

Examination into the Calderdale Local Plan

Message from the Inspector sent by email via the Programme Officer

18 June 2021

Dear Participant,

Please find below, a message from the Inspector for your information:

INS/24 - Stage 3 hearings – post hearing message from the Inspector regarding the Council’s housing trajectory in CC125

At the housing supply hearing session on Weds 16th June 2021 I indicated I had some concerns regarding the Council’s estimated lead-in times for the Garden Suburb sites and would write to the Council after the hearing sessions to set out my position.

Based on all of the evidence that I have seen and heard to date, my view at present is that the lead-in times for these two sites as set out in CC125 are overly optimistic and too short. At the Stage 2 hearings the Council confirmed that sites without permission in the trajectory should have a lead-in time of at least two years post-adoption of the Plan and my Stage 2 comments on lead-in times for the Garden Suburbs were made on this basis. However, the trajectory has been rolled forward since then, to account for the passage of time and revised estimated adoption of the Plan in the monitoring year 2022/23 (Spring 2022). The trajectory in CC125 assumes the completion of units on the Garden Suburbs in the following monitoring year, in 2023/24.

Even with a fair wind I consider this lead-in period for the Garden Suburb sites in CC125 to be challenging – taking account of the need to prepare Masterplans/development frameworks, the Council’s stated intention to determine planning applications on Green Belt sites after the adoption of the Plan and adoption of the Masterplans as SPD, and a number of

unresolved issues that still exist between landowners/promoters on both sites which I heard about at the Stage 3 hearings.

At the closing session on Thursday 17th June the Council indicated they would provide me with an update on collaboration between the promoters/owners of the Garden Suburb parcels and were intending to look at the lead-in times for the Garden Suburbs and develop an implementation plan. As further work is taking place I consider it would be premature for me to arrive at a definitive conclusion at this point or direct a precise lead-in time that should apply to these sites. Therefore, could I request that the Council reviews the lead-in times for both Garden Suburbs to produce a realistic trajectory which takes account of this further work and the comments made in this note. The five year supply calculations in CC125 may also need to be revisited as a consequence. The Council has also agreed to review other aspects of the trajectory, as discussed at the Stage 3 sessions.

This work should be carried out within the next few weeks and the revised trajectory published for a short period of consultation. As discussed at yesterday's hearing session, it may be necessary to hold a further hearing session on housing supply once the consultation is closed – potentially as part of the Stage 4 sessions which are provisionally planned for Autumn 2021.

If the Council has any questions regarding the above, please do not hesitate to contact me via the Programme Officer.

Katie Child

INSPECTOR

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