & Second floors, Hebble House, Old Gate, Hebden Bridge.	1	0.02	1	14/00954	18/11/2014	18/11/2017	21-Jan-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04813	12/13 (The Lodge) Abbotts Ladies Homes, Skircoat Green Road, Halifax.	2	0.02	1	14/00965	19/12/2014	19/12/2017	29-Dec-15	15-Apr-16	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04820	255 Long Lane, Wheatley, Halifax.	1	0.07	1	18/01417	05/02/2019	05/02/2022			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04821	Stables at Riverdene House, Jack Bridge, Smithy Lane, Colden, Hebden Bridge.	1	0.04	1	17/00436	07/06/2017	07/06/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04824	1st, 2nd and 3rd Floors, 2 Silver Street, Halifax.	11	0.02	11	16/01675	13/03/2017	13/03/2020	10-May-17		0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04825	Upper floors, 20 to 26 Commercial Street, Halifax.	5	0.04	5	18/01062	13/11/2018	13/11/2021			0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04827	Cherry Tree Farm Campsite, Saddleworth Road, Greetland, Halifax.	3	0.06	2	14/56015	10/10/2014	10/10/2017	09-Jan-15	31-Mar-18	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04828	Kaileys Barn, Parkin Lane, Todmorden.	1	0.07	1	14/56016	08/10/2014	08/10/2017	17-Oct-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04830	Land off, Jagger Green Lane, Holywell Green, Elland.	1	0.20	1	14/56019	11/12/2014	11/12/2017	25-Sep-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04832	Land south of, 4 Wakefield Gate, Halifax.	1	0.04	1	14/00179	13/01/2015	13/01/2018	20-Dec-17		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04839	Church View Stables, Coley Road, Hipperholme, Halifax.	1	0.05	1	15/01250	23/11/2015	23/11/2018	22-Nov-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04840	Kennels at Break Neck House, 1 Break Neck Lane, Hipperholme, Halifax.	1	0.25	1	17/01528	16/02/2018	16/02/2021	04-Jul-18		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04841	First & second floors, 10 Albion Street, Halifax.	1	0.01	1	14/01419	26/01/2015	26/01/2018	13-Feb-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04844	Ground floor, 30 & 32 Pellon Lane, Halifax.	1	0.00	1	15/00021	24/02/2015	24/02/2018	19-Jul-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04845	Land east of, 1 Warley Edge Lane, Halifax.	1	0.05	1	15/00893	29/01/2016	29/01/2018	31-Jan-17		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04846	53 Pye Nest Road, Halifax.	1	0.04	1	18/00135	27/03/2018	27/03/2021	05-Dec-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04848	Lindwell Methodist Church, Lindwell, Greetland, Halifax.	5	0.08	5	14/00848	04/02/2015	04/02/2018	23-Oct-15		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04850	Redacre, Red Acre Lane, Mytholmroyd, Hebden Bridge.	1	0.02	1	18/00320	09/10/2018	09/10/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04853	Land north of, 1 Pye Nest Grove, Halifax.	1	0.01	1	16/01139	30/01/2017	30/01/2020	25-May-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04854	Unt 1A first floor, Queens Road Works, Queens Road, Halifax.	2	0.02	2	14/56018	26/01/2015	30/05/2016	17-Feb-15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04860	48 New Road, 3 Clare Road and first and second floors of, 5 Clare Road, Halifax.	18	0.11	18	15/00828	17/09/2015	17/09/2018	08-Jun-16		0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04866	30 Marsh Lane, Southowram, Halifax.	1	0.04	1	15/00130	10/04/2015	10/04/2018	01-Sep-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04871	The Grove, Oldham Road, Ripponden, Sowerby Bridge.	1	0.18	1	17/00349	07/06/2017	07/06/2020	20-Apr-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04872	Basement, 8 Trinity Place, Halifax.	1	0.01	1	15/00147	02/04/2015	02/04/2018	28-Feb-19		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04873	Barn at Clough Moor Farm, New Clough Road, Sowerby Bridge.	1	0.08	1	15/00212	27/04/2015	27/04/2018	24-Sep-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04874	Rear of, 27 Syke Lane, Lightcliffe, Brighouse.	1	0.06	1	16/01084	21/11/2016	21/11/2019			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04876	Site of Macmillans, Long Lane, Wheatley, Halifax.	10	0.23	10	14/01492	01/04/2015	01/04/2018	31-Mar-18		0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
HLA04877	Land south of, 335 Bacup Road, Todmorden.	1	0.03	1	14/01520	14/04/2015	14/04/2018	25-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04878	264 Oldham Road, Ripponden, Sowerby Bridge.	1	0.00	1	15/00267	23/04/2015	23/04/2018	15-Sep-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04882	Site of land and buildings at Victoria Buildings, Burnley Road, Luddenden Foot, Halifax.	1	0.03	1	15/00162	06/05/2015	06/05/2018	26-Aug-15		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04884	Lower High Trees Cottage, High Trees Lane, Greetland, Halifax.	1	0.04	1	15/00209	29/05/2015	29/05/2018	30-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04887	Second floor, Wainhouse Tavern, 76 Upper Washer Lane, Halifax.	1	0.01	1	15/00297	14/05/2015	14/05/2018	16-Jun-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04898	Woodlands, Woodhouse Lane, Halifax.	1	0.06	1	15/00554	23/06/2015	23/06/2018	24-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04902	Croft Barn, Roper Lane, Halifax.	1	0.02	1	18/56002	09/04/2018	09/04/2021			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04904	1st, 2nd, 3rd & 4th floors, Southgate House, Wards End, Halifax.	51	0.09	51	16/56014	27/10/2016	27/10/2019			0	0	40	11	0	0	0	0	0	0	0	0	0	0	0
HLA04905	Agricultural Building at Upper Red Brink House, Red Brink Lane, Sowerby Bridge.	1	0.01	1	15/56006	23/04/2015	23/04/2018	14-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04909	Site of Glen Works, Pudsey Road, Todmorden.	27	0.99	27	18/00907	22/10/2018	22/10/2020				0	27	0	0	0	0	0	0	0	0	0	0	0	0
HLA04911	Garden of Hazel Hurst, Willow Hall Drive, Sowerby Bridge.	1	0.07	1	17/00048	11/04/2017	11/04/2020	26-Jun-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04913	Land east of, 11 Gooder Lane, Brighouse.	5	0.02	5	15/00647	15/07/2015	15/07/2018			0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
HLA04914	Former garages at White Stacks, Bradford Old Road, Clarendon, Halifax.	1	0.02	1	15/00471	27/07/2015	27/07/2018	01-Jun-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04917	Barn at Little Merry Bent Farm, Cross Wells Road, Ripponden, Sowerby Bridge.	1	0.03	1	15/00185	20/08/2015	20/08/2018	20-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04919	Maidenstone Barn, Blue Ball Road, Ripponden, Sowerby Bridge.	1	0.09	1	15/00465	21/08/2015	21/08/2018	08-Sep-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04920	Adjacent, 10 East Street, Rastrick, Brighouse.	1	0.00	1	15/00779	05/08/2015	05/08/2018	18-Jan-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04923	Land off, Lillands Lane, Brighouse.	6	0.08	6	15/00675	14/08/2015	14/08/2018	30-Sep-18		0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA04929	Garage site adjacent 1 Birdcage, Beacon Hill Road, Halifax.	4	0.03	4	16/01617	09/03/2017	09/03/2020			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04935	Stable/Kennel at New Peel Cottage, Broom Hill Road, Sowood, Elland.	1	0.04	1	15/00878	23/09/2015	23/09/2018	25-Oct-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04937	36 Lister Lane, Halifax.	2	0.03	1	17/01434	26/01/2018	26/01/2021	23-May-18	30-Sep-16	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04938	Land north west of Quarry House, Ramsden Street, Wheatley, Halifax.	1	0.03	1	18/00595	17/07/2018	17/07/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04939	Garden of, 2 The Grove, Hipperholme, Halifax.	1	0.02	1	17/00163	13/04/2017	13/04/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04943	Stansfield Hall Nursery, The Grove, Todmorden.	1	0.04	1	15/00892	23/10/2015	23/10/2018			0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04945	5 Woodroyd Crescent, Woodroyd Gardens, Luddenden Foot, Halifax.	1	0.06	1	15/00851	19/10/2015	19/10/2018	20-Sep-18		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA04948	Crimsworth Dyeworks, Midgehole Road, Hebden Bridge.	14	0.55	14	18/00576	12/02/2019	12/02/2022			0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA04957	Land north east of, Ingham Lane, Bradshaw, Halifax.	1	0.20	1	18/00533	21/06/2018	21/06/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA04959	Blackwood Farm, Long CausewayRishworth, Sowerby Bridge.	1	0.05	1	15/00127	24/12/2015	24/12/2018	24-May-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04962	213 Rochdale Road, Greetland, Halifax.	3	0.01	1	15/01392	29/12/2015	29/12/2018	03-Feb-16	31-Mar-19	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
HLA04964	Slade Lane Works, Slade lane, Rastrick, Brighouse.	10	0.20	7	15/00584	15/12/2015	15/12/2018	01-Dec-17	14-Feb-19	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
HLA04966	Adjacent, 32 Brow Wood Road, Shelf, Halifax.	1	0.02	1	15/01127	11/12/2015	11/12/2018	24-Jan-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04969	Cross Keys Inn, 649 Rochdale Road, Todmorden.	3	0.02	3	16/00492	09/06/2016	09/06/2019	01-Jan-16		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04970	Low Bridge Farm, Catherine House Lane, Wainstalls, Halifax.	1	0.14	1	15/00882	08/12/2015	08/12/2018	02-Jul-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04971	Former Great Lear Ings Farm, Faugh lane, Heptonstall, Hebden Bridge.	3	0.28	2	15/00527	15/12/2015	15/12/2018	18-Oct-17	11-Dec-18	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04972	Units 1 To 4 Gauxholme Industrial Estate, Bacup Road, Todmorden.	5	0.12	5	16/00258	20/04/2016	20/04/2019	06-Jun-16		0	0	5	0	0	0	0	0	0	0	0	0	0	0	0

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HLA04978	Cockhill Gate Farm, Cow Hill Gate Lane, Bradshaw, Halifax.	1	0.99	1	17/01251	19/12/2017	19/12/2018	05-Feb-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HLA04980	Scarr Hall Farm, Wine Tavern Road, Sowerby, Sowerby Bridge.	1	0.09	1	15/01524	08/02/2016	08/02/2019	11-Jan-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HLA04982	Land North West Of, 10 Ashville Croft, Pellon, Halifax.	4	0.20	1	15/01518	10/02/2016	10/02/2019	19-Aug-16	15-Mar-18	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HLA04983	Adjacent, 2 Stonecroft Mount, Sowerby Bridge.	1	0.05	1	16/01670	22/02/2017	22/02/2020	23-Oct-17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04985	Savile Ings Farm, Broad Carr Lane, Holywell Green, Elland.	1	0.01	1	15/01567	26/01/2016	26/01/2019	03-Nov-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04987	Old Town Methodist Church, Walker Lane, Wadsworth, Hebden Bridge.	3	0.05	1	15/01606	19/02/2016	19/02/2019	24-Mar-16	22-Feb-17	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04991	MG Caravans, Glenroyd Barn, Burnley Road, Todmorden.	2	0.08	1	15/01534	22/01/2016	22/01/2019	22-Feb-17	24-Jan-18	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04992	Grounds of The Bungalow, Upper Lane, Northowram, Halifax.	1	0.04	1	16/00742	22/07/2016	22/07/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04993	Land rear of, 12 Green Lane, Shelf, Halifax.	1	0.11	1	18/01284	20/12/2018	20/12/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04994	Land adjacent, 106 Wheatley Road, Halifax.	1	0.01	1	15/01424	15/01/2016	15/01/2019	11-Jan-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04997	Barn adjacent Lower Nook Farm, Nook Lane, Triangle, Sowerby Bridge.	1	0.14	1	15/01545	25/02/2016	25/02/2019	31-Mar-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA04998	Crimond, Hedge Top lane, Northowram, Halifax.	4	0.20	2	15/01450	23/02/2016	23/02/2019	13-Jul-17	05-Sep-18	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05000	Delves Farm, Nook Lane, Triangle, Sowerby Bridge.	1	0.12	1	15/01550	26/02/2016	26/02/2019	31-Mar-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05002	Heather Wood, Kell Lane, Halifax.	1	0.06	1	15/01575	10/03/2016	10/03/2019	22-Jan-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05004	Second floor, 25 Union Street, Halifax.	2	0.01	2	16/00019	03/03/2016	03/03/2019	26-Feb-19		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05006	Barn At Upper Hathershelf Farm, Hathershelf Lane, Mytholmroyd, Hebden Bridge.	1	0.13	1	15/01097	16/03/2016	16/03/2019	11-Jan-17		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05010	Knowsley Farm, 64 Lower Mill Bank Road, Mill Bank, Sowerby Bridge.	1	0.16	1	15/01510	24/03/2016	24/03/2019	08-May-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05012	Ash Lea, 19 Woodhouse Lane, Brighouse.	9	0.30	9	16/00003	26/04/2016	26/04/2019			0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05014	Kingfisher House, Portland Place, Halifax.	12	0.05	12	16/00055	22/04/2016	22/04/2019			0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05015	Hebble House, Old Gate, Hebden Bridge.	1	0.01	1	15/01649	15/04/2016	15/04/2019	13-Jan-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05016	Land South West Of The Old Clubhouse, Lower Edge Road, Elland.	1	0.05	1	16/00008	13/04/2016	13/04/2019			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05017	80 - 82 Wharf Street, Sowerby Bridge.	2	0.01	2	16/00180	08/04/2016	08/04/2019			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05019	Land adjacent, 541 Bradford Road, Brighouse.	2	0.05	2	16/00131	18/05/2016	18/05/2019			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05021	Lower Horley Green Farm, Horley Green Road, Halifax.	4	0.12	4	19/00039	12/03/2019	12/03/2022	08-Oct-18		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05022	Land To West Of Causeway Fold, The Long Causeway, Blackshaw Head, Hebden Bridge.	7	0.15	7	17/01452	21/09/2018	21/09/2021	07-Mar-19		0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05024	Land adjacent, 59 Woodside Crescent, Halifax.	1	0.02	1	16/00260	09/05/2016	09/05/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05025	Garage Site, Bright Street, Sowerby Bridge.	2	0.03	2	15/01463	10/05/2016	10/05/2019			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05026	64 Trenance Gardens, Greetland, Halifax.	1	0.00	1	16/00431	11/05/2016	11/05/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05028	First floor of barn at Bradshaw Farm, Keighley Road, Hebden Bridge.	1	0.03	1	16/00408	07/06/2016	07/06/2019	26-Oct-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05029	Barn at Dean Farm, Bacup Road, Todmorden.	1	0.00	1	16/00443	17/06/2016	17/06/2019	03-Jan-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05030	Whinneyfield Close, Whinney Field, Halifax.	1	0.25	1	17/00506	23/08/2017	23/08/2020	30-Sep-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05032	Land adjacent, 41 Hollins Lane, Sowerby Bridge.	1	0.02	1	16/00010	20/06/2016	20/06/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05033	Grounds of Ewood Hall, Ewood Lane, Todmorden.	1	0.01	1	16/00412	20/06/2016	20/06/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05035	Agricultural Building at Hartsoil Farm, Highmoor Lane, Clifton, Brighouse.	3	0.05	3	15/56026	04/03/2016	04/03/2019	01-Mar-19		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05037	Park House, Akeds Road, Halifax.	3	0.09	3	16/56005	20/04/2016	20/04/2019			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05038	Basement of, 74 Rochdale Road, Greetland, Halifax.	1	0.02	1	16/00507	01/07/2016	01/07/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05039	Grounds of The Manse, 1 Whitegate Road, Siddal, Halifax.	1	0.02	1	18/00273	28/09/2018	28/09/2021	12-Dec-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05040	Coach House at The Manse, 1 Whitegate Road, Siddal, Halifax.	1	0.02	1	16/00326	27/07/2016	27/07/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05042	Land North West Of Graveyard, Chapel Lane, Southowram, Halifax.	1	0.08	1	18/01043	02/11/2018	02/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05043	Walsden Methodist Church, Rochdale Road, Todmorden.	13	0.04	13	15/00869	20/07/2016	20/07/2019			0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05044	Outbuilding, 5 Sandhall Drive, Halifax.	1	0.02	1	16/00745	20/07/2016	20/07/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05045	Basement, 42 Crow Wood Park, Halifax.	1	0.01	1	16/00656	07/07/2016	07/07/2019	27-Oct-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05046	Clarehill, Coach Road, Ripponden, Sowerby Bridge.	1	0.02	1	15/01486	05/07/2016	05/07/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05047	Grounds of Clarehill, Coach Road, Ripponden, Sowerby Bridge.	1	0.04	1	17/00412	06/09/2017	06/09/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05049	1st, 2nd and 3rd floors, 22 and 24 King Cross Street, Halifax.	6	0.02	6	16/00487	06/07/2016	06/07/2019			0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05050	Headlands Garage, Denholme Gate Road, Hipperholme, Halifax.	8	0.16	8	16/00493	28/07/2016	28/07/2019			0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
HLA05051	Garden of, 18 Sutcliffe, Bank Top, Southowram, Halifax.	1	0.04	1	16/00668	20/07/2016	20/07/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05052	Harley Mill, Harley Street, Todmorden.	14	0.19	14	14/00516	19/08/2016	19/08/2019			0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA05056	Land North of, 4 The Square, Lumbutts Road, Todmorden.	2	0.04	2	18/01346	14/01/2019	14/01/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05057	Land adjacent to Quelle Vue, Heath Hill Road,, Halifax.	1	0.03	1	16/00484	25/08/2016	25/08/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05058	Higher Longfield Farm, Rough Side Lane, Todmorden.	1	0.06	1	16/00790	26/08/2016	26/08/2019	13-Jan-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05059	Land South of, 37 Common Lane, Southowram, Halifax.	1	0.07	1	17/01211	30/11/2017	30/11/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05060	Garage and stable at Windle Hill Farm, Windle Hill Lane, Cragg Vale, Hebden Bridge.	1	0.01	1	16/00468	19/08/2016	19/08/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05061	First and second floors, 1 Ryburn Buildings, West Street, Sowerby Bridge.	1	0.01	1	16/00901	06/09/2016	06/09/2019			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05062	Land west of, 2a Station Road, Holywell Green, Elland.	1	0.00	1	16/00582	09/09/2016	09/09/2019			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05063	Bar 5, 5 Cross Street, Halifax.	1	0.01	1	16/00946	07/09/2016	07/09/2019			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05064	Barn at Mirey Wall Cottage, Shield Hall Lane, Sowerby, Sowerby Bridge.	1	0.06	1	16/00879	20/09/2016	20/09/2019	30-Jan-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05065	Grey Horse Farm, Taylor Lane, Bradshaw, Halifax.	1	0.16	1	16/00896	13/09/2016	13/09/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05066	Land to rear of, 11 to 45 Garlick Street, Rastrick, Brighouse.	2	0.19	2	17/01325	19/01/2018	19/01/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05067	Carr House Barn, Carr House Lane, Todmorden.	1	0.10	1	16/00908	27/09/2016	27/09/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05068	Rear of, 15 Orchard Way, Brighouse.	1	0.02	1	17/00458	02/06/2017	02/06/2020	12-Dec-18		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05069	Moorcock Inn, Moor Bottom Lane, Norland, Sowerby Bridge.	4	0.09	4	17/00166	26/04/2017	26/04/2020	20-Apr-18		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05075	Elmfield House, 50 to 52 Prescott Street, Halifax.	14	0.04	14	16/00585	10/10/2016	10/10/2019			0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
HLA05076	Green Houses Farm, 5 Green Houses, Midgley, Sowerby Bridge.	1	0.04	1	16/00713	07/10/2016	07/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05079	Ground Floor, under, 6-8 Campden Road, Hebden Bridge.	1	0.01	1	16/01036	14/10/2016	14/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05080	First and second floors, Moyles Hotel And Restaurant, 4 New Road, Hebden Bridge.	6	0.03	6	16/01155	26/10/2016	26/10/2019			0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
HLA05082	Barn West Of Copperas Row, Rochdale Road, Greetland, Elland.	1	0.03	1	16/56017	20/10/2016	20/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05083	Barn adjacent Scaitcliffe Hall, Burnley Road, Todmorden.	1	0.06	1	14/01077	25/11/2016	25/11/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05084	Store at Spaniard Hall Farm, Brighouse & Denholme Gate Road, Shelf, Halifax.	1	0.01	1	16/01127	10/11/2016	10/11/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05085	Adjacent, 18 Darcey Hey Lane, Halifax.	1	0.01	1	10/00016	30/04/2010	30/04/2013	01-Nov-16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05086	Barfield, Oakville Road, Hebden Bridge.	1	0.09	1	15/01573	26/10/2016	26/10/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05087	Garden of, 13 Clay House Lane, Greetland, Halifax.	1	0.02	1	16/00549	05/10/2016	05/10/2019	03-Jul-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05088	Land South East Of, Hansel Fold, Barkisland, Sowerby Bridge.	1	0.10	1	18/00151	24/05/2018	24/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05090	Adjacent Waterloo Villa, Savile Park Road, Halifax.	1	0.01	1	16/00885	01/11/2016	01/11/2019	06-Jun-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05091	Grounds of Treetops, Halifax Road, Shelf, Halifax.	1	0.13	1	16/01028	28/11/2016	28/11/2019	25-Apr-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05093	Barn at Lower East Lee, East Lee Lane, Todmorden.	1	0.12	1	16/00812	04/11/2016	04/11/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05094	New Yard Farm, Beestonley Lane, Stainland, Halifax.	5	0.20	4	16/00687	24/11/2016	24/11/2019	27-Jul-17	19-Jul-18	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05096	Barn at Rake Head Farm, Reservoir Road, Triangle, Sowerby Bridge.	1	0.07	1	16/01087	12/12/2016	12/12/2019	04-Jul-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05098	Barn at Lower Plain Farm, Plain Lane, Sowerby, Sowerby Bridge.	1	0.06	1	16/00966	01/12/2016	01/12/2019	11-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05099	Rosemary Hill Barn, Rosemary Lane, Siddal, Halifax.	1	0.06	1	17/01220	04/01/2018	04/01/2021	16-Aug-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05100	Barn adjacent, 3 Stormer Hill Lane, Sowerby Bridge.	1	0.03	1	17/00837	03/10/2017	03/10/2020	19-Feb-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05101	Car Park, James Street, Elland.	5	0.08	5	16/01304	22/12/2016	22/12/2019			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA05102	Park Villa Guest House, 141 Park Villas, Upper Bolton Brow, Halifax.	1	0.03	1	16/01393	19/12/2016	19/12/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05104	Barn at Broom House, Broom Hill Road, Sowerby, Elland.	1	0.05	1	16/01217	13/12/2016	13/12/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05105	Land between, 18 and 20 The Orchards, Rastrick, Brighouse.	1	0.03	1	16/01325	19/12/2016	19/12/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05107	Site of the Coach House at The Manse, 1 Whitegate Road, Siddal, Halifax.	1	0.03	1	16/01298	07/12/2016	07/12/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05111	Sportsmans Arms, Kebs Road, Todmorden.	1	0.10	1	17/00068	31/03/2017	31/03/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05112	Land to rear of Daleside, Copley Lane, Halifax.	1	0.02	1	16/01615	22/03/2017	22/03/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05113	Scaitcliffe Hall, Burnley Road, Todmorden.	2	0.07	2	14/01079	05/04/2017	05/04/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
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			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05115	Land Adjacent To, 8 to 12 Stratton Close, Brighouse.	2	0.08	2	16/00118	18/04/2017	18/04/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05116	Agricultural Building At Greenwood Lee Farm, Widdop Road, Heptonstall, Hebden Bridge.	1	0.02	1	17/00103	04/04/2017	04/04/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05117	Valley View, Hard Platts Lane, Stainland, Elland.	1	0.16	1	18/00737	09/08/2018	09/08/2021	23-May-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05119	Park United Reformed Church, Francis Street, Halifax.	5	0.02	5	16/01112	13/04/2017	13/04/2020			0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05120	69 Shelf Hall Road, Shelf, Halifax.	1	0.01	1	17/00345	26/04/2017	26/04/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05122	18 Westborough Drive, Halifax.	1	0.10	1	17/00073	12/04/2017	12/04/2020	11-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05123	New Delight House, New Delight, Todmorden.	1	0.21	1	16/01482	13/04/2017	13/04/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05124	Garage Site Adjacent To, 2 Carlton House Terrace, Halifax.	1	0.02	1	16/01508	06/04/2017	06/04/2020	12-May-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05125	2nd Floor, 22 Clare Road, Halifax.	5	0.01	5	17/56005	02/05/2017	02/05/2020			0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA05126	Land West Of Lightcliffe Royd, Lightcliffe Royd Lane, Barkisland, Sowerby Bridge.	1	0.03	1	16/01184	13/04/2017	13/04/2020	12-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05127	1 Church Street, Brighouse.	2	0.03	2	17/00056	13/04/2017	13/04/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05128	Site of Norwood Green Mill, Station Road, Norwood Green, Brighouse.	8	0.28	8	18/00517	25/09/2018	25/09/2021			0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
HLA05129	60 Vegal Crescent, Ovenden, Halifax.	1	0.02	1	16/01488	24/04/2017	24/04/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05130	Bethlehem Pentecostal Mission, Wheatley Road, Halifax.	6	0.03	6	16/01609	10/04/2017	10/04/2020	06-Sep-17		0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05132	Land North Of Moorlands, Keighley Road, Illingworth, Halifax.	1	0.06	1	19/00036	11/03/2019	11/03/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05133	2a New Road, Mytholmroyd, Hebden Bridge.	1	0.01	1	17/00377	18/05/2017	18/05/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05134	The New Inn, 33 Heath Hill Road, Halifax.	1	0.02	1	17/00009	10/05/2017	10/05/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05135	Site Of Former Jumps Public House, Mixenden Road, Mixenden, Halifax.	7	0.12	7	16/01398	30/05/2017	30/05/2020			0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
HLA05136	The Mount, 38 Lightcliffe Road, Brighouse.	1	0.05	1	17/00049	05/05/2017	05/05/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05137	1 Rockcliffe Mount, Burnley Road, Luddenden Foot, Sowerby Bridge.	1	0.02	1	17/00390	25/05/2017	25/05/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05139	Building West Of Hollins Mill, Rochdale Road, Todmorden.	2	0.01	2	16/01406	19/05/2017	19/05/2020	09-Jan-19		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05140	8 Victoria Place, Bradford Road, Northowram, Halifax.	2	0.02	2	17/00257	11/05/2017	11/05/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05141	First and Second Floors, 4 Waterhouse Street, Halifax.	2	0.00	2	17/00334	25/05/2017	25/05/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05142	The Old Vicarage, All Souls Road, Boothtown, Halifax.	1	0.20	1	17/00311	30/05/2017	30/05/2020	15-Jun-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05143	Watson House, 2 Brookfoot Lane, Southowram, Brighouse.	1	0.09	1	18/00914	11/01/2019	11/01/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05144	8 Hullen Edge Gardens, Elland.	1	0.05	1	17/00308	15/06/2017	15/06/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05145	Land East Of, 2 Raw Lane, Illingworth, Halifax.	7	0.13	7	16/01503	01/06/2017	01/06/2020			0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
HLA05146	Barn at Holywell Green Farm, 1 Northgate, Holywell Green, Elland.	1	0.03	1	16/01622	14/06/2017	14/06/2020	11-Dec-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05147	Barn at New Hall Farm, Whitwell Green Lane, Elland.	1	0.05	1	17/00035	15/06/2017	15/06/2020	08-May-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05148	Ringstone Farm Barn, Saddleworth Road, Barkisland, Sowerby Bridge.	1	0.12	1	16/56022	07/02/2017	07/02/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05149	Clough House Farm, Birkhouse Road, Bailiff Bridge, Brighouse.	1	0.03	1	16/56023	24/04/2017	24/04/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05150	Barns at Lower Deerplay Farm, Oak Lane, Triangle, Sowerby Bridge.	2	0.02	2	16/56024	14/03/2017	14/03/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05153	2 Mill Lane, Holywell Green, Elland.	1	0.03	1	17/00320	05/07/2017	05/07/2020	18-Jul-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05155	Site of garage, 63 Burnley Road, Mytholmroyd, Hebden Bridge.	1	0.00	1	17/00494	25/07/2017	25/07/2020	02-Oct-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05156	5 Silverdale Terrace, Saddleworth Road, Greetland, Elland.	1	0.02	1	17/00602	28/07/2017	28/07/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05157	23 Lindley Road, Blackley, Elland.	1	0.06	1	17/00632	25/07/2017	25/07/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05158	Adjacent, 24 Longfield Avenue, Northowram, Halifax.	2	0.05	2	18/00236	30/05/2018	30/05/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05159	Barn at Yew Trees Farm, Ovenden Wood Road, Halifax.	1	0.06	1	17/00278	12/07/2017	12/07/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05160	New Edge Farm, Edge Lane, Heptonstall, Hebden Bridge.	2	0.15	2	16/01317	10/07/2017	10/07/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05161	Garden of, 4 Southedge Close, Hipperholme, Brighouse.	1	0.07	1	17/01461	05/02/2018	05/02/2020	14-Dec-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
HLA05162	Barn At Old Royd Poultry Farm, Todmorden.	1	0.02	1	17/00188	21/07/2017	21/07/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
HLA05164	Junction Hotel, 192 King Cross Road, Halifax.	7	0.03	7	17/00450	07/07/2017	07/07/2020			0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05165	Land Opposite Woodbank, Burnley Road, Luddenden Foot, Sowerby Bridge.	1	0.05	1	16/00791	14/07/2017	14/07/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05166	The Airborne, 15 Green Lane, Sowood, Elland.	2	0.08	2	17/00625	24/07/2017	24/07/2020	31-Mar-18		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05167	2 Danebury Road, Brighouse.	1	0.03	1	17/00544	01/08/2017	01/08/2020	05-Feb-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05168	1 Unit 1C Thorn Tree Street, Halifax.	2	0.01	2	17/00681	14/08/2017	14/08/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05169	Land Opposite, 10 Brant Avenue, Illingworth, Halifax.	2	0.03	2	17/00265	10/08/2017	10/08/2020			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05171	Land Adjacent To, 132 Lower Edge Road, Rastrick, Brighouse.	1	0.03	1	17/00586	25/08/2017	25/08/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05172	Former Barkisland Cross, Jackson Lane, Barkisland, Sowerby Bridge.	1	0.03	1	17/56003	27/07/2017	27/07/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05174	The Top Yard, Birkhouse Road, Bailiff Bridge, Brighouse.	1	0.11	1	17/00091	15/09/2017	15/09/2019			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05175	17 Rhodesia Avenue, Halifax.	1	0.01	1	17/00947	22/09/2017	22/09/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05176	Upper Delves, Higgin Lane, Southowram, Halifax.	1	0.23	1	17/00603	20/09/2017	20/09/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05177	Barn East Of Moor Hey Farm, Sourhall Road, Todmorden.	1	0.11	1	17/00480	06/09/2017	06/09/2020	13-Feb-19		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05178	Land at junction of, Rocks Lane and Union Lane, Ogden, Halifax.	1	0.39	1	16/00122	10/02/2017	10/02/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05179	Site of, 135 Gibraltar Road, Halifax.	2	0.04	2	16/00445	23/12/2016	23/12/2019			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05180	4 The Hame, Stainland Road, Sowood, Elland.	1	0.01	1	16/00840	28/06/2017	28/06/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05182	Garage 1, Crossley Street, Brighouse.	1	0.01	1	16/01645	09/03/2017	09/03/2020	30-Aug-17		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05183	Crawstone House, 344 Rochdale Road, Greetland, Halifax.	5	0.25	5	18/01555	13/03/2019	13/03/2022	31-Mar-19		0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05184	Adjacent, 369 Skircoat Green Road, Halifax.	1	0.01	1	17/00700	04/10/2017	04/10/2020			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05186	Land off, Bairstow Lane, Sowerby Bridge.	7	0.39	7	18/00904	09/10/2018	09/10/2021			0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05187	20 New Lane, Siddal, Halifax.	1	0.03	1	18/00372	29/05/2018	29/05/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05188	Rear of Walden, 500 Roachdale Road, Greetland, Elland.	1	0.11	1	17/56009	12/07/2017	12/07/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05191	Barn At White Goose Farm, Scammonden Road, Barkisland, Sowerby Bridge.	1	0.04	1	17/56017	22/11/2017	22/11/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05192	Stable Block at Gorpley Lodge, Gorpley Road, Todmorden.	1	0.01	1	17/00916	23/11/2017	23/11/2020	26-Feb-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05193	Land opposite, 100 Rochdale Road, Greetland, Halifax.	5	0.20	5	16/00660	09/11/2017	09/11/2020			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA05195	Barn at Middle Midgelden Farm, Bacup Road, Todmorden.	1	0.10	1	16/01556	10/11/2017	10/11/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05196	Grounds of Greenfields, Scout Bottom Lane, Mytholmroyd, Hebden Bridge.	2	0.12	2	18/00940	19/09/2018	19/09/2021			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05197	Land adjacent to, 21A Ashenhurst Road, Todmorden.	6	0.21	6	18/01137	30/11/2018	30/11/2021	03-Oct-18		0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05199	Mobile Home At The Stables, Little London,, Upper lane, Northowram, Halifax.	1	0.04	1	16/00030	07/11/2017	07/11/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05201	Mankinholes, Mankinholes Bank, Todmorden.	1	0.04	1	17/01072	16/11/2017	16/11/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05203	172 Mixenden Road, Mixenden, Halifax.	1	0.03	1	17/01152	14/11/2017	14/11/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05204	Barn at Higher Slater Ing Farm, Faugh Lane, Heptonstall, Hebden Bridge.	1	0.13	1	17/01126	21/11/2017	21/11/2020			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05206	28 Calder Terrace, Copley, Halifax.	1	0.01	1	17/00486	21/11/2017	21/11/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05207	11 Elizabeth Street, Elland.	1	0.03	1	17/01178	04/12/2017	04/12/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05208	Third and Forth Floors, 5 Westgate, Halifax.	1	0.01	1	17/01318	19/12/2017	19/12/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

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HLA05209	Dene View, Norwood Green Hill, Norwood Green, Brighouse.	1	0.08	1	17/00636	01/12/2017	01/12/2020	12-Jun-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05210	Barn at 1 Jagger Green Hall, Jagger Green Lane, Holywell Green, Elland.	3	0.14	3	17/00198	11/12/2017	11/12/2020			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05211	2 Brook Grain Hill, Brighouse.	1	0.03	1	17/00781	21/12/2017	21/12/2020	16-May-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05212	Garden of, 7F Stratton Close, Brighouse.	2	0.04	2	17/00147	01/12/2017	01/12/2020			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05213	Garden of Ash Cottage, Gorden Street, Boothtown, Halifax.	1	0.02	1	18/00506	13/07/2018	13/07/2021	08-May-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05215	Car Park, James Street, Elland.	5	0.03	5	17/00190	05/12/2017	05/12/2020			0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA05217	2 East Street, Lightcliffe, Brighouse.	1	0.01	1	17/01291	18/12/2017	18/12/2020	24-May-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05218	Stables, New Road, Holywell Green, Elland.	1	0.05	1	17/00990	14/12/2017	14/12/2020			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05219	Woodlands, 87a Bramley Lane, Hipperholme, Brighouse.	1	0.15	1	17/01174	21/12/2017	21/12/2020			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05220	Land North Of Lockside, Birks Lane, Walsden, Todmorden.	6	0.20	6	17/01107	14/12/2017	14/12/2020			0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
HLA05223	1 Jagger Green Hall, Jagger Green Lane, Holywell Green, Elland.	11	0.37	11	17/00205	19/01/2018	19/01/2021			0	0	0	0	0	0	11	0	0	0	0	0	0	0	0
HLA05225	Garden of, 11 Lindwell Avenue, Greetland, Elland.	1	0.03	1	17/01199	26/01/2018	26/01/2021	28-Mar-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05226	Former Dance Studio, Wakefield Road, Lightcliffe, Brighouse.	4	0.14	4	17/01204	11/01/2018	11/01/2021			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
HLA05227	Barn at, Pickwood Lane, Dye House Lane, Norland, Sowerby Bridge.	1	0.04	1	17/01177	12/01/2018	12/01/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05228	41-43 Whitehill Drive, Illingworth, Halifax.	1	0.02	1	17/01443	30/01/2018	30/01/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05229	58 Commercial Street, Brighouse.	2	0.01	2	17/01484	12/02/2018	12/02/2021	04-Dec-18		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05231	Bonnet Hall, Bradshaw Lane, Bradshaw, Halifax.	1	0.02	1	17/01548	15/02/2018	15/02/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05232	Outbuildings at Upper Abbots Royd Farm, Scammonden Road, Barkisland, Sowerby Bridge.	2	0.09	2	17/01468	14/02/2018	14/02/2021			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05233	15 Hepton Drive, Heptonstall, Hebden Bridge.	1	0.03	1	17/00919	13/02/2018	13/02/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05234	40 Ing Head Terrace, Brighouse And Denholme Gate Road, Shelf, Halifax.	1	0.07	1	17/01523	23/02/2018	23/02/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05236	Lea House, Leeds Road, Hipperholme, Brighouse.	3	0.27	3	18/01196	20/12/2018	20/12/2021	31-Mar-19		0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA05237	8 Hopwood Lane, Halifax.	5	0.01	5	17/56020	01/02/2018	01/02/2021			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
HLA05238	Hutch Royd Farm, Long Causeway, Rishworth, Sowerby Bridge.	1	0.01	1	17/00807	22/02/2018	22/02/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05241	Adjacent, 11 Belle Vue Terrace, Southowram, Halifax.	2	0.02	2	17/01240	20/03/2018	20/03/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05242	Agricultural Building at West Field, Change Lane, Siddal, Halifax.	1	0.09	1	17/56022	13/03/2018	13/03/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05243	Land Adjacent, 48 Saddleworth Road, Greetland, Elland.	5	0.05	5	18/00059	22/03/2018	22/03/2021			0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA05244	Land West Of The Old Co Op Hall, Walker Lane, Wadsworth, Hebden Bridge.	2	0.11	2	17/00087	20/03/2018	20/03/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05245	Stoney Royd East, Stoney Royd Lane, Todmorden.	1	0.09	1	17/01441	26/03/2018	26/03/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05246	Rishworth Congregational Church, Long Causeway, Rishworth, Sowerby Bridge.	1	0.12	1	17/00855	01/03/2018	01/03/2021	26-Jun-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05247	Ground Floor, 2 Ling Bob, Pellon, Halifax.	1	0.01	1	17/01066	14/03/2018	14/03/2021	27-Apr-18		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05248	Rear of, 2 Ling Bob, Pellon, Halifax.	2	0.02	2	17/01066	14/03/2018	14/03/2021	27-Apr-18		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05249	Adjacent, 6 Oddy Fold, Halifax.	1	0.01	1	17/01209	07/03/2018	07/03/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05251	Land Adjacent To Langlaaghte, Wood Bottom Lane, Brighouse.	3	0.19	3	18/01120	30/10/2018	30/10/2021			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05252	Land East of, 26 Industrial Road, Sowerby Bridge.	7	0.04	7	17/01454	27/02/2018	27/02/2021	30-Aug-18		0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05253	3 Lower Fieldhouse, Upper Field House Lane, Triangle, Sowerby Bridge.	1	0.22	1	18/00150	22/03/2018	22/03/2021	18-Jan-19		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05254	Basement of Beech Grove House, Savile Road, Halifax.	3	0.01	3	00/00000	02/01/1900	09/09/9999	21-Mar-18		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05256	Land To West Of Higher Strines, New Road, Blackshaw Head, Hebden Bridge.	1	0.01	1	17/01228	05/04/2018	05/04/2021	30-Jun-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05257	Land Opposite, 1 to 4A Holts Terrace, Siddal, Halifax.	1	0.03	1	17/01364	25/04/2018	25/04/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05258	Pepper Hill Farm, Cross Lane, Pepper Hill, Halifax.	1	0.02	1	18/00134	12/04/2018	12/04/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05259	The Delvers, Cold Edge Road, Wainstalls, Halifax.	1	0.14	1	18/00121	12/04/2018	12/04/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05261	Land to North East of Springwood, Duke Street, Todmorden.	1	0.07	1	18/00267	27/04/2018	27/04/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05262	Land North of, 25 The Orchards, Rastrick, Brighouse.	2	0.05	2	17/01247	20/04/2018	20/04/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05263	6 Laurel Terrace, Stainland, Elland.	1	0.01	1	17/01409	25/04/2018	25/04/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05264	Land Adjacent The Bungalow, Dewsbury Road, Elland.	3	0.09	3	18/00027	26/04/2018	26/04/2021			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05265	Pitts Farm, High Stones Road, Cragg Vale, Hebden Bridge.	1	0.05	1	18/00064	27/04/2018	27/04/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05266	Gardens Between, Scarborough Terrace and Granville Street, Elland.	1	0.03	1	18/00172	04/04/2018	04/04/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05267	1 Shaw Street, Holywell Green, Elland.	1	0.01	1	18/00145	24/04/2018	24/04/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05268	Wheelstones, Upper Bell Croft, Southowram, Halifax.	1	0.01	1	18/00363	16/05/2018	16/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05269	Site of Cornerstones, 37 Moor Grove, Shelf, Halifax.	4	0.15	4	16/00150	22/05/2018	22/05/2021			0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
HLA05270	Harley Mill, Harley Street, Todmorden.	6	0.09	6	17/01539	16/05/2018	16/05/2021			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
HLA05271	Land adjacent, 9 Dale Street, Sowerby Bridge.	6	0.09	6	18/00804	28/09/2018	28/09/2021			0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA05272	Rear of, 10 Northedge Lane, Hipperholme, Brighouse.	2	0.07	2	18/01274	31/01/2019	31/01/2022			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05273	First Floor, Brookfoot Mills, Elland Road, Brighouse.	1	0.08	1	17/00951	31/05/2018	31/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05275	Garage Site, Belmont Street, Sowerby Bridge.	3	0.06	3	18/00228	30/05/2018	30/05/2021			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05276	Barn at Clunters Farm, Clunters Lane, Luddenden Foot, Sowerby Bridge.	1	0.04	1	17/00978	25/05/2018	25/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05277	14 Carlton Street, Halifax.	1	0.01	1	18/00353	31/05/2018	31/05/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05279	Park House Farm, Steel Lane, Barkisland, Sowerby Bridge.	1	0.19	1	18/00281	11/05/2018	11/05/2021	18-Jun-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05280	50 Keighley Road, Hebden Bridge.	1	0.01	1	18/00319	25/05/2018	25/05/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05281	Garden of Woodthorpe, 1 Gleddings Close, Halifax.	1	0.04	1	18/00426	15/06/2018	15/06/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05282	Garden of, 47 Copley Drive, Copley, Halifax.	1	0.10	1	17/00968	11/06/2018	11/06/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05284	Greenhead, Hollas Lane, Sowerby Bridge.	1	0.07	1	18/00467	28/06/2018	28/06/2021			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05285	Barns South Of Davey Hall, Davey Lane, Blackshaw Head, Hebden Bridge.	5	0.49	5	18/00033	28/06/2018	28/06/2021			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
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			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05288	Storage Building at Beestonley Farm, Beestonley Lane, Stainland, Elland.	1	0.13	1	18/00168	06/06/2018	06/06/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05289	Garage at 1 Fieldhouse, Upper Bonegate, Brighouse.	1	0.01	1	18/00050	20/06/2018	20/06/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05290	Cottage at Mount Pleasant, Dean House Lane, Stainland, Elland.	1	0.03	1	18/00512	28/06/2018	28/06/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05291	Grounds of Lands House, New Hey Road, Rastrick, Brighouse.	11	0.23	7	17/01268	02/07/2018	02/07/2021	31-Dec-18		0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
HLA05292	Lands House, New Hey Road, Rastrick, Brighouse.	11	0.12	11	17/01268	02/07/2018	02/07/2021	31-Dec-18		0	0	11	0	0	0	0	0	0	0	0	0	0	0	0
HLA05294	Rear of School House, 56 Hopwood lane, Halifax.	2	0.02	2	18/00260	04/07/2018	04/07/2021	31-Dec-18		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05295	Land West Of, 34 Westholme Road, Halifax.	5	0.10	5	18/00524	19/07/2018	19/07/2021	19-Dec-18		0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
HLA05296	5 Casson Fold, Northowram, Halifax.	1	0.00	1	18/00521	12/07/2018	12/07/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05298	Stables at Cherry Tree Farm, School Lane, Illingworth, Halifax.	1	0.04	1	18/00329	24/07/2018	24/07/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05301	Outbuilding To West Of Barnsdale House, Gate Head Lane, Greetland, Elland.	1	0.12	1	18/00423	06/07/2018	06/07/2021	11-Oct-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05302	First and Second Floors, Calder House, Black Swan Passage, Halifax.	2	0.01	2	18/56006	30/07/2018	30/07/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05303	18 to 20 Southgate, Halifax.	2	0.01	2	18/00424	31/07/2018	31/07/2021			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05304	The Stables, Little London, Upper lane, Northowram, Halifax.	1	0.05	1	18/00795	20/08/2018	20/08/2021	13-Nov-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05305	Garage at, 50 Hough, Northowram, Halifax.	1	0.01	1	18/00796	30/08/2018	30/08/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05306	Land South Of The Old Coach House, Dobroyd Road, Todmorden.	1	0.23	1	17/01190	01/08/2018	01/08/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05307	First Floor, 102 Southgate, Elland.	1	0.01	1	18/00774	23/08/2018	23/08/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05309	Garden of, 10 Anchor Place, Brighouse.	1	0.05	1	18/01308	31/01/2019	31/01/2022			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05310	Dulesgate, 138 Bacup Road, Todmorden.	1	0.02	1	18/00687	23/08/2018	23/08/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05311	Harrison Social, 11 Harrison Road, Halifax.	3	0.04	3	18/00792	24/08/2018	24/08/2021			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05312	Land West Of Garages, Butts Green Lane, Warley, Halifax.	1	0.06	1	18/00465	01/08/2018	01/08/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05313	Barn Adjacent To, 49 Spark House Lane, Sowerby Bridge.	1	0.06	1	18/00136	24/08/2018	24/08/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05314	Rope And Anchor Inn, 132 Halifax Road, Todmorden.	2	0.02	2	18/00749					0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA05315	Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax.	3	0.08	3	18/00409	21/09/2018	21/09/2021			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05316	215 Cousin Lane, Halifax.	1	0.02	1	18/00611	21/09/2018	21/09/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05317	Barn North Of Shireburn, Rud Lane, Cragg Vale, Hebden Bridge.	1	0.03	1	17/56015	26/10/2017	26/10/2020	06-Aug-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05319	Knowle Top House, Knowle Top Road, Lightcliffe, Brighouse.	1	0.04	1	18/00570	24/09/2018	24/09/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05320	Cal Val Works, Hoo Hole, Cragg Road, Mytholmroyd, Hebden Bridge.	21	0.79	21	15/00919	17/09/2018	17/09/2021			0	0	0	21	0	0	0	0	0	0	0	0	0	0	0
HLA05321	2 Prescott Place, Stainland Road, Elland.	2	0.06	2	18/00844	17/09/2018	17/09/2021			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA05322	Stansfield Mill, Stansfield Mill Lane, Triangle, Sowerby Bridge.	20	0.24	20	17/00660	04/09/2018	04/09/2021			0	0	0	0	0	0	20	0	0	0	0	0	0	0	0
HLA05323	Upper Bottomley Farm, Bottomley Lane, Barkisland, Sowerby Bridge.	1	0.09	1	17/01388	14/09/2018	14/09/2021			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05324	Barn at Lower Turbury Farm, Turbury Lane, Greetland, Elland.	1	0.06	1	18/00386	24/09/2018	24/09/2021			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05325	The Probation Centre, Spring Hall Lane, Halifax.	36	0.33	36	18/56007	06/09/2018	06/09/2021			0	0	0	36	0	0	0	0	0	0	0	0	0	0	0
HLA05326	Old Oxford House, Albert Street, Hebden Bridge.	4	0.02	4	18/00835	12/09/2018	12/09/2021			0	0	4	0	0	0	0	0	0	0	0	0	0	0	0

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HLA05327	Land Adjacent To, 5 Westfield Drive, Lightcliffe, Brighouse.	1	0.02	1	18/00820	11/09/2018	11/09/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05328	Dean Royd Farm, Deanroyd Road, Walsden, Todmorden.	1	0.07	1	18/00526	16/10/2018	16/10/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05329	11 Powell Street, Halifax.	3	0.01	3	18/56010	30/10/2018	30/10/2021			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA05330	First, second and third floors, 22 Market Street, Hebden Bridge.	3	0.01	3	18/00087	22/10/2018	22/10/2021			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA05331	Mill House Farm, Railes Lane, Luddenden, Halifax.	4	0.05	4	18/00362	26/10/2018	26/10/2021			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
HLA05332	Swales Moor Forge, Swales Moor Road, Halifax.	2	0.06	2	18/00390	01/10/2018	01/10/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05333	Breck Top, Stocks Lane, Luddenden, Halifax.	1	0.02	1	18/00446	19/10/2018	19/10/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05335	The Lodge, Slack Lane, Barkisland, Sowerby Bridge.	1	0.01	1	18/00985	31/10/2018	31/10/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05336	Higham Farm, Dob Lane, Sowerby, Sowerby Bridge.	1	0.01	1	18/00865	10/10/2018	10/10/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05337	Crown House, 60 Crown Street, Halifax.	42	0.06	42	18/56013	29/10/2018	29/10/2021			0	0	0	21	21	0	0	0	0	0	0	0	0	0	0
HLA05338	Land To Rear Of, 51 to 57 Wharf Street, Sowerby Bridge.	3	0.06	3	17/01104	19/10/2018	19/10/2021			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
HLA05339	Rose View, Sowerby New Road, Sowerby Bridge.	1	0.02	1	18/00647	09/10/2018	09/10/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05340	Barn at Scarr Hall Farm, Wine Tavern Road, Sowerby, Sowerby Bridge.	1	0.06	1	18/00481	24/10/2018	24/10/2021			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05341	Hillandale, Midgehole Road, Hebden Bridge.	1	0.02	1	18/00819	12/10/2018	12/10/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05342	First and Second Floors Medina Dairy Limited, Longfield Road, Todmorden.	1	0.03	1	18/00823	09/10/2018	09/10/2021	11-Jul-18		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05343	Building North Of, 4 Upper Deer Play, Mill Bank, Sowerby Bridge.	1	0.05	1	18/01113	29/11/2018	29/11/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05344	37 to 39 Huddersfield Road, Elland.	1	0.01	1	18/01159	27/11/2018	27/11/2021	12-Feb-19		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05345	16 Carlton Street, Halifax.	1	0.01	1	18/01170	12/11/2018	12/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05346	Dell Cottage, Wainstalls Road, Wainstalls, Halifax.	1	0.05	1	17/01514	08/11/2018	08/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05347	The Bungalow, Lighthazles Chapel Road, Ripponden, Sowerby Bridge.	1	0.20	1	18/00905	22/11/2018	02/01/2021	16-Jan-19		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05348	Swan Bank Retreat Centre, Swan Bank Farm, Swine Market Lane, Cragg Vale, Hebden Bridge.	1	0.08	1	18/00965	21/11/2008	21/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05349	Unit 2, Central Joinery Works, Oldham Road, Ripponden, Sowerby Bridge.	2	0.03	2	18/00613	09/11/2018	09/11/2021			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05350	Former House At Friths, Bacup Road, Todmorden.	1	0.04	1	18/00677	05/11/2018	05/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05351	Rose Cottage Farm, Green Lane, Shelf, Halifax.	1	0.09	1	18/00838	29/11/2018	29/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05352	128 Crowtrees Lane, Brighouse.	1	0.01	1	18/01094	16/11/2018	16/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05353	Shoulder Of Mutton, Cain Lane, Southowram, Brighouse.	2	0.04	2	18/01152	28/11/2018	28/11/2021	12-Mar-19		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05354	Adjacent, 9 Maude Street, West Vale, Elland.	2	0.01	2	18/00809	01/11/2018	01/11/2021			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05355	Ground Floor, 119 Keighley Road, Illingworth, Halifax.	1	0.00	1	18/01149	28/11/2018	28/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05356	Barn at Former Howroyd Farm, Gorphey Road, Todmorden.	1	0.08	1	18/00534	16/11/2018	16/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05357	Land West of, Stocks Lane, Mytholmroyd, Hebden Bridge.	1	0.02	1	18/00785	29/11/2018	29/11/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05358	Stones House, Stones Lane, Todmorden.	1	0.01	1	18/01233	06/12/2018	06/12/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05359	Site of, 10 Woodlands Road, Halifax.	7	0.13	7	18/00657	07/12/2018	07/12/2021					7				0	0	0	0	0	0	0	0	0

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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			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05361	12 Carlton Street, Hebden Bridge.	1	0.01	1	18/01175	20/12/2018	20/12/2021			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
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			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05363	First, second and third floors, 10 Silver Street, Halifax.	1	0.01	1	18/01248	05/12/2018	05/12/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05364	New Fold Farm, Soil Hill, Halifax.	1	0.20	1	18/00968	12/12/2018	12/12/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05366	Old Town Mill, Old Town Mill Lane, Old Town, Hebden Bridge.	21	0.39	21	18/00045	21/12/2018	21/12/2021			0	0	5	8	4	4	0	0	0	0	0	0	0	0	0
HLA05367	Old Town Mill, Old Town Mill Lane, Old Town, Hebden Bridge.	4	0.09	4	18/00045	21/12/2018	21/12/2021			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05368	Colmaha, 1 Maryville Avenue, Brighouse.	1	0.03	1	18/01198	27/12/2018	27/12/2021			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05371	17 Windmill Crescent, Northowram, Halifax.	1	0.02	1	18/01300	17/01/2019	17/01/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05372	Land At Junction Of, Bank Top and Southowram Bank, Halifax.	3	0.18	3	16/01306	07/01/2019	07/01/2022			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05373	Land North Of 2 To 3 Upper Stubbins, Sandy Dyke Lane, Triangle, Sowerby Bridge.	1	0.04	1	18/01381	24/01/2019	24/01/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05374	Barn at Ingfield Bungalow, Ing Head Gardens, Shelf, Halifax.	1	0.06	1	16/01680	31/01/2019	31/01/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05375	Agricultural building on land west of Gorpley Cottage, Land West Of Gorpley Cottage, Gorpley Road, Todmorden.	3	0.09	3	18/56014	17/01/2019	17/01/2022	07-Feb-19		0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA05376	6 Carlton Street, Halifax.	6	0.02	6	18/01288	07/01/2019	07/01/2022			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA05377	27 to 29 New Hey Road, Rastrick, Brighouse.	1	0.01	1	18/01371	24/01/2019	24/01/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05378	Outbuildings North Of Hob Lane Top Farm, Hob Lane, Norland, Sowerby Bridge.	2	0.15	2	18/00947	16/01/2019	16/01/2022			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA05379	Blackshaw Royd Farm, Marsh Lane, Blackshaw Head, Hebden Bridge.	1	0.08	1	18/01318	10/01/2019	10/01/2022			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05380	Building East of 17 East Bottom, Cragg Road, Mytholmroyd, Hebden Bridge.	1	0.00	1	18/00507	20/02/2019	20/02/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05381	Star Inn, 29 Bridge End, Brighouse.	10	0.07	10	18/00656	13/02/2019	13/02/2022			0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
HLA05382	Stubbing Cottage, Stubbing Lane, Greetland, Elland.	1	0.01	1	18/01361	08/02/2019	08/02/2022			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05383	Outbuilding at Hargreaves Head, Brighouse And Denholme Gate Road, Shelf, Halifax.	1	0.01	1	18/01364	19/02/2019	19/02/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05384	Outbuildings at Calf Lee House, Calf Lee Lane, Walsden, Todmorden.	1	0.11	1	18/01281	28/02/2019	28/02/2022			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
HLA05385	Gardens Of Clarehill And Rosellinia, Coach Road, Ripponden, Sowerby Bridge.	3	0.06	3	18/00268	06/12/2019	06/12/2022			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
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			0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
HLA05387	Adjacent Bailiff Bridge Club House, Bailiff Bridge Bowling Club, Birkby Lane, Bailiff Bridge, Brighouse.	2	0.05	2	18/01132	01/02/2019	01/02/2022			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
HLA05388	85 Bridge Lanes, Hebden Bridge.	2	0.01	2	18/01354	01/02/2019	01/02/2022	18-Feb-19		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05389	Mistal, Midgehole Road, Hebden Bridge.	1	0.10	1	17/01091	19/02/2019	19/02/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05391	The Ranch, New Road, Holywell Green, Elland.	1	0.18	1	18/01418	04/02/2019	04/02/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
HLA05392	Daisy Bank Farm, The Long Causeway, Blackshaw Head, Hebden Bridge.	3	0.07	3	18/01263	19/02/2019	19/02/2022			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
HLA05393	11 to 15 Clare Road, Halifax.	11	0.07	11	18/05601	01/02/2019	01/02/2022			0	0	0	0	11	0	0	0	0	0	0	0	0	0	0
HLA05394	28 Clare Road, Halifax.	8	0.02	8	18/56016	04/02/2019	04/02/2022			0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
HLA05395	26 Clare Road, Halifax.	6	0.02	6	18/56017	04/02/2019	04/02/2022			0	0	0	0	6	0	0	0	0	0	0	0	0	0	0

HLA REF	Full Address	Total Units	Total Area	Units to Complete	App. No.	Approval Date	Lapse Date	Most Recent Commencement Date	Most Recent Completion Date	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	
HLA05396	Site of Business Park, Halifax Road, Hipperholme, Brighouse.	14	0.29	14	18/00800	25/03/2019	25/03/2022							14		0	0	0	0	0	0	0	0	0	0
HLA05397	Hipperholme Grammar Junior School, 45 Wakefield Road, Lightcliffe, Brighouse.	14	0.52	14	18/01044	21/03/2019	21/03/2022			0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
HLA05398	Garden of Lynwood, 63 Wakefield Road, Lightcliffe, Brighouse.	2	0.05	2	18/01205	27/03/2019	27/03/2022			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05399	Barn at Low Cote Farm, Cote Road, Ripponden, Sowerby Bridge.	1	0.04	1	18/01235	28/03/2019	28/03/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05400	Yew Tree Inn, 20 Northowram Green, Northowram, Halifax.	1	0.06	1	18/01153	25/03/2019	25/03/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05401	First Floor, 36 Bridge gate, Hebden Bridge.	2	0.01	2	18/01342	08/03/2019	08/03/2022			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05402	20 Church Lane, Lower Edge, Elland.	1	0.09	1	18/01442	01/03/2019	01/03/2022			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05403	Land Adjacent To 16, Exley Bank, Halifax.	1	0.01	1	18/01532	12/03/2019	12/03/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05404	67 & 69 Delph Hill Fold, Halifax.	1	0.01	1	18/01529	04/03/2019	04/03/2022	25-Feb-19		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
HLA05405	First Floor, Somerset House, 10 Rawson Street, Halifax.	2	0.02	2	19/00043	11/03/2019	11/03/2022			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
HLA05406	Stafford Manor Care Home, 1 Stafford Avenue, Halifax.	6	0.12	6	19/00062	15/03/2019	15/03/2022			0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA05407	Police Station, Station Road, Sowerby Bridge.	2	0.06	2	18/01520	25/03/2019	25/03/2022			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
HLA05408	Land East Of Castle Naze House, Halifax Road, Todmorden.	3	0.05	3	18/01472	27/03/2019	27/03/2022			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
HLA05409	Garage / Stable at Hoyle Farm, New Lane, Sowerby, Sowerby Bridge.	1	0.02	1	18/01504	05/03/2019	05/03/2022			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
HLA05410	Stable Block, Mayfield House Residential Home, 162 West Royd Close, Halifax.	6	0.06	6	00/00000	02/01/1900	09/09/9999	15-Mar-19		0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
HLA04770	Clough House, Clough Lane, Mixenden, Halifax.	3	0.07	3	14/00698	19/08/2014	19/08/2017	29-Sep-15		0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>		<b>3040</b>	<b>92.38</b>	<b>2275</b>						<b>0</b>	<b>523</b>	<b>770</b>	<b>568</b>	<b>305</b>	<b>55</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Total units to complete greater than figure in Table 13 where an additional percentage discount was applied to unidentified small sites

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0011	New Housing Site	63	Medium		25%					10	6										16
LP0026	Additional New Housing Site	67	Cold		20%									8	5						13
LP0037	New Housing Site	30	Cold		20%										6						6
LP0044	New Housing Site	112	Medium		25%							5	10	10	3						28
LP0046	New Housing Site	25	Medium		25%							4	2								6
LP0053	New Housing Site	13	Medium																		
LP0065	New Housing Site	23	Cold		20%														5		5
LP0075	New Housing Site	0																			
LP0103	New Housing Site	29	Cold	CTIP	48%					10	4										14
LP0146	New Housing Site	31	Cold		20%														6		6
LP0164	New Housing Site	34	Cold		20%				3	4											7
LP0174	New Housing Site	15	Medium		25%							4									4
LP0177	Additional New Housing Site	200	Cold		20%							8	8	8	8	8					40
LP0221	New Housing Site	46	Hot		30%							5	9								14
LP0234	New Housing Site	98	Medium		25%		5	5	5	5	4										24
LP0238	New Housing Site	12	Medium																		
LP0242	New Housing Site	14	Cold	CTIP	100%					14											14
LP0253	New Housing Site	11	Medium																		
LP0261	New Housing Site	77	Cold	North Halifax Transformation	19%					4	6	5									15
LP0264	Mixed Use Site	30	Hot		30%											3	3	3			9
LP0287	New Housing Site	10	Medium																		
LP0289	Mixed Use Site	32	Hot		30%											3	3	4			10
LP0327	Additional Mixed Use Site	38	Medium		25%											8	2				10
LP0338	New Housing Site	22	Medium		25%							4	2								6

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0353	New Housing Site	9	Medium	Registered Provider	100%			9													9
LP0370	Mixed Use Site	0	Cold																		
LP0397	New Housing Site	10	Hot																		
LP0400	New Housing Site - with Planning Permission	0	Hot																		
LP0407	New Housing Site	16	Cold		20%											3					3
LP0435	New Housing Site	14	Medium																		
LP0438	New Housing Site	13	Medium																		
LP0452	New Housing Site	98	Cold		20%			4	8	8											20
LP0454	New Housing Site	14	Cold	CTIP	21%				3												3
LP0478	New Housing Site	11	Cold																		
LP0509	Mixed Use Site	90	Cold		20%						6	6	6								18
LP0523	New Housing Site	158	Medium	North Halifax Transformation	100%			39	79	40											158
LP0531	New Housing Site	122	Medium	North Halifax Transformation	19%						5	6	6	6	1						24
LP0548	New Housing Site	16	Medium	Weave Homes	25%					4											4
LP0565	New Housing Site	10	Medium																		
LP0568	New Housing Site	78	Medium		25%			5	10	4											19
LP0571	New Housing Site	100	Medium		25%			8	8	10											26
LP0573	Additional Mixed Use Site	200	Medium		25%											10	10	10	10	10	50
LP0579	Mixed Use Site	60	Medium		25%													5	10		15
LP0589	New Housing Site	10	Hot																		
LP0635	New Housing Site	37	Medium		25%													8	2		10
LP0640	New Housing Site	53	Medium		25%						5	8									13
LP0651	New Housing Site	62	Medium		25%							5	10								15

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0658	New Housing Site	23	Medium		25%					6											6
LP0659	New Housing Site	17	Medium		25%													4			4
LP0683	New Housing Site	12	Cold																		
LP0749	Mixed Use Site	79	Cold		20%											8	8				16
LP0759	New Housing Site - with Planning Permission	0																			
LP0766	Additional New Housing Site	120	Hot		30%							11	11	11	5						38
LP0771	Mixed Use Site	41	Medium		25%				5	5											10
LP0782	New Housing Site	166	Hot		30%							8	17	17	9						51
LP0814	New Housing Site	52	Cold	CTIP	20%			3	7												10
LP0815	New Housing Site	62	Cold	CTIP	20%				8	4											12
LP0846	New Housing Site	12	Medium																		
LP0901	New Housing Site	16	Medium	Weave Homes	25%						4										4
LP0914	New Housing Site	46	Medium		25%					4	8										12
LP0922	Mixed Use Site	11	Very Hot		35%											4					4
LP0931	Additional New Housing Site	44	Medium		25%								6	6							12
LP0938	New Housing Site	11	Very Hot		35%									4							4
LP0945	New Housing Site	75	Medium		25%									8	8	4					20
LP0950	New Housing Site	54	Cold		20%								4	4	3						11
LP0952	Additional New Housing Site	246	Cold		20%							3	7	7	7	7	7	7	1		46
LP0964	New Housing Site	15	Cold		20%							3									3
LP0968	New Housing Site	81	Cold		20%							4	8	4							16
LP0978	New Housing Site	248	Cold		20%							11	11	11	11	6					50
LP0983	Additional New Housing Site	30	Cold		20%							6									6

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total	
LP0990	New Housing Site	31	Cold	CTIP	20%								3	3								6
LP1000	New Housing Site	24	Medium	Weave Homes	25%										6							6
LP1004	New Housing Site	26	Medium		25%								6									6
LP1009	New Housing Site	38	Medium	North Halifax Transformation	21%						6	2										8
LP1019	New Housing Site	27	Medium		25%							7										7
LP1023	New Housing Site	17	Very Hot		35%							5	1									6
LP1027	New Housing Site	12	Very Hot		35%								4									4
LP1030	New Housing Site	14	Cold																			
LP1032	New Housing Site	42	Medium		25%								8	3								11
LP1033	New Housing Site	64	Medium		25%							6	10									16
LP1034	Additional New Housing Site	58	Hot		30%							11	7									18
LP1035	Additional New Housing Site	27	Hot		30%							8										8
LP1036	Additional New Housing Site	27	Hot		30%							8										8
LP1037	Additional New Housing Site	31	Hot		30%								9									9
LP1041	New Housing Site	21	Hot		30%								5	2								7
LP1044	Additional New Housing Site	45	Hot		30%										9	5						14
LP1053	New Housing Site	68	Medium		25%												10	7				17
LP1054	New Housing Site	32	Medium		25%										8							8
LP1060	New Housing Site	23	Medium	Registered Provider	39%												9					9
LP1077	New Housing Site	146	Medium		25%						14	14	9									37
LP1078	New Housing Site	267	Medium		25%				7	14	14	14	14	5								68
LP1088	Mixed Use Site	14	Cold																			
LP1093	New Housing Site	35	Medium		25%							8	1									9
LP1095	New Housing Site	149	Medium		25%							10	10	10	7							37

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP1116	New Housing Site	50	Medium		25%			5	8												13
LP1123	Mixed Use Site	38	Cold		20%													6	2		8
LP1128	Additional New Housing Site	38	Hot		30%														9	2	11
LP1137	New Housing Site	27	Cold		20%														5		5
LP1170	Mixed Use Site	121	Hot	Eastern Gateway	11%												2	4	4	2	12
LP1180	New Housing Site	63	Cold		20%														8	5	13
LP1194	New Housing Site	35	Hot		30%			5	6												11
LP1196	New Housing Site	21	Hot		30%							6									6
LP1197	New Housing Site	39	Hot		30%													9	3		12
LP1215	New Housing Site	11	Cold																		
LP1216	New Housing Site	94	Cold		20%									4	8	7					19
LP1224	New Housing Site	24	Very Hot		35%			5	3												8
LP1229	New Housing Site	400	Cold		20%							7	11	11	11	11	11	11	11	7	80
LP1283	New Housing Site	11	Cold																		
LP1287	Mixed Use Site	0	Hot																		
LP1292	Mixed Use Site	90	Hot	Eastern Gateway	30%												6	12	9		27
LP1322	New Housing Site - with Planning Permission	65	Medium	Extra Care	93%			60													60
LP1356	New Housing Site	32	Medium	Weave Homes	25%				5	3											8
LP1368	New Housing Site	6	Cold	North Halifax Transformation	20%						1										1
LP1372	Additional New Housing Site	47	Medium		25%							5	7								12
LP1379	New Housing Site	43	Medium	CTIP	23%							7	3								10
LP1391	New Housing Site	20	Medium		66%								10	3							13
LP1398	New Housing Site	87	Medium		25%						10	10	2								22

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total	
LP1407	New Housing Site	16	Cold		20%							3									3	
LP1409	Additional New Housing Site	109	Cold		20%							4	8	8	2						22	
LP1412	New Housing Site	18	Medium		25%					4											4	
LP1415	New Housing Site	12	Medium																			
LP1425	New Housing Site	105	Hot		30%					12	12	8									32	
LP1429	New Housing Site	108	Medium		25%						10	10	7								27	
LP1431	Mixed Use Site	17	Cold		20%														3		3	
LP1451	Garden Suburbs	1257	Medium		25%							35	35	35	35	35	35	35	35	35	34	314
LP1463	Garden Suburbs	1998	Medium		25%							56	56	56	56	56	56	56	56	56	56	504
LP1469	New Housing Site	20	Medium		25%						4	1									5	
LP1481	New Housing Site	32	Medium		25%											8					8	
LP1486	New Housing Site	27	Cold		20%										5						5	
LP1487	New Housing Site	14	Cold																			
LP1488	New Housing Site	11	Cold																			
LP1489	New Housing Site	14	Cold																			
LP1501	New Housing Site	29	Very Hot		35%									10							10	
LP1503	New Housing Site	20	Very Hot	Calder Valley CLT	100%					20											20	
LP1523	Additional New Housing Site	51	Hot		30%							9	6								15	
LP1534	New Housing Site	18	Medium		25%										4						4	
LP1543	New Housing Site	331	Hot		30%								17	17	17	17	17	17			102	
LP1547	New Housing Site	83	Medium	CTIP	100%			41	42												83	
LP1567	Additional New Housing Site	450	Cold		20%							5	11	11	11	11	11	11	11	11	8	90
LP1590	Additional New Housing Site	16	Medium		25%								2	2							4	
LP1602	Additional New Housing Site	24	Very Hot		35%								4	4							8	

Affordable Housing Trajectory

Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	AH Market	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP1603	New Housing Site	16	Cold		20%							2	2								4
LP1609	New Housing Site	46	Cold		20%			6	3												9
LP1616	Additional New Housing Site	48	Cold		20%							4	6								10
LP1622	Additional Mixed Use Site	50	Medium		25%														6	6	12
LP1625	Additional New Housing Site	30	Cold		20%							1	1	1	1	1	1	1	2		9
LP1632	Mixed Use Site	126	Hot		30%												12	12	12	2	38
LP1637	New Housing Site	25	Medium		25%														4	2	6
LP1648	New Housing Site	31	Medium		25%						4	4									8
LP1654	New Housing Site	30	Medium	CTIP	100%								30								30
LP1655	New Housing Site	26	Medium	CTIP	100%			13	13												26
LP1657	New Housing Site	30	Cold	CTIP	50%		5	10													15
<b>Total Number of Affordable Housing Dwellings</b>						<b>0</b>	<b>10</b>	<b>214</b>	<b>216</b>	<b>188</b>	<b>120</b>	<b>375</b>	<b>422</b>	<b>295</b>	<b>251</b>	<b>216</b>	<b>203</b>	<b>222</b>	<b>210</b>	<b>127</b>	<b>3069</b>

## APPENDIX 6: SURVEY FORM

Our Ref:  
Your Ref:  
Please Contact:  
Telephone: 01422 39  
Website: [www.calderdale.gov.uk](http://www.calderdale.gov.uk)  
Email: [spatial.planning@calderdale.gov.uk](mailto:spatial.planning@calderdale.gov.uk)  
Date: 22<sup>nd</sup> August 2019



**Regeneration and Strategy  
Planning Services**  
Westgate House  
Halifax  
HX1 1PS

Dear Sir or Madam

### **CALDERDALE LOCAL PLAN - DELIVERABILITY OF HOUSING SITES**

As part of the Local Plan examination which has just completed its stage one hearings the various sources of housing supply were examined. These are to be re-visited at a future hearings session, provisionally scheduled for early next year. An important part of that supply is existing commitments in the form of planning permissions. In order to give appropriate weight to this source of supply the Council is currently reviewing the deliverability of sites having regard to the definition of deliverability in Annex 2 to the National Planning Policy Framework (NPPF) 2019.

The Council is therefore conducting a survey of major sites in order to determine whether sites will be built out and the associated timescale. Major sites are those of 10 or more dwellings and/or 0.5ha or more. Progress varies on the sites included in this survey. Some sites have outline planning permission and information is sought as to the preparation and anticipated submission of a reserved matters application as well as commencement of development. In other cases only a few dwellings remain to be completed but these sites are included in order to determine whether they will be actually built out. There are also situations where the Council's records show sites to be major sites due to historical planning permissions remaining 'live' whilst the current planning permission may actually classify as a small development and such sites are also included in order to determine whether these historical permissions will ever be implemented.

The Council may subsequently seek to enter into statements of common ground (a document essentially setting out the timescale for the development of sites) with developers and it would be helpful if you could please complete the relevant question on the survey below.



The Council's records show that the site shown on the questionnaire below has extant planning permission but has not been built out (as at 31<sup>st</sup> March 2019). It would assist the Council's assessment of the deliverability of sites if you could please take the time to complete this questionnaire and return it to the Council, preferably by email to [spatial.planning@calderdale.gov.uk](mailto:spatial.planning@calderdale.gov.uk) or alternatively by post to Spatial Planning, Calderdale MBC, Westgate House, Halifax HX1 1PS. Responses should be returned by 16th September 2019 please.

Should you have any queries regarding the above please do not hesitate to contact either xxxxxx xxxxxxxxxx (tel. 01422 39xxxx; email [xxxxxx.xxxxxxxx@calderdale.gov.uk](mailto:xxxxxx.xxxxxxxx@calderdale.gov.uk)) or the Spatial Planning Team (tel. 0142239 2206; email [spatial.planning@calderdale.gov.uk](mailto:spatial.planning@calderdale.gov.uk)).

Yours faithfully

Principle Planner  
Spatial Planning Team

# CALDERDALE LOCAL PLAN

## HOUSING DELIVERABILITY QUESTIONNAIRE



### 1. Current planning permission details – our records

Applicant name:	«Applicant»
Agent name (if applicable):	«Agent_Name»
Planning application ref:	«DC_Number_for_mail_merge»
Planning proposal & site address:	«Description» «Full_Address»
Decision date:	«Approval_Date_1»

### EXISTING PLANNING PERMISSIONS

#### 2. Implementation of your planning permission

Is it your intention to implement the above planning permission before it expires?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Please indicate the predicted commencement and completion dates (month and year where possible) of this development.	Commence? <i>Click here to enter a date.</i> Complete? <i>Click here to enter a date.</i>
If your development has commenced, is it your intention to build out the site with the number of dwellings in the planning permission?	Yes <input type="checkbox"/> No <input type="checkbox"/>

### DELIVERY PROGRAMME/HOUSING TRAJECTORY

In the adjacent box please indicate the anticipated number of dwellings to be completed each year.  <i>For information the adjacent periods relate to the housing trajectory in the Local Plan <a href="#">Calderdale Local Plan Publication Draft 2018</a>.</i>	April 2019 to March 2020: Number of Units <a href="#">Click here to enter text.</a>
	April 2020 to March 2021: Number of Units <a href="#">Click here to enter text.</a>
	April 2021 to March 2022: Number of Units <a href="#">Click here to enter text.</a>
	April 2022 to March 2023: Number of Units <a href="#">Click here to enter text.</a>
	April 2023 to March 2024: Number of Units <a href="#">Click here to enter text.</a>
	April 2024 to March 2025: Number of Units <a href="#">Click here to enter text.</a>
	<b>Later</b> Please give details <a href="#">Click here to enter text.</a>

Please give details of:

- progress made including, for example, on sites with outline permission how much progress has been made towards submitting an application for reserved matters.
- factors preventing full implementation of the planning permission including, for example, constraints that may exist on the site, ownership constraints, infrastructure provision, viability and market conditions.
- reasons for any phasing of the development

Click here to enter text.

If you do not intend to build any homes in the period April 2019 to March 2025, could you please provide the reasons why.

Click here to enter text.

Are you willing to enter into a Statement of Common Ground with the Council relating to the development of the site? This would essentially be a statement setting out the delivery timescale and apply to those sites where the majority of the development remains to be completed.

Yes  No  If No please provide reasons. [Click here to enter text.](#)

Are you intending to use Modern Methods of Construction and what impact would this have on delivery rates?

Click here to enter text.

Are you the owner of this site? Yes  No

If No please provide details of ownership. [Click here to enter text.](#)

### 3. Returning Information

Thank you for taking the time to complete this questionnaire.

Please provide your name and date this form below and return to [spatial.planning@calderdale.gov.uk](mailto:spatial.planning@calderdale.gov.uk)

Alternatively send to: Spatial Planning , Calderdale MBC , 1<sup>st</sup> Floor, Westgate House, Halifax, HX1 1PS

Name: [Click here to enter text.](#)

Date: [Click here to enter a date.](#)

Please return no later than 16<sup>th</sup> September 2019

# Privacy Notice

## Preparation of the Calderdale Local Plan

### How we use your information

Calderdale Council is registered with the Information Commissioners Office (ICO) under the provisions of the Data Protection Act 2018. The Council takes its responsibilities under the Act very seriously.

The information provided by you is recorded electronically on our system to maintain up to date records and collected purely for the purposes of the work required to prepare a Local Plan under the provisions of the Planning Acts. Completion of this form/sharing your information with us constitutes explicit consent from you for us to process your data for this purpose.

This information will be kept permanently, or until such time as it is amended by us at your request or removed at your request.

You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it and the right to complain to the Data Protection Officer if you feel that your data has not been handled in accordance with the law. The Council's Data Protection Officer is Tracie Robinson and can be contacted at [information\\_management@calderdale.gov.uk](mailto:information_management@calderdale.gov.uk)

If you remain dissatisfied you have the right to lodge a complaint with the Information Commissioner's Office at [www.ico.org.uk](http://www.ico.org.uk)

# APPENDIX 7: METHODOLOGICAL NOTE ON POSITIONING OF LAND ALLOCATIONS

## Officer Notes

### Background

- 1.1 Information on positioning is discussed in Section 7. This appendix, whilst referencing general approaches to positioning, also provides further details about how these were applied in practice. It is intended to serve as a Working Note when updating the positioning of the existing land allocations as well as any new allocations. Appendix 3 (Commentary Column) explains the reasons behind the positioning of specific sites in the trajectory.
- 1.2 The SHLAA along with the further detailed analysis of the Housing Land Availability data discussed in Section 7 provided a starting point. The lead in and build out rates in the SHLAA, and agreed with the SHLAA Working Group, are repeated below for ease of reference.

**Table 1: SHLAA lead in and build out rates**

Site Status	Site/Size Number Units <50	Site/Size Number Units >50	Notes
<b>Under Construction Lead in time</b>	N/A	N/A	
<b>Under Construction Build Rate</b>	30	30	Mid-point of 25-35 dwellings per annum range employed (range as advised by Working Group members). Build rate applied to residual of the agreed capacity not already built.
<b>Full Planning Permission / Reserved Matters PP Lead in Time</b>	1.5 years	2.5 years	1 year for infrastructure etc + 6 months to first completion. For new build flats, a further 6 months is added to cover the period to re-apply for planning permission, assuming these will not come forward due to the oversupply in the market. Additional year allowed for sites over 50 dwellings.
<b>Full Planning Permission / Reserved Matters PP Build Rate</b>	30	30	Mid-point of 25-35 dwellings per annum range employed (range as advised by Working Group members).
<b>Outline PP Lead in Time</b>	2.5 years	3 years	6 months to obtain Reserved Matters planning permission + 1 year for infrastructure etc + 6 months to first completion + additional 6 months to reflect current market conditions. Longer period for larger sites.
<b>Outline PP Build Rate</b>	30	30	Mid-point of 25-35 dwellings per annum range employed (range as advised by Working Group members).
<b>PP sites subject to questionnaire survey</b>			Lead in and build rates as per above rows, reflecting site status, and adjusted for questionnaire responses. Non-responses set to "Held in Abeyance"
<b>Other Sites Lead in Time</b>			Based on information from Working Group site by site. Checked to ensure sites requiring policy change accord with LDS timetable
<b>Other Sites Build Rate</b>	30	30	Mid-point of 25-35 dwellings per annum range employed (range as advised by Working Group members).

### General assumptions for housing trajectory

- 1.3 Several general assumptions were employed:
- Housing Trajectory covers period 2018/19 to 2032/33
  - Local Plan adoption date for purpose of trajectory is April 2021
  - Green Belt sites generally start to deliver Year 7 onwards
  - Mixed use sites will not deliver before last third of plan period

### Key outputs

- 1.4 The main outputs will be:
- Updating of housing trajectory (review of existing allocations and positioning of new allocations)
  - Review of 5 Year Housing Land Supply (5YHLS) including on adoption of the Local Plan.

- Identification of sites which could move forward to ensure a 5 year housing land supply, should this be necessary.

### Trajectory Key Dates and Periods

	Current 5YHLS Period														
Coms.*	Deliverable						Developable								
			April 2021 Adoption												
Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16+
2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	April 2033+

\* Completions

### Lead-In Times

- 1.5 A number of allocations either have planning permission or are the subject of a planning application. Responses to the survey of major sites may have provided information for these allocations and this should be used along with any site specific evidence stored in the 'Site Specific Evidence' Folder. The starting point for allocations where a planning application has been submitted or where planning permission exists is as in Table 2 below.

**Table 2: Allocations with planning application/planning permission**

Allocation Status	Lead-in time (from application validation date /approval date)
Outline planning application	3 years (6 months for determination + 2.5 years)
Outline planning permission, no reserved matters application submitted	2.5 years
Outline planning permission, reserved matters pending consideration	2 years
Outline planning permission, reserved matters approved	1.5 years
Full planning application pending consideration	2.5 years
Full planning permission approved	2 years

- 1.6 For allocations without a planning application or permission there are a range of factors to consider. These include those listed in the research by Lichfields in their report "**Start to Finish - How Quickly do Large-Scale Housing Sites Deliver?** (November 2015) and site specific evidence in the 'Site Specific Evidence' Folder.
- 1.7 The base date for this HTP update is 31/3/2019 but where applications have been submitted or allocations gained planning permission since this date use the most recent information to inform the trajectory.

**Table 3: Summary of process and factors influencing development timeline**

<b>SUMMARY OF PROCESS</b>		<b>NOTES</b>
	Check Site Specific Evidence Folders	May be information relating to positioning
	For allocations in Publication version use HTP Appendix 3 as starting point for updating.	Publication LP comments are in HTP App3 – see Examination Library for HTP
	Take account of NPPF Annex 2 definitions of deliverability/developability	Annex 2 to NPPF 2019 and PPG July 2019, specifically para 7
	For Council Initiatives consult with Housing Services	These should have been covered by Statements of Deliverability but may be other sites and issues such as disposal where Housing Services and CAFM comments needed.
	For allocations with Planning Application /Permission refer to Major Sites Survey.	Refer to Major sites survey <a href="#">..\LP Planning Permissions Deliverability\Extant Permissions for Discounting CONDENSED PPs HLA 24.5.19.xlsx</a> . Also check 'Site Specific Evidence' Folder. Working document in Excel of Development Management comments and information on allocations where application submitted. <a href="#">..\LOCAL PLAN - SINGLE DOCUMENT\Site Assessments\Site specific evidence\Progression of sites through planning process Working List\Update to status of sites as move through planning process.xlsx</a>
	Record reasoning in Excel spreadsheet	Will provide starting point for next update as may contain more background information than LP database. <a href="#">..\LP Allocations\LP Allocations Trajectory Positioning Query.xlsx</a>
	Highlight site ref cell in Excel spreadsheet where positioning changed from previously.	Enables quick check on sites which have changed.
	Summarise reasoning in Comments Field under Deliverability Tab in LP database.	This field will be used in the Query/Report for App 3 to HTP and therefore needs to be in publishable form. Keep brief/note form as Appendix quite long.
	Ensure consistency of approach.	Eg. Green Belt sites start Y7 as a general rule subject to other considerations. Look at sites in context of neighbouring sites and what market will bring forward.
	Include any pp/app nos. in deliverability comments field.	Also add pp/app numbers to relevant fields in LP database where necessary.
	Produce final report in Access	The Access Database Report forms Appendix 3 of the HTP.
<b>FACTOR</b>	<b>COMMENTS/EXPLANATION</b>	
1.	Has allocation got planning permission – type of permission?	Is there a history of repeated outline permissions/applications?
2.	Is the site available?	Unknown availability – Year 11 Part unknown – Year 8
3.	Is site in public ownership?	For initiatives being pursued by Housing Services 'Statements of Deliverability', including a site trajectory, have been prepared by Housing Services and will be continually updated. Saved at: <a href="#">..\SOCGs and Statements of Deliverability\Calderdale SOCGs and Statements of Deliverability for Sites</a>
4.	Is site in private ownership?	For sites with planning permission Major Sites Survey will provide relevant information (if response received). Site Specific Evidence.
5.	Sites in multiple ownership	Sites in multiple ownership will take longer to come forward - add 12 months
6.	Is there a housebuilder on board?	General approach was to position sites with a housebuilder on board earlier than sites where only a landowner was

		promoting its allocation. Subsequent <b>Ware Decision</b> – referenced in HTP - no major effect on timing – so consider on site by site basis. For sites with a housebuilder or developer on board and where information has already been submitted to the Council showing an indicative layout, position these sites earlier (unless other reasons for a site coming forward later eg. Infrastructure).
7.	Is EIA work required?	Factor in relevant timescale for this work.
8.	Is any Legal contract work required?	Factor in relevant timescale for this work.
9.	Is Negotiation of S106 required and how long will this take?	Factor in relevant timescale for this work.
10.	Is delivery dependent on new/upgraded infrastructure?	Factor in relevant timescale for this work.
11.	How long will it take to prepare a planning application?	Assumption is vast majority of allocations will go straight to full planning permission (rather than outline and reserved matters route) given level of detail provided through site assessments.
12.	What is site size?	Larger sites likely to have longer lead-in but small sites may take longer to deliver the first home after planning approval (Lichfield p8) so assess on sites by site basis.
13.	Is a masterplan required and how long will this take?	Masterplanning policy requires a masterplan to be prepared prior to the submission of a planning application. The development of a masterplan should be undertaken with relevant stakeholders, and in consultation with the Council. Prepared for some sites already. Policy will apply to sites 250+. Add on 12 months for preparation of a Masterplan.
14.	Are there constraints identified during the Site Assessments to be factored in?	If constraints have been identified the Council has determined these can be overcome to enable housing delivery during the Plan period. Some constraints may have an impact on when development can commence on a site and the housing trajectory must reflect this. Some housebuilders do not acquire land unless they are certain that constraints can be overcome.
15.	Is the site in proximity to other allocations?	It is unlikely that sites adjacent to each other offering similar products will be developed/completed at the same time. Sites with housebuilder on board should be positioned earlier. If there are 2 housebuilders on adjacent sites, delivery will most likely need to be staggered due to infrastructure requirements /disruption but needs assessing on a case by case basis. <b>NOTE</b> that sites positioned due to these factors should be highlighted in the Excel document <a href="#">..\LP Allocations\LP Allocations Trajectory Positioning Query.xlsx</a>
16.	Has site specific evidence been provided in relation to deliverability?	Information from agents/developers/landowners regarding availability/achievability. May have provided own trajectory or phasing programme, or other indication of when development will be delivered. <a href="#">T:\Planning and Policy\LOCAL PLAN - SINGLE DOCUMENT\Site Assessments\Site specific evidence</a>
17.	Is the site viable?	All sites should be viable but there may be some less viable sites. If in doubt/no information - Years 11-15
18.	How should multiple factors be applied?	Depending on the factors and information available it may be necessary to apply these cumulatively. Examples include the following: +6 months for sites where there is no housebuilder on board +12 months where the site is in multiple ownership

		+12 months for sites of 250+ units to allow for masterplanning.
19.	How long from site commencement to first completion?	Site Specific Evidence may provide the timescales for requirements such as groundworks and installation of infrastructure.
20.	Is a policy change required?	Adoption Date of LP assumed to be April 2021 (Year 4). Green Belt Allocations an obvious example. Some developers have stated applications are being/will be worked up for submission soon after adoption followed by start on site as soon as possible afterwards. Check site specific evidence. For RCUDP allocations/notations (other than Green Belt) adoption of LP may not be necessary but dependent on 5YHLS position (and associated presumption in NPPF).
21.	Is the allocation for Mixed Use?	Position last third of plan period unless definitive evidence will come forward earlier.

## Build-Out Rates

1.8 As explained in Section 7 build out rates are based on the survey of planning applications and data from the Council's records as well as housebuilders submitted data and research such as that undertaken by Lichfields. Whilst build out rates vary the basic assumptions are shown below. Developers often have their own rates tailored to the specific site/locational factors. Sometimes rates are lower in the first year and then reach the standard levels for subsequent years. For larger sites the number of housebuilders has an important influence on delivery rates. There are 2 areas where assumptions will need revising but where there is limited evidence:

### Modern Methods of Construction

1.9 An area that is evolving rapidly is Modern Methods of Construction (MMCs) where units are built as components in a factory and assembled on-site with a saving in the overall time taken to complete units. The Government expects this form of construction to be instrumental in increasing delivery rates. One developer, Barratts, has informed the Council that it has purchased a company specifically for this purpose and suggests that delivery rates are anticipated to be 60 dwellings per annum where 1 market outlet is present with this increasing to 120 units where 2 outlets are present. Where specific information has been provided by a developer that MMCs are to be employed this information has influenced delivery rates. Some Survey responses provided answers to this question.

### Conversions and new build flats

1.10 The above lead-in and build-out rates generally apply to new build dwellings. For conversions the SHLAA contains a lead-in time of 2 years, although this varies slightly depending on the size of the development and a build out rate of 40 units per annum. New build blocks of flats are assumed to have the same lead-in times as new build dwellings but completions levels are more difficult to assign as such developments often have one overall completion date. Delivery may therefore need to be positioned several years ahead but may be split if the development is phased. This is likely to apply to some of the mixed use sites in conjunction with any information from developers.

### Business Models different to that of volume housebuilders

1.11 Some developers may use business models different to that employed by volume housebuilders. These will need to be taken into account where there is evidence they are to be used.

### Existing build out rates shown in the Local Plan database

1.12 For some existing allocations staggering of the build out rate differs from the standard rates. These need reviewing taking into account all factors including whether volume, medium or small builder.

**Table 4: Factors influencing build rates**

	Key Factors	Comments/Explanation
1.	Size of site/Number of units and Number Developers	Reflected in Table 5 below but will be site specific rates as well
2.	Proportion of Affordable Housing	Affordable Housing tends to increase delivery rate
3.	Are there other forms of housing than market housing?	Inclusion of build to rent or self-build tends to increase delivery rates (Lichfields Report p16)
4.	Modern Methods of Construction	Any Site Specific Evidence?
5.	Mixed Use Sites	Any Site Specific Evidence?
6.	New flatted developments	Any Site Specific Evidence?
7.	Garden Suburbs	Use site specific evidence. SOCGs

**Table 5: General build-out rate assumptions**

No. Dwellings	Build Out Rate	Notes
Less than 50 units	30 per annum	
50 – 149 units	40 per annum	
150 units and above	55 per annum	Sites of this size are likely to support two sales outlets