

CALDERDALE LOCAL PLAN HEARINGS

AGENDA

Thursday 3rd December 2020
Virtual meeting via Zoom

MATTER 22 – HOUSING SUPPLY UPDATE **MATTER 23 – EMPLOYMENT LAND SUPPLY UPDATE**

Please note:

- **Separate sessions will be held in the morning and the afternoon – see below.**
- Please see the Hearings Programme for a list of the participants. Non-participants can watch the session live on YouTube, via the link on the Council's Local Plan webpage.
- Instructions for using Zoom can be viewed on the Council's Local Plan webpage.
- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties relating to this session, and other relevant background documents produced by the Council. These documents can be viewed on the Local Plan webpage.

MORNING SESSION 10am

Matter 22 – Housing supply update

NOTE - prior to the hearing session the Council is requested to produce an updated housing trajectory setting out the Council's latest position on housing supply, delivery timescales and site capacities. This should reflect discussions at the Stage 2 hearing sessions on specific sites and recent work on mixed-use sites. The updated trajectory should be placed on the Council's website and made available to participants. It should also include an updated estimate of five year housing land supply.

1. Inspector's opening remarks
2. Housing completions data for 2019/20 – the Council's latest position
3. Extant permissions
 - Small sites: is the application of an additional lapse rate of 5.77% consistent with Government guidance?
 - Major sites: evidence on non-deliverable and non-developable sites
 - Lead-in times/delivery rates for extant permissions
 - Approach to lapsed permissions
4. Windfall allowances – any comments?

5. Lead-in times and build-out rates for housing allocations
 - Lead-in times for allocations without permission
 - Build-out rates: any comments?
6. Overall housing supply compared to requirement over the Plan period
 - Total Plan period
 - For years 1-5 and 6-10 (2021/22 to 2030/32)
7. Five year housing supply
 - How to deal with estimated completions in the early part of the Plan period?
 - Dealing with shortfall/over-supply in the early years of the Plan period within the next five years (the Sedgefield approach) or over the remainder of the Plan period (the Liverpool approach)?
 - If the housing requirement wasn't stepped would the Council be able to demonstrate a five year supply of housing?
 - Council's latest position on five year supply
8. Any other issues

AFTERNOON SESSION 2pm

MATTER 23 – EMPLOYMENT LAND SUPPLY UPDATE

1. Inspector's introductory remarks
2. Estimated amount of additional employment land provision over the Plan period compared to objectively assessed needs
 - Updated supply figures following the outcome of the Council's recent work on mixed use sites (as set out in the Council's Hearing Statement HS23.1a)
 - Confirmation that OAN figure is gross and should therefore be compared against a gross supply figure
3. Any other issues