

# **CALDERDALE LOCAL PLAN**

Inspector – Ms Katie Child B.Sc. (Hons) MA MRTPI

Programme Officer – Miny Schofield

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## **STAGE 3 HEARINGS**

### **PROGRAMME AND AGENDAS (v.5 – 11/6/2021)**

**Tuesday 15<sup>th</sup> to Thursday 17<sup>th</sup> June 2021**

**To be held online via video conferencing**

Please note:

- The hearings programme may be subject to change. You should continue to check the Council's examination website for updates prior to the event.
- The sessions do not cover all of the matters in the evidence documents published by the Council in early 2021. The Inspector considers that some issues can be dealt with via written representations and previous oral submissions.
- The Inspector is not seeking hearing statements or any further written evidence at this stage.
- A small number of evidence documents are still outstanding from the Council or have only recently been completed. The Inspector will determine whether hearing sessions are needed on these matters in due course. Sessions would be held in the late Summer/Autumn. The documents are:
  - 1) Waste Site Assessment Update 2021 (document CC131 - consultation closed 24<sup>th</sup> May 2021).
  - 2) Habitat Regulations Assessment on M62 traffic impacts (TBC)
  - 3) Flood Risk Exception Test for site LP0327 in Todmorden (TBC)
  - 4) Sustainability Appraisal of rejected site and policy options (TBC)
  - 5) Updates to employment land supply in document CC129 (TBC)
  - 6) Council's response to representations made on the Local Plan Air Quality Assessment Report (CC132) (TBC)

If you wish to observe one of the hearing sessions listed below:

The sessions will be held online via Zoom, and will be livestreamed via YouTube for everyone to watch. A link will be provided on the Council's examination website.

If you need help assessing the link or any further information, please contact the Programme Officer, Miny Schofield (see contact details above).

Active participants at the meetings have already been contacted by the Programme Officer.

### Programme summary

<b>Date</b>	<b>Session</b>
Tuesday 15 <sup>th</sup> June	10am – Crosslee mixed-use allocation, Hipperholme (LP0032)
	2pm – Strategic Road Network interventions and transport and delivery issues relating to the Garden Suburb sites (LP1451 and LP1463)
Weds 16 <sup>th</sup> June	10am – Housing supply
	2pm – Education infrastructure needs
Thurs 17 <sup>th</sup> June	10am – Affordable housing on exception sites (Policy HS6)
	2pm – Reserve session

### Detailed programme and agendas

The programme below includes a list of active participants. If your name appears but you no longer wish to take an active part in the meetings, please notify the Programme Officer as soon as possible.

Detailed agendas are also set out below. Documents referred to in the agendas can be viewed on the Council's Examination webpage at:

[Calderdale Local Plan Examination Library](#)

Tuesday 15<sup>th</sup> June 2021  
Morning session at 10am

Crosslee mixed use allocation, Hipperholme (LP0032)  
(as proposed in document CC109)

## **Agenda**

1. Inspector's opening remarks
2. Is the proposed loss of the Primary Employment Area justified?
3. Mix of proposed uses
  - How were the approximate housing and employment floorspace figures derived? Do these figures allow sufficient capacity for other uses on the site?
  - What is the density of the residential area?
  - How will provision of at least 2 hectares of employment land be secured?
  - Is there a role for light industry on the site in addition to B2 uses?
  - Is retail/supermarket development justified?
4. Transport impact and the Hipperholme crossroads
  - Overview of the Council's approach
  - Impact of over 55s housing on traffic generation?
  - Scope to deliver mitigation improvements at the Hipperholme crossroads?
  - Is the proposed wording in the policy relating to 'severe impact' on the crossroads sufficiently clear?
  - How has potential impact on air quality been taken into account?
5. Other points relating to the proposed policy wording
  - Is there a need to require a masterplan?
  - Is the requirement for a LEAP play area justified?
6. Any other matters

## Participants

### 1. Calderdale Council

- Richard Seaman (CC – Corporate Lead – Planning)
- Andrew Dmoch (CC – Highways Control Development Manager)
- Tom Randall (WSP – Associate Transport Planner)
- Ruth Stockley (Kings Chambers - Barrister)

### 2. Calderdale Friends of the Earth (Anthony Rae)

### 3. Clifton Village Neighbourhood Forum (Tony Perryman/Ed Spivey)

### 4. Councillor George Robinson

### 5. Councillor Steven Leigh

### 6. Crosslee Plc

- Mark England (Peacock & Smith Ltd - Planning/Project Lead)
- Mike Dove (Dove Haigh Phillips - Employment)
- Sarah Ward (Whittam Cox Architects - Layout)
- Katie Lawrence (Smeeden Foreman - Ecology)
- Gabor Antony (Delta Simons - Air Quality)
- Stuart Wilkins (Bryan G Hall -Transport)
- David Boyle (Crosslee)
- David Heywood (Crosslee)

### 7. Hipperholme & Lightcliffe Ward Planning Group (George Pitt)

### 8. Sam Booth

### 9. Woodhouse Residents Association (Julie Bullen/Carol French-Deol)

Tuesday 15<sup>th</sup> June 2021  
Afternoon session at 2pm

Strategic Road Network interventions and transport and delivery issues relating to the Garden Suburbs

## **Agenda**

1. Inspector's opening remarks
2. Strategic Road Network interventions (documents CC122 and CC123)<sup>1</sup>
  - Smart motorways – safety issues and implications for delivery?
  - Cooper Bridge link to junction 25 on M62 scheme – latest timescale?
  - Timing and funding for junction 23 and 24 interventions
  - Reference to junction 24a in CC123
3. A641 Corridor Improvement Programme
  - Timescales and funding
  - Garden Suburb trigger points
4. Woodhouse Garden Suburb - site availability
  - Update on landowner's position
  - Access from A641 and links to LP1618
  - Impact of land availability on site vision and capacity (including the amount of public open space)
5. Thornhills Garden Suburb masterplanning (with reference to the separate masterplans produced by ID Planning and England Homes)
  - Update on landowner's position and joint working
  - Developable area around Woolrow?
  - Other additional developable areas in the north of the site?
  - Developable areas as shown in the map in Appendix 1 in the Plan
6. Any other issues

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<sup>1</sup> This section may change, pending consultation on the Statement of Common Ground between Highways England and the Council (CC139).

## Participants

1. Calderdale Council
  - Richard Seaman (CC – Corporate Lead – Planning)
  - Richard Spensley (CC – Project Manager – Major Projects)
  - Robert Rose (CC – Principal Planning Officer)
  - Andrew Dmoch (CC–Highways Control Development Manager)
  - Lauren Clarkson (CC – Conservation Officer)
  - Hugh Firman (CC – Conservation Officer)
  - Tom Randall (WSP - Associate Transport Planner)
  - Stephen Miles (Cushman & Wakefield – Partner)
  - Ruth Stockley (Kings Chambers-Barrister)
2. Amanda Tattersall
3. Calderdale Friends of the Earth (Anthony Rae)
4. Calderdale Green Party (Martin Hey)
5. Clifton Village Neighbourhood Forum
  - Nick Pleasant (NJL Consulting)
  - Nick Lee (NJL Consulting)
  - Tony Perryman (CVNF)
  - Ed Spivey (CVNF)
  - Mike Hibbert (TTHC)
  - Philip Robson (Kings Chambers- Barrister)
6. Councillor George Robinson
7. Councillor Howard Blagbrough
8. Councillor Steven Leigh
9. Greetland Pressure Group (Lyndsey Ashton)
10. Harrison Family (Nick Harrison/David Storrie-D5 Planning)
11. Highways England (Simon Jones)
12. Jason Carlton
13. England Homes (John England/Emma Lancaster–Quod/Colin Briggs & Helen Walker-Bowman Riley)
14. Sam Booth
15. Shelf & Northowram Local Plan Forum (Brian Crossley)
16. Thornhill Estate & Other Landowners (Jonathan Dunbavin – ID Planning)
17. Woodhouse Residents Association (Julie Bullen/Carol French-Deol)
18. Wharfdale Ltd (Nick Willock – Robert Halstead Ltd)
19. Councillor Sophie Whittaker
20. Councillor Regan Dickenson

Wednesday 16<sup>th</sup> June 2021  
Morning session at 10am

Housing supply

## **Agenda**

1. Inspector's opening remarks
2. Trajectory dates and year of plan adoption
3. Extant permissions
  - What discounting has taken place, beyond Local Plan allocations?
  - Other comments?
4. Windfall
  - Change in the non-application period from 3 years to 2 years (as set out in CC96 and CC125)
  - Other comments?
5. Allocation sites
  - Lead-in time for the Garden Suburbs
  - Other lead-in times and build-out rates – any comments?
6. Stepped housing requirement and five year supply – what is a reasonable requirement, having regard to rates of supply from large sites and Green Belt sites and taking account of five-year supply?
7. Overall housing supply over the Plan period - number of years supply and justification
8. Any other issues

## Participants

1. Calderdale Council
  - John Houston (CC – Principal Planning Officer)
  - Richard Seaman (CC – Corporate Lead – Planning)
  - Robert Rose (CC – Principal Planning Officer)
  - David Greenfield (CC – Senior Housing Project Manager)
  - Ruth Stockley (Kings Chambers-Barrister)
  - Heidi Wilson (CC - Strategic Housing Delivery Manager)
  - Stephanie Furness (CC - Housing Enabling and Projects Manager)
2. Amanda Tattersall
3. Begbies Traynor obo Creditors for Southdale Ltd (Tom Robinson-Jones Lang LaSalle)
4. Calderdale Friends of the Earth (Anthony Rae)
5. Clifton Village Neighbourhood Forum
  - Nick Pleasant (NJL Consulting)
  - Nick Lee (NJL Consulting)
  - Tony Perryman (CVNF)
  - Ed Spivey (CVNF)
  - Mike Hibbert (TTHC)
  - Philip Robson (Kings Chambers- Barrister)
6. Consortium of Homebuilders (Stuart Natkus - Barton Willmore)
7. Councillor Steven Leigh
8. Greetland Pressure Group (Lyndsey Ashton)
9. Home Builders Federation (Joanne Harding) [Leave 1pm](#)
10. Jason Carlton
11. Keyland Developments Ltd (Andrew Rose-Spawforth Ltd)
12. Persimmon Homes (Christopher Darley – Lichfields)
13. Shelf & Northowram Local Plan Forum (Brian Crossley)
14. Thornhill Estate & Other Landowners (Jonathan Dunbavin – ID Planning)
15. Woodhouse Residents Association (Julie Bullen/Carol French-Deol)

Wednesday 16<sup>th</sup> June 2021  
Afternoon session at 2pm

Education infrastructure (document CC121)

## **Agenda**

1. Inspector's opening remarks
2. Update on Brighthouse secondary school position
3. Meeting future school needs in the North Halifax area
  - Where will additional primary provision be made?
  - How will the Council deal with secondary school needs which can't be accommodated at the Lightcliffe or Park Lane schools?
4. Primary pupil projections in Lightcliffe and Shelf and meeting future needs
  - What are the correct Lightcliffe primary school pupil projection figures?
  - Are there implications for primary provision in the Lightcliffe and Shelf area?
5. Options for primary provision in the Elland and Greetland area
  - Council's preferred option for accommodating additional provision in the area?
  - Council's position on the expansion of the Greetland Academy site? Are exceptional circumstances demonstrated to justify the release of land adjoining the school from the Green Belt?

## **Participants**

1. Calderdale Council
  - Richard Seaman (CC – Corporate Lead – Planning)
  - Richard Morse (CC – SCO - Education & Inclusion)
  - Ruth Stockley (Kings Chambers-Barrister)
2. Barratt Homes (Paul Butler – P B Planning)
3. Clifton Village Neighbourhood Forum (Tony Perryman & Ed Spivey)
4. Councillor Steven Leigh
5. Greetland Pressure Group (Lyndsey Ashton)
6. Hipperholme & Lightcliffe Ward Planning Group (George Pitt)
7. Jason Carlton
8. Keyland Developments Ltd (Andrew Rose-Spawforth Ltd)
9. Shelf & Northowram Local Plan Forum (Brian Crossley)
10. Thornhill Estate & Other Landowners (Jonathan Dunbavin – ID Planning)
11. Woodhouse Residents Association (Julie Bullen/Carol French-Deol)

Thursday 17<sup>th</sup> June 2021  
Morning session at 10am

Affordable housing on exception sites (last part of Policy HS6) (document CC124)

## **Agenda**

1. Inspector's opening remarks
2. Justification for exclusion of eastern non-parished areas (as set out in CC124) and evidence base to support this approach
3. Wording of criterion 1 (as proposed to be amended)
  - What is the aim of the modification?
  - Is there a need to identify specific settlements or can the policy be criteria-based?
4. Is the policy consistent with paragraph 54 in the National Planning Policy Framework 2012 which states that Local Planning Authorities should be responsive to local circumstances and plan housing development to reflect local needs?
5. Any other issues

## **Participants**

1. Calderdale Council
  - John Houston (CC – Principal Planning Officer)
  - Richard Seaman (CC – Corporate Lead – Planning)
  - David Greenfield (CC – Senior Housing Project Manager)
  - Ruth Stockley (Kings Chambers-Barrister)
  - Heidi Wilson (CC - Strategic Housing Delivery Manager)
  - Stephanie Furness (CC - Housing Enabling and Projects Manager)
2. Amanda Tattersall
3. Hebden Royd & Hilltop Parishes Neighbourhood Plan (Anthony Rae)
4. Shelf & Northowram Local Plan Forum (Brian Crossley)
5. Councillor Steven Leigh

Thursday 17<sup>th</sup> June 2021  
Afternoon Session at 2pm  
Reserve Session