

06 August 2020

Message by email via the Programme Officer

Message to the Council from the Inspector re. implications of 2018-based household projections

Thank you for forwarding the note prepared by Turley, which provides a useful explanation of the basis of and assumptions applied within the modelling work. The note suggests that the 2018-based household projections are unlikely to result in significant changes in the amount of housing needed to support economic growth in Calderdale but that there could be 'slightly different outcomes'. The report concludes that:

*'In the absence of remodelling, it is therefore considered reasonable to treat conclusions on the number of homes needed to support job growth in Calderdale as upper estimates. It is conceivable, in the context of changing demographics which are reflected in the 2018-based projections, that a slightly lower level of housing provision could be equally capable of supporting such job **growth**'.*

Taking account of this context (and cognisant of the fact that exceptional circumstances need to be demonstrated to justify Green Belt releases), could I therefore ask the Council to re-run the modelling work, taking account of the 2018-based projections as necessary and where it is considered to be justified (for example, in relation to household formation rates Turley suggests that retention of the 2014-based rates may be preferable). This should be done as soon as possible, and prior to the hearing sessions.

The Council will need to clarify whether or not there are any implications for the housing requirement in the Plan (it may not necessarily follow that there will be). The Council is therefore also requested, alongside the revised modelling by Turley, to provide a brief note setting out any implications arising from the re-run, an overview of the **Council's** current position with regards to the housing requirement in the Plan, and clear justification for this position. The work will need to be made available before the hearing sessions, to allow an opportunity for interested parties to comment.

Could you let me know the anticipated timescales for completion of the work. If you have any queries, please do not hesitate to contact me via the PO.

Katie Child

INSPECTOR