

**CC96**

**CALDERDALE LOCAL PLAN HEARINGS**

**MATTER 22**

**Housing Trajectory Update**

**Five Year Housing Land Supply Update**

**Published November 2020**

**Calderdale MBC**



## Information Included in this Update

- Explanatory Notes
- Trajectory Graph Including data table
- Update to Appendix 3 of the Housing Technical Paper (Positioning of Local Plan New Housing Sites and Mixed Use Sites with Residential Element)
- Update to Table 7 of the Housing Technical Paper (Housing Requirement and Supply)
- 5 Year Housing Land Supply Update - Estimated Position on adoption of the Local Plan

### Explanatory Notes

#### Local Plan Allocations

- These reflect modifications agreed at the Local Plan hearings. In those cases where further detailed site analysis is to be undertaken, capacities have been reduced, pending the completion of this work, at which point the developable area and density will also be revised.
- Capacities for Mixed Use Sites are based on the Mixed Use Study (October 2020 update). The precise nature of the developments delivered will be dependent on several interrelated factors including viability, whether flats or houses are provided, the level and availability of any public subsidy, and the regeneration objectives of the Council.

#### Planning Permissions

##### *Discounting*

The previous trajectory and sources of supply discounted sites with planning permission for major development (10 or more dwellings) where it was considered that sites were unlikely to come forward either because they had effectively stalled, or they had outline planning permission but there was no evidence the developer was proceeding to a reserved matters application. In addition, sites were removed from the supply where it was clear that although some sites had a few plots remaining, they were effectively built out. Local Plan allocations were also removed to avoid double counting.

In terms of sites of less than 10 dwellings, a site by site assessment was undertaken and sites were discounted if it was considered that sites were unlikely to come forward. This site by site analysis resulted in a discount level of just over 4% for small sites. Given 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 delivery on small sites to 10%. This is set out in Section 6 of the Housing Technical Paper 2020 (CC40).

Given the time pressures of the examination it has not been possible to follow the same detailed methodology and analyse sites with extant planning permission on a site by site basis. Therefore, the Council has applied the same level of discounting as for the previous update (16.54% for major sites and 10% for small sites). Local Plan allocations with planning permission were removed from this source of supply prior to applying the discounting. The average discount rate is 13%. The table below sets out results of this approach and shows that the updated position is very close to the figure in the previous housing trajectory (2,200 dwellings).

### Extant Planning Permissions at 31.03.20

Total number of extant planning permissions 31.03.20	3942
Excluding extant permissions on Local Plan allocations	2599
On major sites (10 or more dwellings)	1305
On minor sites (less than 10 dwellings)	1294
On major sites, applying discount of 16.54%	1089
On minor sites, applying discount of 10%	1165
<b>TOTAL after discounting</b>	<b>2254</b>

#### ***Positioning***

Sites in the previous housing trajectory (Figure 1, CC40), were positioned on a site by site basis in line with the lead in times set out in Table 18 in the Housing Technical Paper (CC40). Given the large number of extant planning permissions, and the approach to discounting discussed above, the Council has positioned the extant planning permissions using the same apportionment as in the previous housing trajectory. As this update has rolled the trajectory forward a year the planning permissions are positioned in Years 3 to 8.

#### **Windfalls**

As set out in the Council's Hearing Statement (HS22.1) and the Housing Technical Paper 2020 (CC40) the Council adjusted the windfall allowance in light of windfall completions in 2017/18 and 2018/19. This adjustment fed into the revised Sources of Supply as set out in Table 7 of CC40. Analysis of these two additional years resulted in a very slight amendment (less than 1%) to the windfall allowance. Due to timescales, the windfall allowance has not been updated to take into account windfall completions for 2019/20 for the purpose of this trajectory update. However, given the small difference made to the windfall allowance by including data from 2017/18 and 2018/19 adding data for 2019/20 will have a negligible effect on this source of housing supply.

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

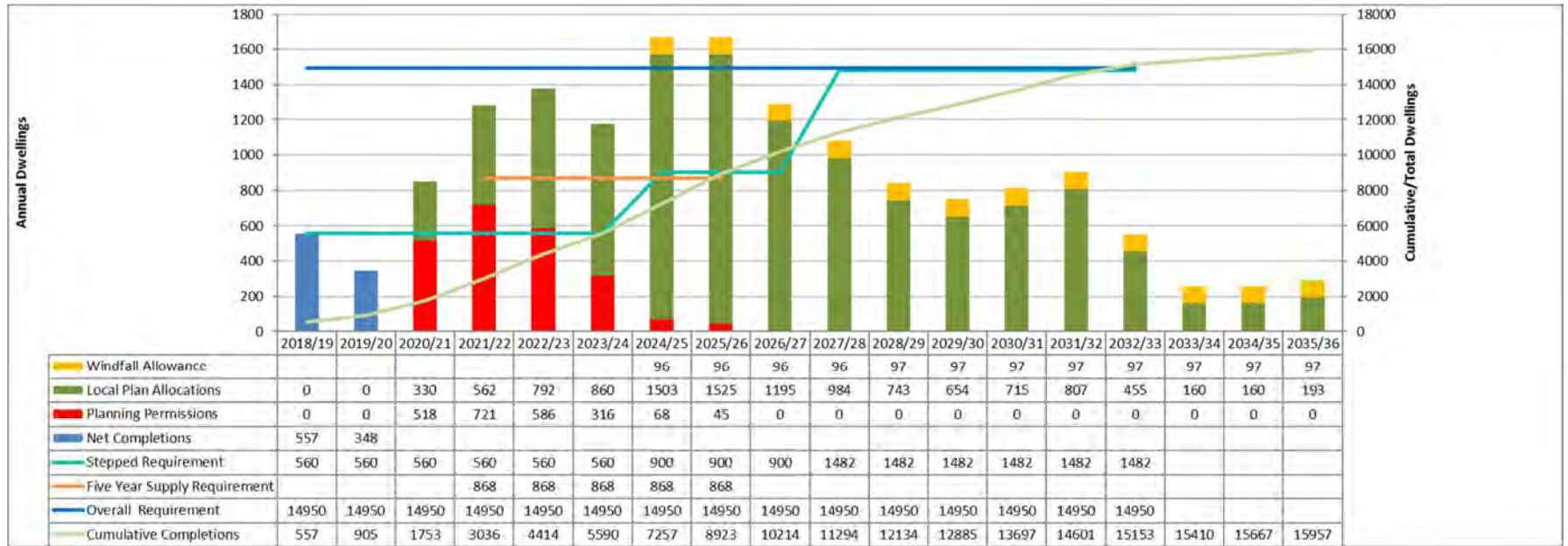
	Dwellings	Notes
<b>REQUIREMENT</b>		
Housing Requirement (2018/19 to 2032/33)	14,950	Stepped Trajectory* 560 x 6 Years 900 X 3 years 1482 x 6 Years (Annual Average 997)
<b>SOURCES OF SUPPLY</b>		
Net Completions 18/19 and 19/20 (Years 1 and 2)	905	Gross for Y 1 = 579 and Y2 = 418
Extant Planning Permissions as at 31st March 2020	2,254	Small sites overall 10% discount (based on 2019 update approach of 4.23% from site by site analysis + 5.77% to take discount to 10%). Major Sites 16.54% discount reflecting 2019 site by site based discount.
Windfalls	869	96/97pa. Windfalls not included Years 4 to 6
<b>SUB TOTAL</b>	<b>4028</b>	
<b>Number of dwellings required on new land allocations</b>		
Number of dwellings required on new land allocations	<b>10,922</b>	Requirement less supply
<b>Actual Allocations in Local Plan</b>		
Actual Allocations in Local Plan	11,125	Takes account of completions and amended capacities at hearings
Total Supply	15,153	Allocations in LP + other sources of supply
Buffer	+203	Overall Requirement less Total Supply

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

<b>Estimated Five Year Housing Land Supply on Adoption of Local Plan (2021/22 - Year 4)  Two Step Trajectory (Liverpool/Residual Approach)  2021/22 to 2025/26 (Years 4 to 8)</b>		
	<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 (Years 1 to 3)	1497	Year 1 = 579, Year 2 = 418, Year 3 Quarter 1 = 68. Assume Year 3 is average of Years 1 and 2 giving 500r. As Quarter 1 was only 68 this assumption may prove too optimistic, particularly given the impact of the Covid-19 pandemic.
Losses 18/19 to 20/21	138	Year 1 = 22, Year 2 = 70, Year 3 unknown but assume average of Years 1 and 2 = 46.
Net Completions 18/19 to 20/21	1355	Year 1 = 557, Year 2 = 348, Year 3 estimate = 450r (average of Years 1 and 2)
Under Delivery Year 1 to 3	325	Requirement of 3 x 560 = 1680 less net completions for Years 1 to 3
Under delivery as residual	135	Under Delivery Years 1 to 3 divided by 12 Years multiplied by 5
Overall five year requirement	3615	Requirement + underdelivery as residual
20% Buffer	723	See HTP Section 7
Total five year requirement	4339	Requirement with underdelivery + 20% buffer
<b>Annual five year requirement</b>	<b>868</b>	Total requirement divided by 5 (rounded)
<b>Supply</b>		
Planning permissions	1736	HLA 31st March 2020. Years 4 to 8. Discounted figure - discounts in 31/3/19 update applied. Forward look with pps in Year 3 (518) not included.
Windfalls	193	Trajectory Years 7 and 8 = 96.4 x 2
Land Allocations	5242	Deliverable Years 4 to 8. HTP App 3.
<b>Total Five Year Supply</b>	<b>7171</b>	<b>Sum of sources</b>
<b>Five Year Supply Figure</b>		
Number of Years Supply	<b>8.26</b>	Supply/5 Year Annual Requirement

\*Numbers may not compute exactly due to rounding

### Calderdale Housing Trajectory 2018/19 to 2032/33\* (Update as at 31<sup>st</sup> March 2020)



*\*The trajectory has been extended beyond the end of the Plan period (Year 15, 2032/33) for indicative purposes only*

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	30	30			Yes	0	0	0	0	0	0	0	0	15	15	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).  Following LP hearing session developable area to be reassessed. Capacity lowered to 30 dwellings pending further detailed site analysis at which point the developable area and density will also be revised.	
LP0032	Land at the former Crosslee PLC, Brighouse Road Hipperholme, Brighouse. HX3 8DE	Brighouse	Mixed Use Site	10.90	8.56	180	55										40	55	55	30							Residential capacity based on Mixed Use Study October 2020 and viability confirmed in most recent Viability Study. Timescale for delivery not established and therefore cautious approach taken to positioning. May commence slightly earlier.	
LP0037	Long Heys Farm, Long Heys Greetland, Elland. HX4 8BJ	Elland	New Housing Site	0.95	0.84	30	30			Yes	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	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							20	40	40	12							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	0	0	0	0	0	0	15	10	0	0	0	0	0	0	0	0	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							13										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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	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 Clarendon, Halifax.	Halifax	New Housing Site	1.25	1.25	29	20			Yes					20	9											Both capacity and positioning amended based on information from THG/CMBC Housing Services. Capacity reduced from 56 to 29 dwellings. Approval granted from MCHLG for Council to dispose of the land. Application from residents for Asset of Community Value being considered.	
LP0146	Land to the west of West View, Church Lane Stainland, Elland.	Elland	New Housing Site	0.86	0.86	31	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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				15	19												Site had outline planning permission (16/00160/OUT). This has now lapsed with no reserved matters submission.	

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP0174	End of, Wilton Street Brighthouse. HD6 2QY	Brighthouse	New Housing Site	2.82	1.85	15	30			Yes	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	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	55			Yes					20	40	40	40	40	20						Currently Green Belt and therefore requires adoption of Plan. Trajectory originally showed delivery commencing in Year 7. Barratts promoting site and state they can commence development within a year of planning approval. One sales outlet. Trajectory updated in accordance with that provided by planning consultant representing Barratts. Average Build Out Rate over 6 year delivery period is approximately 33dpa.	
LP0221	Land at, Spring Head Northowram, Halifax. HX3	Northowram and Shelf	New Housing Site	1.82	1.27	46	30			Yes	0	0	0	0	0	0	15	30	1	0	0	0	0	0	0	The site is in single ownership. No housebuilder interest has been identified. Currently Green Belt and requires adoption of Plan.	
LP0234	Swinton, Hays Lane Mixenden, Halifax.	Halifax	New Housing Site	3.33	2.52	98	40	17/01234	Under Construction	Yes			20	20	20	20	18									Planning Permission 17/01234/FUL approved 29th Nov 2018 and site under construction. Survey response states build out by June 2023 and trajectory adjusted to reflect this. No completions at 31st March 2020 but started delivering after this date. Trajectory amended accordingly.	
LP0238	Land at rear of former St Bernadettes Church, Clough Lane Mixenden, Halifax.	Halifax	New Housing Site	0.31	0.31	12	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Two landowners. No known housebuilder interest. Positioned later in plan period due to current low housing market demand.	
LP0242	Land opposite 109-119, Mixenden Road Mixenden, Halifax.	Halifax	New Housing Site	0.40	0.4	14	30			Yes					14											CTHIP site. Council owned land. Site moved forward from Y15 to Y5 based on information from Housing Services	
LP0253	Junction of Grosvener Place, Burnley Road Luddenden Foot, Halifax.	Mytholmroyd	New Housing Site	0.28	0.28	11	30			Yes	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	Site owner has confirmed intention to develop site by 2023 but has stated a mixed use with 23 units. In lieu of firm details, site capacity has been retained as 11 and the Council's preferred use as new housing. However, given the confirmation of an intention to develop the site and to include residential use the site has been moved forward from Y11 to Y6.	
LP0261	Land at, Turner Avenue South Ovenden, Halifax.	Halifax	New Housing Site	2.69	2.69	77	40			Yes					21	30	26									The site has been identified in the Calderdale North Halifax Transformation Project. Delivery timescales have been provided by Housing Services. Moved forward from Y6 to Y8 to Y5 to Y7.	
LP0264	Car Park Between, Well Lane / King Street Halifax.	Halifax	Mixed Use Site	0.39	0.39	40	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	0	The Council will continue to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan. Together with LP1170 this site forms a major development project aiming to meet the primary objective of unlocking sites to attract investment, where the Council is working with stakeholders to resolve technical, legal and ownership issues.

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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LP0287	Land rear of 287, Willowfield Road Halifax.	Sowerby Bridge	New Housing Site	0.84	0.73	10	30	18/01326	Full	Yes	<input type="text"/>	<input type="text"/>	10	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	18/01326/FUL - Demolition of existing bungalow to facilitate the construction of ten detached dwellings (amended plans) permitted 30.10.2018. DM survey response: Developers on site July/Aug 2019. No survey response from developer. No completions as of 31st March 2020 but started delivering beyond this date. Trajectory amended accordingly.
LP0289	Land off, King Cross Street Halifax. HX1 2SH	Halifax	Mixed Use Site	0.42	0.42	26	30			Unknown	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	10	10	6	<input type="text"/>	<input type="text"/>	The Council will continue to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan, and any future funding sources but to date no timescale or funding has been identified. Capacity based on Mixed Use Study October 2020. Positioned later in Plan period due to uncertainty around timing.
LP0327	Land off, Halifax Road Todmorden. OL14 5AT	Todmorden	Additional Mixed Use Site	0.33	0.33	38	30			Unknown	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	30	8	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	15	7	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	9	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Site under construction (19/00833/FUL) for Mossacre St Vincent's (Registered Provider). Council owned land. Moved forward form 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	0.46	10	30			Yes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	10	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	15	1	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	14	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	The 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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	13	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	<input type="text"/>	20	40	38	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	14	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	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.

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				
LP0478	Hartwell Ford garage, Skircoat Road Halifax.	Halifax	New Housing Site	0.28	0.28	11	30			Yes	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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							30	30	30									Recent outline planning permission includes residential. No response to survey of major sites and evidence as to when this permission will proceed. Potential to come forward earlier. There are issues of viability with other land use types reducing the options for development of this site.	
LP0523	Land at, Furness Avenue Illingworth, Halifax.	Halifax	New Housing Site	3.46	3.45	158	55			Yes	0	0	0	39	79	40	0	0	0	0	0	0	0	0	0	0	0	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 but development proposal stalled and so moved back a year.	
LP0531	Land off Whitehill Road, Keighley Road Illingworth, Halifax.	Halifax	New Housing Site	7.18	4.34	127	40			Yes							28	30	30	30	9							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	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	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	26	30	20/00588/O	Outline	Yes											26							Two landowners confirmed site available and agent appointed. Outline 20/00588/OUT pending consideration. Cattery now owned by applicant removing need to reduce number of dwellings (originally site allocation capacity was 10). Unknown whether housebuilder on board. Many objections to application and therefore position later in the Plan period retained. Will move forward if granted permission.	
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	0	0	20	40	18	0	0	0	0	0	0	0	0	0	0	0	0	The site is in single ownership, with an agent on board. Currently designated Protected Land. Residential Capacity reduced from 83 to 78 in line with application 18/01333/FUL which has been permitted subject to legal agreement. Development commenced 27th August 2020 (after 31st Mach 2020 cut off date for 19/20 Trajectory update).	
LP0571	Site to the rear of 9A, Birds Royd Lane Brighouse.	Brighouse	New Housing Site	0.48	0.38	100	40	17/01556	Full	Yes			30	30	40													Site available and benefits from permission 17/01556/FUL. 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	118	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	38	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.	



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			
LP0771	Firth's Carpets, 432 Bradford Road Bailiff Bridge, Brighouse.	Brighouse	New Housing Site	0.61	0.61	41	30	18/00017	Outline	Unknown				20	21													The site is no longer being promoted for mixed use but for residential only as exemplified by outline planning permission 18/00017/OUT. Reseved 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	137	40			Yes	0	0	0	0	0	0	27	55	55	0	0	0	0	0	0	0	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.	
LP0814	Land at Richmond Street, Stannary Place Halifax.	Halifax	New Housing Site	0.99	0.99	61	40	20/00426/R	Reserved Matters	Yes			25	36													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 and 20/00426/RES. Positioning based on information from Housing Services	
LP0815	Works Depot, Stannary Place Halifax.	Halifax	New Housing Site	1.34	1.34	46	30	20/00426/R	Reserved Matters	Yes	0	0	20	26	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 and 20/00426/RES. Positioning based on information from Housing Services	
LP0846	The Bramble Inn, Field Lane Rastrick, Brighouse. HD6 3NX	Brighouse	New Housing Site	0.30	0.3	12	30			Yes							12									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	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	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	43	30			Part					10	25	8									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. Delivery spread over Years 5 to 7 as uncertain will commence early in Year 5.		
LP0922	Former Hebden Bridge Fire Station, Valley Road Hebden Bridge. HX7 7BY	Hebden Bridge	Mixed Use Site	0.37	0.37	12	30			Unknown	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	The Council owns part of this site. The availability of the remainder of the site is unknown. No further information in Statement of Deliverability. Capacity based on Mixed Use Study October 2020. Positioned in latter part of Plan period.	

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	
LP0931	Land at, Greave House Field Luddenden, Halifax.	Mytholmroyd	Additional New Housing Site	1.21	1.21	44	22											22	22							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	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	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									30	30	15					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.
LP0950	Beacon Lodge Quarry, Long Lane Halifax.	Halifax	New Housing Site	2.17	1.8	54	40			Yes	0	0	0	0	0	0	0	20	20	14	0	0	0	0	0	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	286	55			Yes					23	85	76	40	34	28						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. Trajectory originally showed delivery commencing in Year 7 but updated in accordance with information provided by Spawforths. Average Build Out Rate approximately 48dpa.
LP0964	Land off, Rochdale Road West Vale, Elland.	Elland	New Housing Site	0.63	0.55	15	30	17/01386	Full	Yes	0	0	0	1	0	0	14	0	0	0	0	0	0	0	0	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							20	40	21							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.

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	
LP0978	Land off, Lower Edge Road/Shaw Lane Elland. HD6 3JN	Elland	New Housing Site	8.28	8.28	248	55			Yes	0	0	0	0	0	0	55	55	55	55	28	0	0	0	0	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							30									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	0	0	0	0	0	0	0	15	16	0	0	0	0	0	0	Council owned with need to follow disposal process. No known housebuilder interest. Green Belt and therefore requires adoption of Plan. Potential as replacement site for Calderdale Together Housing Investment Partnership.
LP1000	Land off, Woodhouse Lane Rastrick, Brighouse.	Brighouse	New Housing Site	0.54	0.53	10	30			Yes							10								Council owned and available but subject to removal of covenant for use as open space. Weave Homes undertaking ground investigations. Moved forward to Year 8 from year 10 given activity by Weave Homes but reflecting constraint of covenant.	
LP1004	Land off, Burnley Road Warley, Halifax. HX2 7NB	Halifax	New Housing Site	0.79	0.73	26	30			Yes	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	Two landowners, both confirmed site available in middle part of Plan period.
LP1009	Site of demolished School, Clough Lane / Brow Bottom Lane Mixenden, Halifax. HX2	Halifax	New Housing Site	1.52	1.52	38	27			Yes						27	11								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	0.99	27	30			Yes	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	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							15	2							Single ownership with number of other parties owning access into site. Landowners of site confirmed available. Several previous permissions now lapsed. Lack of certainty over deliverability reflected in trajectory.	
LP1027	Land North of, Stonelea Barkisland, Sowerby Bridge. HX4 0HD	Ripponden	New Housing Site	0.54	0.33	12	30			Yes	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	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							14								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	0	0	0	0	0	0	0	30	12	0	0	0	0	0	0	Single landowner confirmed site likely to come forward in middle of Plan period given remediation works required due to contamination.

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			
LP1033	Land off, Toothill Bank Rastrick, Brighouse. HD6	Brighouse	New Housing Site	3.22	3.22	97	40			Part							17	40	40									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 anticipated build out within 2 years at 35-40dpa.
LP1034	Land off Soaper Lane, Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	1.97	1.95	68	35			Yes	0	0	0	0	0	0	35	33	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.
LP1035	Land at, 30 Burned Road Shelf, Halifax. HX3 7PT	Northowram and Shelf	Additional New Housing Site	0.95	0.95	32	30			Yes							32											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	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	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	0.98	0.98	31	30			Yes								30	1									Site available with Development Team Application submitted in 2018 (including layout). Green Belt and so requires adoption of Plan.
LP1041	Land at, West Street & Halifax Road Shelf, Halifax.	Northowram and Shelf	New Housing Site	1.63	0.89	38	30			Yes	0	0	0	0	0	0	0	20	18	0	0	0	0	0	0	0	0	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	30			Yes										30	15							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	0	0	0	0	0	0	0	0	0	0	0	0	0	40	28	0	0	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.

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		
LP1054	Land off, Brookfoot Lane Brighouse. HX3 9SX	Brighouse	New Housing Site	1.23	0.9	32	30			Yes										30	2						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	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	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	174	55	20/00386/F	Full	Yes					9	55	55	55									The land is largely under option to Strata Homes and joint promotion of this site with Clugston. Application 20/00386/FUL pending consideration. Likely to go planning committee in December 2020. All matters resolved and Section 106 being finalised to secure education contribution. In earlier discussions agent stated commencement by 22/23.
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	0	0	0	27	55	55	55	55	20	0	0	0	0	0	0	0	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).
LP1088	West Vale Works, Stainland Road, West Vale Greetland, Elland. HX4 8BB	Elland	Mixed Use Site	0.80	0.48	8	30			Unknown										8							Single landowner confirmed site available in early part of Plan period. Capacity based on Mixed Use Study October 2020. Mill now demolished.
LP1093	Former Hill Crest Quarry, Halifax Road Hove Edge, Brighouse. HD6 2QJ	Brighouse	New Housing Site	1.23	0.97	35	30			Part	0	0	0	0	0	0	30	5	0	0	0	0	0	0	0	0	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							40	40	40	29							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.

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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				
LP1116	Brighthouse Road Hipperholme, Brighthouse. HX3	Brighthouse	New Housing Site	1.83	1.05	50	40	16/01381	Outline	Yes	0	0	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>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.</p> <p>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.</p>	
LP1123	Kinnaird Close Elland.	Elland	Mixed Use Site	1.73	1.73	68	40			Unknown															30	30	8	<p>Site in single ownership and confirmed as available. No housebuilder on board and existing tenants within existing mill. Capacity based on Mixed Use Study October 2020 and development of flats.</p>	
LP1128	Land off Park Lane, Siddal, Halifax. HX3	Halifax	Additional New Housing Site	1.06	1.06	38	30			Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	8	<p>Single landowner. No housebuilder. Positioned later in trajectory as other sites close by.</p>	
LP1137	Horley Green Works, Horley Green Road Claremount, Halifax. HX3 6AS	Halifax	New Housing Site	0.84	0.84	27	30			Yes																27		<p>Two landowners confirmed site available. Landowners own housebuilder called M&amp;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.</p>	
LP1170	Mulcture Hall Road Halifax.	Halifax	Mixed Use Site	3.24	1.54	131	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	31	<p>Multiple landowners including the Council. Majority not responded to availability questionnaire. Council's Corporate Projects section continues to consider opportunities to bring this site forward in the context of the Town Centre Delivery Plan, and any future funding sources, but to date no timescale or funding has been identified. The site has therefore been positioned later in the Plan period. Capacity based on Mixed Use Study 2020 and development of flats.</p>

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

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary	
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1180	Old Lane Dyeworks, Old Lane Halifax.	Halifax	New Housing Site	2.61	1.01	63	40			Yes															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	0	0	15	20	0	0	0	0	0	0	0	0	0	0	0	0	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). Development commenced 18th November 2019.
LP1196	Land off, Park Lane Siddal, Halifax. HX3	Halifax	New Housing Site	0.79	0.57	21	30			Yes							21										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	0	0	0	0	0	0	0	0	0	0	0	0	0	30	9	0	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							11										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.
LP1216	Land off, Mill Lane and Old Lane Boothtown, Halifax. HX36TP	Halifax	New Housing Site	9.60	3.14	94	40			Part	0	0	0	0	0	0	0	0	20	40	34	0	0	0	0	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			15	9													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	565	55			Yes	0	0	0	0	0	0	55	65	65	65	65	65	65	65	65	55	The site is in multiple ownership and available. Potential Small/medium housebuilder interest. Agent intends to submit planning application upon adoption of Plan. Currently in Green Belt and requires adoption of Plan. Average Build Rate approximately 63dpa. Potentially more than one housebuilder.





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											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
LP1429	Former St Catherines High School, Holdsworth Road Holmfield, Halifax. HX2 9TH	Halifax	New Housing Site	2.76	2.76	108	40			Yes	0	0	0	0	0	40	40	28	0	0	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available. The site is being promoted by an agent on behalf of the landowner. No definitive delivery timescales have been provided as yet. Should a planning application be submitted around the end of 2020/early 2021 delivery could commence in Year 6. It is not known whether there is housebuilder interest. LP1019 is in close proximity.
LP1431	Former Mayfield Garage, Queens Road King Cross, Halifax.	Halifax	Mixed Use Site	0.87	0.87	17	30			Unknown															17		The site is in single ownership but has not been confirmed as available for development. Capacity based on Mixed Use Study October 2020. The Viability Study assessed the site as unviable, on the basis of wholly residential development, but future development will be influenced by the type of dwellings and any regeneration objectives. It has therefore been placed towards the end of the Plan period.
LP1451	Land between, Bradley Wood and Woodhouse Lane Rastrick, Brighouse.	Brighouse	Garden Suburbs	63.20	48.33	1260	105			Yes	0	0	0	40	75	105	110	110	155	135	130	120	90	120	70	The planning consultant (acting for the landowners) has entered into a SOCG with the Council. This includes the delivery trajectory (see Council Examination Statement). The Build Rate is the average over the 12 year delivery period.	
LP1463	Land between, Highmoor Lane and Bradford Road Brighouse.	Brighouse	Garden Suburbs	140.66	105.15	1485	105			Yes				40	75	110	110	110	110	150	155	155	155	155	160	The planning consultant (acting for the landowners) has entered into a SOCG with the Council. This shows that the site will not be built out by the end of the Plan period, falling some 513 dwellings short. No delivery timescale has been provided beyond the end of the Plan period but the delivery rate in the last year of the Plan period has been assumed to continue for the purpose of this trajectory. Build Out Rate based on average over delivery period.	
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.
LP1488	Land off, Hambleton Crescent Mixenden, Halifax.	Halifax	New Housing Site	0.27	0.27	11	30			Yes													11				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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	The site is in single ownership and has been confirmed as available during the middle part of the Plan period.

Appendix 3

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

Local Plan Site Ref	Site Address	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build Out Rates	Planning Application Ref	Type of Planning Permission	Available	Year															Commentary		
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
LP1501	Land east of, Manor Drive Hebden Bridge.	Hebden Bridge	New Housing Site	0.65	0.65	29	30			Yes									29									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	20	18/00948	Full	Yes	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	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	1.62	1.62	51	40	17/00002	DTA	Yes							30	21									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	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	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	290	55			Yes								55	55	55	55	55	55	15			Site in multiple ownership and available. Council looking to develop adjacent site LP0782 (Council owned) in conjunction with this site (privately owned). Masterplanning being undertaken by Martin Walsh Architectural for both sites. Within Green Belt and so requires adoption of Plan. May need third party land for additional access.	
LP1547	Land at, Abbey Park Illingworth, Halifax. HX2 9LQ	Halifax	New Housing Site	2.49	2.52	83	40	19/00824	Reserved Matters	Yes	0	0	41	42	0	0	0	0	0	0	0	0	0	0	0	0	Site owned by Together Housing Group and is to be delivered through Calderdale Together Housing Investment Partnership. Planning permission 19/00824/RES approved November 2019. Commenced 2nd June 2020. Delivery timescales provided by Housing Services/Together Housing Group.	
LP1567	Land adjacent to Exley Lane, North of Elland, Elland.	Elland	Additional New Housing Site	20.53	15.5	450	55			Yes							27	55	55	55	55	55	55	55	55	38	Single ownership. Agent on board and promoting site. Believed to have housebuilder (Avant Homes) on board. Green Belt and therefore requires adoption of Plan.	

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			
LP1590	Land adjacent to the Wells, Stock Lane, Highroad Well Halifax. HX2 7QP	Halifax	Additional New Housing Site	0.59	0.4	16	30			Yes	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	Single landowner confirmed available. No known housebuilder interest. Green Belt and therefore requires adoption of Plan. Potential to come forward slightly earlier. Developer likely to be Small/Medium housebuilder and so build out spread over 2 years.	
LP1602	Barkisland Cross, Jackson Lane Barkisland, HX4 0HE	Ripponden	Additional New Housing Site	0.76	0.76	24	30			Yes								12	12								Confirmed available. 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, Claremount Road Halifax. HX3 6JQ	Halifax	New Housing Site	0.44	0.44	16	30			Yes	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	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, Claremount Road Boothtown, Halifax. HX3 6NT	Halifax	New Housing Site	0.99	0.99	46	30	18/00558	Under Construction	Yes			30	16													Site in single ownership and under construction (planning permission 18/00558/FUL). Cautious approach taken to build out rate. Commenced 31st March 2019.	
LP1616	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd Ainley Top, Elland.	Elland	Additional New Housing Site	2.19	1.6	48	28			Yes	0	0	0	0	0	0	20	28	0	0	0	0	0	0	0	0	Single landowner confirmed available. No known housebuilder. Green Belt and requires adoption of Plan.	
LP1625	Land to the west of, Silverdale Terrace Greetland, Elland. HX4 8NQ	Elland	Additional New Housing Site	1.01	1.01	30	30			Yes							3	3	3	3	3	3	3	4	8		Site confirmed as available and may come forward with adjacent LP0952. Currently Green Belt and therefore requires adoption of Plan. Build out rate reflects the fact this site may be developed with LP0952. If it is not and developed by a small/medium housebuilder then build out anticipated over 2 years.	
LP1632	Land at, Horton Street/New Road Halifax.	Halifax	Mixed Use Site	1.56	1.56	97	40			Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	17	0	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. Capacity based on Mixed Use Study October 2020. The uncertainty of when the site may come forward is reflected in its position in the trajectory. However, there is Council support for the scheme as part of the Town centre Delivery Plan.

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			
LP1648	Land north of, Crosslee, Brighthouse Road Hipperholme, Brighthouse.	Brighthouse	New Housing Site	0.85	0.85	31	30			Yes							15	16									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	26	30	17/01345	Outline	Yes	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	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. Capacity reduced to 26 units due to housing market and site constraints 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	30	30			Yes				15	15												Site owned by Together Housing Group and part of CHTIP. Submission of planning application programmed for early 2021 with start in summer. 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	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	Council owned and identified in the Calderdale Together Investment Partnership. Delivery timescale provided by Housing Services.	
<b>TOTAL No. DWELLINGS</b>						<b>11125</b>					<b>0</b>	<b>0</b>	<b>330</b>	<b>562</b>	<b>792</b>	<b>860</b>	<b>1503</b>	<b>1525</b>	<b>1195</b>	<b>984</b>	<b>743</b>	<b>654</b>	<b>715</b>	<b>807</b>	<b>455</b>			