

CALDERDALE LOCAL PLAN

HOUSING TECHNICAL PAPER

Calderdale Metropolitan Borough Council

2018



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1. INTRODUCTION

- 1.1. This technical paper provides more detailed information in relation to the Housing components of the Local Plan than is appropriate for inclusion in the Plan itself and will assist readers in understanding the evidence underpinning the Plan. In some cases the evidence comes from specific studies and whilst the contents of these are not repeated here they are referenced and summary comments provided as appropriate.

2. CALDERDALE'S HOUSING MARKET AREA

- 2.1. The Strategic Housing Market Assessment (SHMA)¹ found that Calderdale functions as a self-contained housing market area (HMA), although there are important connections with other authorities. A review of housing market area definitions by neighbouring authorities identified limited overlap with Calderdale, with the majority considering themselves to operate in a relatively self-contained housing market. Furthermore, it is clear from joint working with neighbouring local authorities that they face similar challenges in meeting their own housing needs making any additional provision not achievable. Further research in 2016 by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University, examining Housing Market Areas (HMAs) across the Leeds City Region, confirmed the conclusions of the SHMA with this study also establishing Calderdale as a single HMA².

3. THE HOUSING REQUIREMENT

- 3.1. The Strategic Housing Market Assessment 2015 (SHMA), undertaken for the Council by Turley, assessed the housing needs of the Borough in accordance with the requirements of the NPPF and PPG. It utilised the (2012 based) population and household projections produced by ONS and DCLG, which were the latest available at that time, as well as both the Regional Econometric Model (REM) and the Cambridge Econometric Model. It examined future population growth pressures, the future needs of the economy supported by a working age population and also considered a range of other factors with the potential to influence the level of housing needed, including historic development levels and any market signals of imbalance between supply and demand. As explained in the SHMA, the ONS projections are only the starting point for the determination of OANs and housing needs and there are a range of local factors that are also used to help determine the OAN.
- 3.2. The SHMA resulted in a range from 872 dwellings per annum at the lower end to 1,169 dwellings per annum at the higher end within which the Objectively Assessed Needs for the Local Plan are to be determined. For the Local Plan Potential Sites and

¹ Shaping the Housing Future of Calderdale – Strategic Housing Market Assessment, Turley, November 2015

² Leeds City Region Housing Market Areas, CURDS, Interim Report, February 2016 (unpublished)

Other Aspects and Initial Draft consultation documents in 2015, the figure of 946 dwellings per annum was been taken as the most appropriate requirement figure to meet the Borough's housing needs. Setting the housing requirement at this level represented a balanced approach to boost housing supply, make a significant contribution to meeting affordable housing need and support growth in the local economy. This figure was a net figure since no allowance was made either for improvements in vacancy levels or for demolitions.

- 3.3. Following the Government's publication of the consultation on the standard housing methodology approach to calculating Local Housing Need in September 2017, in December 2017 the Council resolved to proceed with the Local Plan on the basis of this methodology³. At a subsequent meeting of Cabinet in February 2018⁴, members considered a range of options to determining a level of housing need. "Option B" which had been calculated using the standard housing methodology, and excluded an uplift for undersupply, employment growth and flexibility of choice of sites was selected by Members; the Plan should meet the need for 12,600 homes over the Plan period, or 840 dwellings per annum. The Plan period is 2018/19 – 2032/33, reflecting the NPPF's preference to plan over a fifteen year period.
- 3.4. To explore and properly understand different scenarios and approaches, and as the standard methodology was in draft at that point, in early 2018, the Council commissioned Turley to undertake a refresh of the Objectively Assessed Need (a part refresh of the 2015 SHMA). This update utilised the more recent population and household projections (2014 based), and incorporated the revised Employment Land Study and Regional Econometric Model. The report also adjusted the period to align more closely with the Plan period, and looked over the period 2016 – 2035. It concluded that to meet the objectively assessed need for housing, the Council should plan for 1000 dwellings per annum. This took account of economic growth, responding to market signals and adjusting the demographic position to reflect longer-term trends.
- 3.5. The refresh of the Objectively Assessed Need 2018 was part of a range of options considered for meeting housing need in Calderdale. However, Members resolved to plan to meet housing need calculated using the standard methodology.

4. SCALE OF HOUSING GROWTH

- 4.1. The relevant housing requirement figure prior to the figure derived from the housing standard methodology was contained in the RSS until it was revoked in February 2013. Over the period of the RSS, the level of net housing completions had both exceeded and fallen short of the figure in individual years (due to the depressed state of the housing market towards the last years of RSS), but overall exceeded the housing requirement figure as shown in Table 1.

³ <https://www.calderdale.gov.uk/council/councillors/councilmeetings/agendas-detail.jsp?meeting=25218>

⁴ <https://www.calderdale.gov.uk/council/councillors/councilmeetings/agendas-detail.jsp?meeting=25220>

Table 1 - Level of Housing Completions Compared to RSS

Year	Net Completions	RSS Figure	Relationship to RSS
2004/05	1043	500	543
2005/06	1237	500	737
2006/07	1406	500	906
2007/08	1399	500	899
2008/09	768	670	98
2009/10	710	670	40
2010/11	494	670	-176
2011/12	519	670	-151
2012/13	521	670	-149
Sub Total	8097	5350	
RSS Revoked February 2013			
2013/14	391	670	-279
2014/15	418	670	-252
2015/16	355	670	-315
2016/17	397	670	-273
2017/18	388	670	-282

Source: HLA March 2018 /HFRS Returns/Authority Monitoring Report

- 4.2. As outlined above, the housing requirement figure for this Local Plan is the figure derived from the Government's proposed standard housing methodology for calculating Local Housing Need. Use of this methodology negates the need to take undersupply/backlog into account, as the calculation uses an affordability ratio which takes into account the balance between the demand and supply of housing in an area.
- 4.3. In order to set the housing requirement figure in context and demonstrate the extent to which it represents a significant increase in housing in the Local Plan compared to the Replacement Calderdale UDP and RSS, as well as recent completion rates, the table below shows the housing requirement of each plan since the RCUDP was adopted in 2006.

Table 2 - Housing Requirement of Development Plans since 2006

Development Plan	Housing Requirement (pa)	Source
Replacement Calderdale Unitary Development Plan (2006)	450	RSS (2004)
Regional Spatial Strategy (2008)	500 (2004-2008) 670 (2008-2022)	RSS (stepped)
LDF Core Strategy Preferred Options (2012)	800	SHMA 2010 (670-999)
Local Plan Initial Draft	946 (1038 when adjusted to Plan base date)	SHMA 2015 (800-1169)

Local Plan Publication Draft	840	Local Housing Need
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4.4. Table 3 below sets out the Local Housing Need figure.

Table 3 - Local Plan Housing Requirement

	Number
Local Housing Need per annum	840
Total Housing Requirement 2018/19 – 2032/33	12,600

Gross housing requirement - Demolitions and Vacancies

4.5. Further elements in determining the number of houses that may actually be required are the number of demolitions and the vacancy rate which may prevail over the Plan period. They can only ever be indicative as future demolition levels and vacancy rates are notoriously difficult to predict when looking forward over the timeframe of a Local Plan. The figures used are based on the best information available at the time to enable a gross requirement to provide a context for the net requirement in terms of what may actually need to be built. Separate calculations are usually employed in determining housing requirement figures due to the uncertainty surrounding demolitions and vacancy rates. The SHMA only includes net figures, it does not include a gross figure due to:

- i. **Demolitions:** There are no significant levels of demolition planned over the Plan period. This is largely attributed to the fact that the Council is no longer a stock holder. The Annual Monitoring Report records both gains and losses to the housing stock enabling any losses to be offset against completions to ensure it is the net gain to the overall housing stock that is recorded. No large scale clearance programmes of privately owned housing are currently identified.
- ii. **Vacancy Rate:** the 2015 SHMA illustrated that vacancy levels are relatively low at 3.9% which is close to the accepted level and CLG target of 3% required to enable normal market turnover. Any meaningful contribution from vacant properties would have to come from long term empty properties with the 2015 SHMA showing that 1.8% of the total housing stock fell into this category having been empty for more than 6 months. There are a range of problems associated with returning these to the supply as documented in the Council's Empty Homes Strategy and reflected in the SHMA. For these reasons it is difficult to quantify the contribution empty properties may make to delivering housing over the plan period and therefore no contribution is assumed from this source. The number of vacant dwellings is lower than the previous SHMA (2011) which found the figure in 2010 to be 5.8%. There is therefore more limited scope to increase the available housing stock by reducing the vacancy rate.

- 4.6. Should the position with regard to demolitions and vacancy levels change during the Plan period this will be reflected through monitoring and the five year supply amended to reflect any such changes. The residual approach to monitoring delivery is based on net completions and therefore any demolitions are reflected in the lower levels of delivery used to calculate the 5 year housing land supply requirement. A similar approach to demolitions and vacancy rates was taken with the Regional Spatial Strategy (RSS) due to the uncertainties associated with future levels of demolition and vacancy.

5. PREVIOUSLY DEVELOPED (BROWNFIELD) LAND

- 5.1. Table 4 shows that levels of housing achieved on previously developed land since the start of the RCUDP plan period in 2001 have largely been above the target of around 85% in Policy GH2. Over more recent years (since 2013/14) the level has begun to fall away, more than likely as a result of the success of the brownfield policy of the RCUDP and the declining supply of deliverable brownfield sites.
- 5.2. The Core Strategy Preferred Options document included a target of 55% for the proportion of new housing built on brownfield land or arising through the conversion of existing buildings. This target was largely based on analysis of the SHLAA data current at the time and reflected extant planning permissions, expected contributions from windfall sites (predominantly brownfield) and the fact that parts of the older urban areas would benefit from regeneration during the plan period.

Table 4 - Proportion of housing completions on Brownfield land

Year	Brownfield		Greenfield		Total
	Number	%	Number	%	
2001/02	361	63.7%	206	36.3%	567
2002/03	394	73.2%	144	26.8%	538
2003/04	570	77.3%	167	22.7%	737
2004/05	847	81.2%	196	18.8%	1043
2005/06	1114	90.1%	123	9.9%	1237
2006/07	1302	92.6%	104	7.4%	1406
2007/08	1346	96.2%	53	3.8%	1399
2008/09	744	96.9%	24	3.1%	768

2009/10	668	94.1%	42	5.9%	710
2010/11	474	96.0%	20	4.0%	494
2011/12	486	93.6%	33	6.4%	519
2012/13	446	85.6%	75	14.4%	521
2013/14	300	76.7%	91	23.3%	391
2014/15	333	79.7%	85	20.3%	418
2015/16	280	78.9%	75	21.1%	355
2016/17	316	79.6%	81	20.4%	397
2017/18	314	80.9%	74	19.1%	388
Total	10295	86.6%	1593	13.4%	11888

Source: HLA March 2018

5.3. For the Local Plan it is possible to be more precise about the contribution of brownfield land since this document also includes the land allocations. Site size and density also influence the relative proportions of brownfield and greenfield development. Many brownfield sites are in locations where higher densities are more appropriate helping increase the proportion of brownfield development. However, given the overall lack of brownfield land, the larger greenfield allocations and particularly the garden suburb allocations reduce the overall proportion of brownfield land. This is illustrated in Table 5 below.

Table 5 - Sources of Housing Land showing Brownfield Contribution

Source	No. Dwellings Brownfield	Total No. Dwellings	Proportion Brownfield %	Notes
Planning Permissions	1510	1888	80.0	Sept 2017 HLA with discount applied
Windfalls	1294	1294	100	The assumption has been made that 100% of all windfall sites will be on brownfield land.
Land Allocations (Housing and Mixed Use Sites & Garden Sububs)	1512	9460	16	Where sites are a mix of brownfield and greenfield, the split has been calculated using the proportions of

				GF/BF elements. This may differ from the actual areas developed.
TOTAL	4316	12642	34.14%	

Source: HLA September 2017, Site Allocations Database 2018

- 5.4. Only a small proportion of the preferred new housing land allocations are on previously developed land with the majority being greenfield, including the proposed settlement extensions. A brownfield target is not included in the Local Plan. This does not mean that the Council no longer has the aspiration of maximising the use of brownfield land, it simply reflects the reality of the land allocations needed to deliver the scale of housing growth planned for in the Local Plan. The Council will still encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. To this end, it has allocated brownfield sites which have been assessed as currently unviable, as it is considered that the market will improve over the Plan period, and the Council wants to maximise redevelopment of brownfield sites.
- 5.5. This will also be pursued through the maintenance of a Brownfield Land Register which will include suitable brownfield sites for housing. Brownfield Land Registers can also be a vehicle for granting permission in principle for new homes on suitable brownfield sites. The Council will support development proposals for housing on brownfield sites, unless overriding conflicts with the Local Plan or the National Planning Policy Framework can be demonstrated, and cannot be mitigated. Indeed the Council has considered all sites over the allocation site size threshold of 0.25ha, including brownfield sites, from the SHLAA in its assessment of potential land allocations. The SHLAA has a site size threshold of 0.1ha and therefore already goes beyond the Government's threshold of 0.25ha for brownfield registers. It has also been informed recently by a further 'push' through the continually running Call for Sites.

6. THE HOUSING REQUIREMENT AND SOURCES OF HOUSING SUPPLY

- 6.1. There are a number of sources of housing supply. These are summarised in Table 6 with further detail provided in the following sections.

Table 6 – Housing Requirement and Sources of Supply

SOURCE	NUMBER OF DWELLINGS
Housing Requirement	12,600
SOURCES OF SUPPLY	
Extant Planning Permissions (base date of 30.09.17)	1,888

Windfalls	1,294
SUB TOTAL	3,182
NEW LAND ALLOCATIONS REQUIREMENT	9,418

6.2. Table 7 below shows the sources of supply in each of the Local Plan areas.

Table 7 – Sources of Supply by Local Plan Area

Local Plan Area	New Housing Allocations	Planning Permissions*	Windfalls	Total
Halifax	2876	775	604	4255
Brighouse	4633	183	152	4968
Elland	484	174	163	821
Sowerby Bridge	350	183	18	551
Hebden Bridge	67	77	24	168
Todmorden	311	234	137	682
Mytholmroyd	74	45	20	139
Northowram & Shelf	595	86	19	700
Ripponden	70	131	157	358
TOTALS	9460	1888	1294	12,642

*base date of 30.09.17

Completions

6.3. Completions are not included as a source of supply as the base date of the Plan is the current year (2018/19). However, the text and tables below show the levels of delivery in Calderdale since 2001/02. The cut off date in terms of planning applications for the site assessment process was 30.9.17 – half way through the 2017/18 monitoring year. Housing completions are monitored on a quarterly basis in Calderdale.

Table 8 - Gross Completions 2001/02 – 2017/18

Year	Conversions	New Build	Total
2001/02	149	418	567

2002/03	161	377	538
2003/04	247	490	737
2004/05	271	772	1043
2005/06	414	823	1237
2006/07	321	1085	1406
2007/08	412	987	1399
2008/09	188	580	768
2009/10	360	350	710
2010/11	183	311	494
2011/12	172	347	519
2012/13	108	413	521
2013/14	99	292	391
2014/15	175	243	418
2015/16	110	245	355
2016/17	133	264	397
2017/18	171	217	388
Total	3674	8214	11888

Source: Housing Land Availability Database – March 2018

Table 9 - Net Completions 2001/02 – 2017/18

Year	Losses		Total Losses	Completions	
	Conversions & Changes of Use - Dwellings to Other uses	Demolitions		Gross	Net
2001/02	10	105	115	567	452
2002/03	20	70	90	538	448
2003/04	5	150	155	737	582
2004/05	10	205	215	1043	828
2005/06	20	35	55	1237	1182
2006/07	9	25	34	1406	1372

2007/08	5	44	49	1399	1350
2008/09	8	51	59	768	709
2009/10	0	3	3	710	707
2010/11	4	3	7	494	487
2011/12	16	7	23	519	496
2012/13	0	5	5	521	516
2013/14	0	34	34	391	357
2014/15	0	103	103	418	315
2015/16	1	2	3	355	352
2016/17	0	108	108	397	289
2017/18	16	83	99	388	289
Total	124	1033	1157	11888	10731

Source: Housing Land Availability Database – March 2018, AMR 2013/14

Extant Planning Permissions

- 6.4. The number of extant planning permissions fluctuates but over recent quarters the Council's Housing Land Availability database (HLA) has shown that there are consistently sufficient planning permissions (excluding outline permissions) to deliver around 2500 dwellings as shown in Table 10.

Table 10 - Extant Planning Permissions December 2014 – September 2016

	New Build	Conversions	Total
Dec 14	239	2269	2508
June 15	228	2252	2480
Dec 15	165	2390	2555
June 16	116	2239	2355
Dec 16	306	1951	2257
June 17	396	2022	2418
Dec 17	249	2108	2357

Table 11 - Extant Planning Permissions as at 30.09.2017

	Brownfield		Greenfield		Total Dwellings
	Number	%	Number	%	
New Build	1070	74	375	26	1445
Conversion	824	90	91	10	915
Total	1894	80	466	20	2360*

Source: Housing Land Availability Database – September 2017

*Excludes sites with outline planning permission

- 6.5. The Council recognises that it is unlikely that all units with planning permission will be implemented. In line with a cautious approach in determining the level of site

allocations, work has been undertaken to apply a discount to the figures set out in Table 11. Using knowledge of Development Management officers and the Housing Land Availability database, sites over ten units with more than 10 units remaining to be completed have been considered on a case by case basis to determine whether the site is likely to lapse or stall. Information was extracted from the Housing Land Availability database regarding site commencement, and last known dates of commencements and/or completion of individual plots. The Development Management team reviewed a list of all extant planning applications for large (10+) sites where ten or more units remain to be completed. Comments were invited regarding their knowledge about activity on these sites, for example, whether they were aware that the applicant was about to submit a Discharge of Condition application, or a revised planning application. This would then suggest that activity could start or restart on the site. Note that a base date of 30.09.17 has been used for the planning permissions.

Table 12 - Discounting of Planning Permissions

A	Total No. Planning Applications (30.9.17)	2360
B	Applications Positioned in remaining 6 months of 2017/18	212
C	Planning Applications 2018/19 onwards	2148
D	Capacity 10+ Sites with 10 units or more to be completed	962
E	Discounting of 10+ Sites	-141
F	Sub Total	821
G	Capacity 0-9 Sites and Large sites with less than 10 units remaining	1186
H	10% Discount	-118.6
I	Sub Total	1067.4
J	Total Source of Supply (F + I)	1888

6.6. The planning applications that have been discounted are shown in Table 13.

Table 13 - Planning Permissions Discounted From Sources of Supply

HLA Ref	Planning Application Ref	Site Address	Status	No Units	Comments
03641	09/01609/FUL	Melbourne Works, Melbourne Street, Hebden Bridge	Permissioned	24	Excavation works inside the mill have resulted in the permission being implemented.

					However, the site appears to have stalled.
03876	03/02348/FUL	Borough Band Club, Wharf Street, Brighouse	Permissioned	60	Permission has been implemented by minor works. However, there has been no progress since 2012.
01090	06/01998/FUL	Holly Bank Works, Rochdale Road, Greetland	Permissioned	23	Permission has been made live. However, no progress has been recorded since 2010.
02726	04/01508/RES	Land rear of 30 Cross Lees Road, Todmorden	Under Construction	24	One plot commenced to implement the planning permission. A Building Control notice was submitted in 2014 but no progress has been made.
04825	14/56013/CLASSJ	Upper Floors, 20-26 Commercial Street, Halifax	Permissioned	10	Site not commenced. Lapsed date of 10.10.2017. Likely that planning permission will not be implemented.

- 6.7. For sites of less than 10 units, and large sites where 10 units or less are still be completed, a 10% discount has been applied. The total number of extant planning permissions included in the Sources of Supply is set out in Table 6.
- 6.8. In the past, the Council has undertaken a survey of applicants and agents to ascertain the actual quantum of dwellings that will be delivered. However, the response rate to the questionnaire was low and therefore provided insufficient information for the purposes of considering the contribution of extant planning permissions in meeting the housing requirement. A discount has therefore been applied, which is consistent with a number of appeal decisions, notably Rothley and Honeybourne. It is considered this approach is more appropriate than relying on results from a survey which had a poor response rate.

Windfall Sites

- 6.9. Windfall sites are sites which have not been specifically identified as available in the Local Plan process⁵. They normally comprise previously developed sites that have unexpectedly become available. The NPPF states that these may be included in the 5 year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Planning Practice Guidance also states that 'local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area'⁶.
- 6.10. The Council has prepared a note on its approach to including a windfall allowance in the Local Plan; this can be found in Appendix 1 to this Technical Paper.
- 6.11. Windfalls have historically made an important contribution to the housing supply in Calderdale. Since 2008/09, the average number of completions on all windfall sites (irrespective of size) has been 321 units per annum. The number of completions has not fallen below 100 units, even during periods of slow economic growth. However, more recently, the number of completions have fallen on the larger (10+ sites), but the number of completions on the smaller sites (0-9 units) have remained fairly consistent. This underlines the important contribution of development on smaller sites and shows a continuation of the historic trend in Calderdale of development generally taking place on smaller sites.
- 6.12. The windfall allowance has been calculated using trend data from housing completions on small sites over the period 2008/09 – 2016/17. It is considered that the data is more accurate because the Council is taking a more cautious approach to calculating the future windfall allowance and is avoiding using data from periods of stronger economic growth. The Council has also excluded completions on large windfall sites, although they could come forward in the future. In addition to using more data from the later time period, the Council is using completions data rather than planning permissions data. This gives a more accurate picture of the planning permissions which have been implemented rather than just granted. This also means that there is no need to apply a discount to factor in implementation rates.

Table 14 – Windfall Allowances for the Local Plan

Plan Period	Assumptions	Calculation	No. Units
0 – 5 Years	100% of historic delivery rate on Non-Exceptional Sites for years 4 & 5 only	162 x 2	324
6 – 10 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(121.5 x 5) x 0.8	485

⁵ NPPF, 2012

⁶ PPG, Paragraph: 24 Reference ID: 3-24-20140306

11 – 16 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(121.5 x5) x 0.8	485
TOTAL			1294

Empty Properties

- 6.13. As set out in the Calderdale Empty Homes Strategy 2014-2020, the number of empty properties in the borough has been falling, with a decrease of 52% between December 2009 and May 2014. This demonstrates the success of the measures used to bring empty properties back into use. The Empty Homes Strategy recognises that there is the possibility that some properties may not be brought back into use and be demolished instead. The residual properties as the numbers decrease are likely to be more challenging to bring back into use.
- 6.14. At 25 April 2018, there were 1782 long term empty dwellings (defined as empty for 6 months or longer) in the Borough. In more general terms, the number of empty properties in Calderdale is falling, and the Council through its Housing Service is actively pursuing initiatives to bring these back into residential use. However, many such properties can be difficult to bring back into residential use (as documented in the Council's Empty Homes Strategy 2010-2015 and reflected in the SHMA) and it is therefore difficult to quantify the contribution empty properties may make to delivering housing over the plan period.
- 6.15. Between April 2014 and April 2018, there was a reduction of 132 properties (4%) but projecting this rate forward cannot be done with any certainty. Therefore, empty homes being brought back into use have not been included as a source of supply in the Local Plan.

7. RESIDENTIAL DENSITY

- 7.1. Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided. NPPF enables local planning authorities to set out their own approach to housing density in Local Plans.
- 7.2. At the time of the first UDP, 25 dph (dwellings per hectare) was deemed appropriate by the planning inspector for forward planning purposes. The RSS adopted figures of 30dph for greenfield sites and 38dph for brownfield sites.
- 7.3. Table 14 shows the density achieved on sites over the last six years. To provide more realistic figures, developments where densities exceeded 100dph have been

removed from the calculation. Average densities over the past six years (excluding sites where over 100dph was achieved) are 46.9dph for conversions and 33.6dph for new build schemes. It is therefore considered that a policy with a general expectation of 30dph is not unrealistic or unreasonable, especially in light of the level of Green Belt land needed to meet the housing requirement.

Table 15 - Densities Achieved Between 2011/12 and 2016/17

	Conversions		New Build	
Year	Density on All Sites	Density on Sites <100dph	Density on All Sites	Density on Sites <100dph
2011/12	87.5	27.2	46.7	29.6
2012/13	88.9	36.5	42.2	24.7
2013/14	74.6	28.9	43.3	31.4
2014/15	128.1	33.7	39.5	34.9
2015/16	142.4	45.4	50.2	31.8
2016/17	101.1	37.2	33.1	31.5
2017/18	119.2	119.2	4.6	44.6
AVERAGE	105.8	46.9	42.8	32.6

Source HLA June 2018

- 7.4. The SHLAA uses a range of density multipliers (Table 5, 2014 SHLAA) to calculate the capacity on sites. It was considered that the existing policy at the time (RCUDP Policy H10) did not contain sufficient detail in terms of providing a range of density multipliers. Density multipliers were considered in order that the site capacities were reflected as accurately as possible, and without overstating capacity. The density multipliers agreed by the SHLAA Working Group were based on those included in 'Tapping the Potential'⁷ published in 2000. These have been used in assessing the housing allocations in order to determine indicative site capacity.
- 7.5. The Local Plan has a general minimum requirement of 30dph, and when assessing planning applications on non-allocated sites, density will be based on a number of key considerations, primarily location, size and character of the site and surrounding area. The capacity work for the housing allocations, has to a large extent, already undertaken this work, as the density multipliers vary for sites of differing size and location, and it is expected that proposals for these sites will achieve the capacities stated in Policy SD7 Allocated Housing Sites.
- 7.6. The data on density set out in Table 14 above uses the net density of a site, i.e. taking into account driveways and areas of open space. It uses the planning application red line boundary for calculating the site area. Net density for the site allocations has been approached in the same manner to derive indicative site capacities. However, the developable area of a site may have been reduced in

⁷ Tapping the Potential: assessing urban capacity: towards better practice, DETR, 2000

response to constraints such as biodiversity, environmental health concerns, flood risk or heritage impacts. In most circumstances this will have not altered the site allocation boundary, and the site allocation will detail the reasons and mitigation measures required as well as the appropriate developable area boundary. Where information has been submitted by developers/landowners regarding capacity, this information has been used where it is broadly in line with what has been calculated using the density multiplier.

- 7.7. Where sites have had planning permission in the past, or currently have outline planning permission and the number of units has been approved, this has been used to inform the indicative capacity of the site.

8. HOUSING MIX

- 8.1. NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, and identify the size, type, tenure and range of housing required.
- 8.2. The 2015 SHMA contained information on house size and type. The 2018 SHMA has been able to use new local data to provide a refined and locally specific approach to estimate the overall size and type of housing that may be needed in Calderdale.
- 8.3. The modelling predicts the strongest growth to be in the number of one person households, which are likely to be formed by residents of all age groups, thereby including younger single person households as well as pensioner and other single person households. Table 16, taken from the 2018 SHMA shows the greatest need will be for 2 and 3 bedroom houses.

Table 16 - Size of Housing Required in Calderdale 2016-2035

	1 bed	2 beds	3 beds	4+ beds
Proportions of households requiring....	17%	36%	33%	14%
No. Dwellings based on requirement of 12,600	2142	4536	4158	1764

SHMA, 2018

- 8.4. The types and sizes of houses built since 2004 are shown in Tables 17 and 18. Prior to this date, data on house types and sizes was not recorded systematically. Therefore completions in the tables below do not always equal the figures in Section 7 above. However, the data clearly shows flats and terraced properties to be the most common house types whilst the most common house sizes were 2 and 3 bedroom properties. Although a direct comparison cannot be made with Tables 10 & 11 and the need identified in the SHMA, the need is for smaller properties (in terms of number of bedrooms), and this is what the market has delivered over the last 12 years.

Table 17 - Completions by Type and Size 2004 to 2018 (Number)

House Type	Number of bedrooms									Total
	1	2	3	4	5	6	7	8	No info	
Bedsit/House of Multiple Occupation	33	0	1	0	0	0	0	0	0	34
Detached	29	105	354	932	323	65	5	1	67	1881
Semi-detached	9	105	664	262	21	2	2	1	20	1086
Terraced	67	554	1511	613	19	4	0	0	64	2832
Flat	1016	2706	73	6	1	0	0	0	173	3976
Total	1154	3470	2603	1813	535	71	7	2	324	9238

*236 units were granted planning permission but there was no information on the type of dwellings (for example prior approvals)

Table 18 - Completions by Type and Size 2004 to 2018 (Percentage)

House Type	Number of bedrooms								
	1	2	3	4	5	6	7	8	No info
Bedsit/House of Multiple Occupation	97.1	0	2.9	0	0	0	0	0	0.3
Detached	1.5	5.6	18.8	49.5	17.2	3.5	0.3	0.1	3.6
Semi-detached	0.8	9.7	61.1	24.1	1.9	0.2	0.2	0.1	1.8
Terraced	2.4	19.6	53.4	21.6	0.7	0.1	0.0	0.0	2.3
Flat	25.6	68.1	1.8	0.2	0.0	0.0	0.0	0.0	4.4

9. HOUSING FOR INDEPENDENT LIVING

- 9.1. In March 2015, the Government announced a new approach to the setting of technical standards in England. These changes saw the replacement of the Lifetime Homes standard by optional building regulations that local authorities are able to adopt via the inclusion of a policy in their Local Plan. In order to include a policy, local planning authorities must undertake a local needs assessment and viability must be assured.
- 9.2. The Sub National Population and Household Projections for Calderdale show that both the number of older people and the number of older households will increase significantly between 2014 and 2039. In 2039, 37% of all households in Calderdale will be aged 65+ years. In addition, by 2030, over 10% of the population aged between 18 and 64 years will have either a moderate or serious disability.
- 9.3. The Local Plan is required to meet needs of all groups of the population. The SHMA indicates that there is a need for a further 1900 housing units for older people – sheltered accommodation, extra care housing etc. There is falling demand for

residential care; older people wish to stay in their own homes for as long as possible, and also retain their independence for as long as possible. Building accessible and adaptable homes may reduce pressure on Extra Care schemes, as homes will be able to adapt to changing needs.

- 9.4. Calderdale MBC considers that it has the evidence to demonstrate that inclusion of a policy to require Building Regulation M4(2) 'Accessible and Adaptable Dwellings' in the Local Plan. The full justification is set out in Appendix 2 to the Technical Paper.

10. HOUSING DELIVERY & HOUSING TRAJECTORY

- 10.1. The National Planning Policy Framework requires local planning authorities to present a housing trajectory which sets out the likely delivery of the housing allocations contained in the Local Plan. It considers lead-in times and build-out rates (based on assumptions) to set out how many dwellings are likely to be completed in each year during the Plan period.
- 10.2. There have been a number of recent research documents published by the development industry which consider the issue of lead-in times and delivery rates:
- Barratt and Chamberlain Walker – The Role of Land Pipelines in the UK Housebuilding Process (September 2017)
 - Nathaniel Lichfield and Partners – Start to Finish: How quickly do large-scale housing sites deliver? (November 2016).
- 10.3. These reports outline the process from site allocation to the completion of a site.
- Preparation of planning application
 - EIA Screening and Scoping, where required
 - Receipt and Validation by the Council
 - Negotiation of S106 and other planning obligations
 - Statutory consultation
 - Planning Committee
 - Grant of Planning Permission
 - Potential for Judicial Review
 - Discharge of planning conditions, submission of reserved matters application
 - Commence work on site e.g. opening up works/delivery of infrastructure (not delivery of dwellings)
 - Delivery of dwellings
 - Site completion
- 10.4. The Planning Service has a vast amount of data relating to planning applications and the monitoring of housing completions. Data was extracted from both the Housing Land Availability database (residential permissions and quarterly monitoring) and the Idox Uniform database (planning applications) for all new build residential **site completions**, for developments of 8 or more units (correlates to the Local Plan

threshold of 0.25ha at 30dph) between 01.01.2000 and 30.09.2017 (the latest quarterly review available at the time). Analysing data over this time period will take account of peaks and troughs in the housing market.

- 10.5. Analysis of the data for the following stages was undertaken:
- Validation to approval of planning application.
 - Approval of planning application to site commencement (includes pre-commencement conditions).
 - Site commencement to first plot completion (groundworks and laying of infrastructure).
 - First plot completion to site completion (to calculate delivery rates).
- 10.6. This analysis, along with consideration of the Barratt and Chamberlain Walker, and NLP Reports, and informal consultation with the HBF, has led the Council to devise the assumption that all sites, irrespective of size, will start to deliver on site in Year 4. However, the following have been added to this, where relevant:
- 6 months for sites where there is no housebuilder on board
 - 12 months where the site is in multiple ownership
 - 12 months for sites of 250+ units to allow for masterplanning.
- 10.7. The trajectory has also been informed by the availability of the sites and the proximity of other land allocations, as this is likely to impact when the site will be delivered.
- 10.8. In addition, the lead-in times reflect where a planning application has already been submitted on a site, or where planning permission has been granted on a site.

Table 19 - Lead in Time Assumptions for Site Allocations

At 30.09.17	Positioning/Lead in Times
Site has outline planning permission, no reserved matters application submitted	Year 2.5
Site has outline planning permission, reserved matters pending consideration	Year 2
Site has outline planning permission, reserved matters approved after 30.09.17	Year 1.5 (New Housing Site with Planning Permission)
Full planning permission pending consideration	Year 2.5
Full planning permission approved after 30.9.017	Year 2 (New Housing Site with Planning Permission)

- 10.9. In terms of delivery on site/build-out rates, the following assumptions have been made based on the analysis of the data, consultation responses on the Local Plan

Initial Draft in 2017, and dialogue with housebuilders (individually and through the HBF).

Table 20 - Delivery Rate Assumptions

No. Dwellings	Build Out Rate
Less than 50 units	30 per annum
50-149 units	40 per annum
150 units and above	55 per annum

The Housing Trajectory

- 10.10. Housing delivery in Calderdale over recent years has fallen significantly below the level of Local Housing Need, which is nearly double the level of new housing delivered in recent years. Reaching this rate of delivery from the outset of the Plan period (2018/19), prior to adoption of the Plan and allocation of housing sites, is considered unrealistic. The Council can demonstrate that it has a supply of sites (including a 20% buffer) that are considered deliverable in the first five years of the Plan, but reliance is placed on new land allocations, and delivery on these sites will take place after adoption of the Local Plan. With this in mind, the Council has opted to take an approach which staggers the housing requirement over the first five years. Housing delivery will be lower in the first three years, rising in the rest of the Plan period. The Council considers that a stepped approach to the housing requirement is appropriate in Calderdale, as there is to be a significant change in the level of housing delivery required compared to recent levels, and a stepped trajectory is a realistic reflection on future delivery rather than an obstruction to sites coming forward.

Five Year Housing Supply

- 10.11. The supply of deliverable sites including a 20% buffer demonstrates there is a sufficient supply of sites which can offer choice to the market. These are not additional allocations, but shows which sites, based on the best available information, could actually come forward earlier – that they are available and deliverable in the first five years of the Plan. This is separate to the housing trajectory which shows the likely delivery of individual sites, taking into account the lead in times and delivery rate assumptions.
- 10.12. The table below shows that the Council can demonstrate that it has identified a five year supply of deliverable housing sites.

Table 21 – Calderdale Five Year Supply Position

	Number
Housing Requirement (per annum)	840
Five Year Housing Requirement	4200
20% Buffer	840
Total Five Year Supply Requirement +20% Buffer	5040
Annual Five Year Supply Requirement +20% Buffer	1008

Sources of Supply	
Planning Permissions	2007
Windfalls (162pa in Years 4 & 5)	324
Land Allocations considered deliverable in Years 1-5	3228
Brownfield Land Register ⁸	0

Total Five Year Supply	5559
Number of Years Supply (including 20% Buffer)	5.51

10.13. The Council will publish its annual five year supply position on its website.

11. AFFORDABLE HOUSING

11.1. The number of affordable homes provided since 2002 is shown in the below table whilst information on the affordable housing need can be found in the SHMA.

⁸ Sites in BLR either have planning permissions, are allocated, or Local Plan evidence has shown them to be unviable

Table 22 – Affordable Housing Completions by Funding Source

	Registered Providers grant funded (ADP,NAHP, AHP)	S106 on private developments	Mixed grant and S106	Other* (eg Homebuy, first buy)	Total
2002/03	77	11	0		88
2003/04	9	2	3		14
2004/05	95	10	0		105
2005/06	21	22	0		43
2006/07	103	20	17		140
2007/08	136	47	0		183
2008/09	70	22	0		92
2009/10	60	5	0		65
2010/11	44	0	0	3	47
2011/12	82	6	0	12	100
2012/13	186	4	0	5	195
2013/14	120	0	0	6	126
2014/15	50	3	0	0	53
2015/16	8	5	0	0	13
2016/17	64	0	0	0	64
2017/18	22	0	0	0	22

**Measures introduced by central government to assist buyers to purchase new build homes*

11.2. The 2018 SHMA (paragraph 7.3) identified a need for 3671 affordable homes over the period 2016-2035, equating to 193 per annum. In order to be compliant with Planning Practice Guidance, the backlog should be cleared within the first five years of the Plan period. However, as the Publication Draft Local Plan (paragraph 16.37) sets out, meeting this requirement early in the Plan period, particularly given recent levels of housing delivery is not considered realistic. It is therefore intended to spread the backlog over the fifteen year plan period. The Local Plan housing trajectory includes a stepped requirement in the first five years of the plan, which reflects the significant increase in housing delivery compared with recent years, and acknowledges that it may take time for the market to respond, particularly as there is reliance on allocated sites in terms of the supply.

11.3. Appendix 5 sets out the likely delivery of affordable housing based on the delivery of housing allocations throughout the Plan period. Using the equivalent need of 193 dwellings per annum over 15 years (plus the undersupply from 2016/17 and 2017/18), this equates to a need of 3,195 Affordable Housing Units (AHU) between 2018/19 and 2032/33. The trajectory shows a likely delivery of 2,543 AHU on Local Plan site allocations. There is therefore likely to be an undersupply of 652 AHU over the Plan period. If the total affordable housing need is to be met through the

development of private housing developments and the implementation of Policy HS6, there would be a need to provide for a maximum of an additional 3,260 homes through the Local Plan (at a contribution rate of 20% - lowest affordable housing contribution). This would represent a 26% increase on the Local Housing Need derived from the standard housing methodology.

- 11.4. Given the environmental constraints in Calderdale and the need to protect Green Belt as far as possible, as well as the recognition that the market will take time to achieve the completion levels required, the Council is not convinced that simply raising the level of housing allocations is an effective way of addressing affordable housing needs, as well as being unsure whether these will be delivered during the Plan period in any case.
- 11.5. The November 2014 Written Ministerial Statement provides that for sites of 10 units or less affordable housing and tariff-style contributions should not be sought. However, this position was scrutinised by the Court of Appeal judgement in Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441, which confirms the correct approach to the WMS should Councils wish to seek thresholds below that stated in national policy. As such, the Council has considered whether a reduction of site size threshold or increasing the proportional requirement of on site provision would address the Borough's affordable housing need.
- 11.6. While the judgement made a reduced threshold possible, it was ruled that Inspectors must consider whether the evidence base and local circumstances justify the proposed thresholds. This is not considered to be the case in Calderdale and sufficient evidence is not available. Further, a notable conclusion from the viability assessment (January 2018) is the challenges evident within certain settlements located in 'cold' (and some medium) market areas on both greenfield and brownfield sites. An increase in requirement would therefore raise the question as to whether delivery of the sites would indeed be viable. In addition, the lack of suitable sites within the 'very hot' or 'hot' market areas reduces the Council's ability to seek a higher affordable housing contribution. Sites in these areas are generally much smaller than in other market areas, further reducing the potential for significant affordable housing delivery.
- 11.7. However, in contributing to meeting affordable housing need, the Council has established a number of programmes (some with partners) to deliver housing on Council owned sites. In 2017, Cabinet agreed to establish a Local Delivery Company (LDC) to support the delivery of homes in Calderdale and to meet housing need as part of a viable business model. A number of housing allocations in the Local Plan will be delivered through the LDC. In addition to this, the Council and Together Housing Group have entered into a partnership to deliver approximately 500 new homes throughout the Borough. The Calderdale Together Investment Programme (CTIP) includes a number of Local Plan allocations. The North Halifax Transformation Project focuses on three sites in North Halifax, again Local Plan housing allocations.

This project will see the Council enter into an agreement with a delivery partner to meet local housing need.

11.8. The delivery of the sites within these schemes will contribute to providing affordable housing. The likely affordable housing contribution are as follows:

- Local Delivery Company sites – affordable housing contribution to be based on Policy HS6 Affordable Housing.
- Calderdale Together Investment Programme – the likely split will be one-third affordable rent, one third rent to buy, and one third housing for private sale.
- North Halifax Transformation Project – LP0523 (Furness Avenue) is likely to have specific requirements – a minimum of 20% affordable housing and 50 units of affordable extra care accommodation. The other two sites in this project will have to meet the affordable housing requirement in Policy HS6.

11.9. Table 23 below sets out the Local Plan sites and corresponding housing programme. This information is correct at 25.06.18.

Table 23: Local Development Company, Calderdale Together Investment Partnership & North Halifax Transformation Project sites

Local Plan Site Ref	Zone	Heat	Allocation	Residential Capacity	Delivery Programme	Affordable Housing Contribution (%)	Property	Road/Street Name	Locality	Town
0815	Zone 9	Cold	New Housing Site	72	CTIP	66	Works Depot	Stannary Place		Halifax
1391	Zone 3	Medium	New Housing Site	20	CTIP	66	Upper Bentley Royd			Sowerby Bridge
1655	Zone 3	Medium	New Housing Site	22	CTIP	66	Rawson Wood	Wood Croft	Sowerby	Sowerby Bridge
1292	Zone 7	Hot	Mixed Use Site	141	Delivery Vehicle	30	Cow Green Car Park			Halifax
1654	Zone 3	Medium	New Housing Site	44	CTIP	66	Politt Fields	8 Ripon House		Sowerby Bridge
0353	Zone 8	Medium	New Housing Site	9	RP	25	Land to the rear 109	Fairfax Crescent	Southowram	Halifax
0531	Zone 3	Medium	New Housing Site	130	CTIP	25	Land off Whitehill Road	Keighley Road	Illingworth	Halifax
0901	Zone 2	Medium	New Housing Site	33	Delivery Vehicle	25	Land off	Woodlands Avenue		Todmorden
1000	Zone 8	Medium	New Housing Site	24	Delivery Vehicle	25	Land off	Woodhouse Lane	Rastrick	Brighouse
0454	Zone 9	Cold	New Housing Site	20	CTIP	20	Land off	Wheatley Road	Lee Mount	Halifax
0814	Zone 9	Cold	New Housing Site	30	CTIP	66	Land at Richmond Street	Stannary Place		Halifax
0548	Zone 8	Medium	New Housing Site	19	Delivery Vehicle	25	Land at junction of	Granny Hall La. & Blackburn Rd		Brighouse
0523	Zone 3	Medium	New Housing Site	100	North Halifax	70	Land at	Furness Avenue	Illingworth	Halifax
1547	Zone 3	Medium	New Housing Site	75	CTIP	66	Land at	Abbey Park	Illingworth	Halifax
1060	Zone 8	Medium	New Housing Site	23	CTIP	66	Land at	Shirley Grove	Lightcliffe	Brighouse
0103	Zone 9	Cold	New Housing Site	56	CTIP	20	Land at	Horley Green Road	Claremount	Halifax
0261	Zone 9	Cold	New Housing Site	91	Delivery Vehicle	20	Land at	Turner Avenue South	Ovenden	Halifax
1657	Zone 5	Cold	New Housing Site	34	CTIP	66	Land at	Whitwell Green Lane		Elland
1356	Zone 3	Medium	New Housing Site	10	Delivery Vehicle	25	Hollins Park	Cemetery Lane		Sowerby Bridge
1379	Zone 3	Medium	New Housing Site	41	CTIP	66	Heathmoor Park Road/Field Head Lane		Illingworth	Halifax
1368	Zone 9	Cold	New Housing Site	9	Delivery Vehicle	20	Furness Drive/Turner Avenue South		Illingworth	Halifax

- 11.10. Calderdale's housing market does not perform in a uniform manner across the borough; its operation is more complex with 9 sub-markets functioning below the authority level, as well as a lower tier of localised areas within these, which reflect the different tenures and market characteristics across the borough, and the shared characteristics, containment and functions operating at a local scale.
- 11.11. As part of the preparation of the 2011 SHMA, an Economic Viability Assessment was published which categorised the 9 sub-market as either 'very hot', 'hot', 'medium' or 'cold' market areas.
- 11.12. To facilitate interpretation of Policy HS6 of the Local Plan, the 9 sub-markets with similar market values and characterisations were organised into 4 zones (A-D). Each zone has a corresponding performance designation, size threshold and proportion of affordable housing provision.
- 11.13. In line with national guidance on affordable housing obligations, contributions will not be sought from developments of 10 units or less. The Council does not have evidence to support the designation of rural areas where a lower 5-unit threshold can be applied.
- 11.14. A notable conclusion from the viability assessment (January 2018) is the challenges evident within certain settlements located in 'cold' (and some medium) market areas on both greenfield and brownfield sites. However, it is not considered necessary to stipulate a blanket exclusion in such areas as robust viability evidence would provide adequate justification to prevent a contribution where appropriate. The policy wording allows a degree of flexibility to allow for potentially changing market conditions over the plan period.
- 11.15. Furthermore, the initiatives referred to in paragraphs 11.5 and 11.6 relate to sites, the majority of which are within the 'cold' market areas. The delivery of the sites within these schemes will contribute to providing affordable housing.

12. SELF-BUILD AND CUSTOM HOUSEBUILDING

- 12.1. Self-build and custom housebuilding is a key element of the Government's agenda to increase supply and tackle the housing crisis. The NPPF includes specific reference to Custom and Self Build housing.

The Self-build and Custom Housebuilding Register

- 12.2. The Self-build and Custom Housebuilding Act (2015) has established a responsibility for local authorities to keep a Self-build and Custom Housebuilding Register.

- 12.3. The register provides valuable information on the demand for self-build and custom housebuilding in Calderdale and forms a key part of the authority's evidence base of demand for this type of housing. This should be a component of (and not additional to) the overall housing need identified.
- 12.4. From 1 April 2016 the Council has kept a register of individuals and associations who are interested in purchasing serviced plots of land to build their own homes. The register had 81 entries as of 25.05.2018, including 1 association of individuals.

Table 24: Self Build and Custom Build Register Base Period Breakdown

Base Period	Number of entries
1 (Up to and including 31 st October 2016)	19
2 November 1 st 2016 – 31 st October 2017	49
3 November 1 st 2017 – 31 st October 2018	13 (as of 25.05.2018)
Total:	81

Defining Self and Custom Build

- 12.5. Self-build and custom housebuilding are defined in the Housing and Planning Act (2016) as:
"...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."
- 12.6. The definition underlines the importance of the role that the future occupier takes. Various models of self-build and custom housebuilding are recognised including: individual and group delivery mechanisms to acquire land, secure planning permission, fund the costs and procure the dwellings. Where a developer delivers speculative units (notwithstanding a purchaser could make various choices during the construction phase (e.g. kitchen and bathrooms)) for profit, this is outside the definition. If the future occupier is involved in the full planning process it is recognisable as within the definition of self or custom build. However, because developers funding the enabling works (including the planning permission) to bring forward land for sale to self-builders is likely to be an important mechanism in allowing demand for self-build sites to be met, there remains some grey area in the definition at least until such time as the reserved matters or details for approval application is submitted and the future occupier can be identified.
- 12.7. Paragraph 136 of the CIL guidance sets out that a self-build exemption is available to anyone who builds or commissions their own home for their own occupation. Community group self- build projects also qualify for the exemption where they meet the required criteria.

Requirements of the Local Planning Authority

- 12.8. The information obtained through the register is enabling the Council to understand the level and nature of such demand. The register may be a material consideration in decision-taking.
- 12.9. The Housing and Planning Act 2016, places a further duty upon LPAs to grant suitable development permission in respect of enough serviced plots of land to match demand on their Self-build and Custom Build Register.
- 12.10. This is a new aspect of housing need and therefore in these early years it is difficult to predict a reliable trend based future need. The policy is therefore flexible in its requirements to enable the Council to respond to changing future demands. The figures in Table 18 demonstrate that there is a demand for self-build and custom housebuilding in Calderdale. As such, strategic and larger sites will be required to make provision for self and custom build, in the form of serviced plots.
- 12.11. When negotiating the level of self and custom housebuilding provision on site, the Council will take account of the most up to date evidence contained within the Self-build and Custom Housebuilding Register and will have regard to viability considerations.
- 12.12. The policy will actively seek to promote sites on both land identified for Housing Allocation in the Local Plan (of 100 dwellings or more) and on other sites that might come forward during the Plan period. On sites of 100 dwellings or more, the Council will generally seek 5% of the overall capacity to be provided as serviced plots for self or custom build need. In determining the level of provision, consideration will be given to the most up to date evidence contained within the Self-build and Custom Housebuilding Register.

Justification (100 unit benchmark)

- 12.13. During the first **full** base year (1st November 2016 – 31st October 2017) referred to as Base Year Period 2, there were 35 entrants on the Self-Build and Custom Housebuilding Register who expressed an interest in obtaining a plot as part of a larger development (out of 49 applicants in total). This equates to 4% of the borough's overall housing requirement (35/840).
- 12.14. It is important to stress that the Council has only one full base year upon which to base its evidence. There is a strong possibility that due to increased press coverage on the subject and its emerging nature, this level of demand was higher than in future years. Notably, as of 25th May 2018 (over half way through base period 3) there were only 10 entrants into the register expressing an interest in obtaining a plot as part of a larger development.
- 12.15. The register has however provided evidence of a demand in the borough for such a provision.

- 12.16. In terms of the 100 unit threshold, on a purely numerical basis, the Housing Land Availability Report indicates that between April 2013 and April 2018, there were some 5 sites either under construction or completed of 100 dwellings or more. In that period these 5 sites delivered (or will deliver once complete) 931 dwellings (186 per annum). 5% of 186 is 9 dwellings, which equates to 1% of the annualised housing requirement.
- 12.17. In terms of Local Plan land allocations; there are 16 sites with a capacity in excess of 100 units providing approximately 5870 dwellings over the plan period. 5% of this figure (as stipulated in the policy) would provide 294 dwellings, or 20 dwellings per year. This would equate to 2% of the annualised housing requirement.
- 12.18. Although the provision on larger sites both historically and in the Local Plan allocations would not meet the demand identified in the first full base period, it is envisaged that contributions on sites of over 100 or more and Council support for self-build and custom housebuilding on other sites that might come forward during the Plan period would be sufficient to meet what would be a potentially much lower demand in future years.

Appendix 1 - WINDFALL SITES

This note has been updated in January 2018 to take into account data from 2016/17.

1. Introduction

- 1.1 This paper has been prepared to support the Calderdale Local Plan, in particular in support of including a windfall allowance in the calculation of the housing supply trajectory and sources of supply. It sets out the level of windfall development in the district over the last 15 years, and also the level of residential development on windfall sites the Council believes will be delivered over the Plan period.
- 1.2 Paragraph 48 of the NPPF states:
‘Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens’.
- 1.3 Planning Practice Guidance also allows LPAs to make an allowance for windfalls in its housing supply *after* the first five years (ID: 3-24-20140306). *‘Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)’.*
- 1.4 Windfall sites are defined in the NPPF as *sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.*
- 1.5 This note sets out the “compelling evidence” which Calderdale MBC believes it has to justify including a windfall allowance in the Council’s sources of housing supply.

2. Methodology

- 2.1 In determining the methodology adopted by Calderdale MBC to demonstrate that it has *compelling evidence*, consideration has been had of the methodologies of other local authorities who have successfully made an allowance for windfalls in their housing supply.
- 2.2 Analysis of the data was based on the following:
 - Sites not included in the SHLAA or RCUDP with a site size threshold of 0.1ha were included.
 - Exclusion of completions on garden sites

- Removal of windfall sites of 10 or more dwellings as these are considered more exceptional. It is unlikely that sites which have the capacity for 10 or more dwellings will come forward in the future without having already been identified in the SHLAA or allocated in the Local Plan.
- Consideration of the contribution of Permitted Development Rights in increasing number of residential units.

3. Windfall Completions 2001/02 – 2016/17

3.1 Calderdale MBC has monitored completions over a long period of time. In 2010, there was a change to the definition of brownfield land to exclude gardens, and subsequent wording in NPPF requires local planning authorities to exclude garden sites when calculating a potential windfall allowance. An exercise was carried out to retrospectively identify windfall garden sites dating back to 2007/08. This therefore allowed garden sites to be removed from the total number of windfall completions.

Table 1: Total No. Units Completed on Windfall Sites 2001/02 – 2016/17

Year	Conversions/Change of Use	New build	Total Windfalls	Total Completions	Windfalls as % of total completions
2001/02*	149	218	367	570	64
2002/03*	132	167	299	536	56
2003/04*	188	154	342	737	46
2004/05*	158	310	468	1043	45
2005/06*	322	464	786	1237	64
2006/07*	252	538	790	1406	56
2007/08*	188	592	780	1399	56

2008/09	110	454	564	768	73
2009/10	228	260	488	708	69
2010/11	121	214	335	494	68
2011/12	150	244	394	519	76
2012/13	85	223	308	521	59

2013/14	84	96	180	391	46
2014/15	143	81	224	418	54
2015/16	104	57	161	355	45
2016/17	127	112	239	393	61
Total 2001/02 - 2016/17	2541	4184	6725	11495	
16 year average*	158.8	261.5	420.3	718.4	58.6%

2008/09 - 2016/17 (excluding garden windfalls)	1152	1741	2893	4567	
8 year average (excluding garden windfalls)	128.0	193.4	321.4	507.4	61%

* Includes garden windfalls. Data extracted from HLA 25.04.2016 & 09.01.2018

- 3.2 Table 1 shows the number of completions on all windfall sites since 2001/02. It clearly shows that windfalls have made an important contribution to the housing supply in the district over the last 16 years. It also shows that even after excluding garden sites, the figures remain high, and even though garden sites cannot be included within the windfall figures, they will still come forward and make a contribution to the housing supply.
- 3.3 It should be noted that the figures set out in Table 1 are slightly different to the windfall figures contained in the most recent SHLAA Report (2014). Monitoring of completions is undertaken on a quarterly basis, and figures are amended if information is received after this time, which suggests that dwellings were actually completed in previous quarters.
- 3.4 The Council has pursued the approach of reusing previously developed land for many years within the Replacement Calderdale UDP, including a target for “in the order of 85%” of housing to be on brownfield land. This policy has been very successful in recycling land, with the target continually exceeded since the adoption of the RCUDP in 2006. Between 2001 and 2016, an average of 86.8% of all new housing was developed on brownfield land.
- 3.5 In terms of all residential windfall development, 94% of completions between 2008/09 and 2016/17 were on brownfield sites; and of these 40% were conversions/change of use – this figure reflects the significance that mill conversions

have had in delivering new housing in the district, as well as the Council's strong brownfield first policy.

- 3.6 Looking further back, analysis undertaken during the preparation of the Replacement Calderdale UDP provided a figure of in excess of 400 dwellings per year coming from windfall sites.

4. Windfall Completions 2008/09 – 2016/17

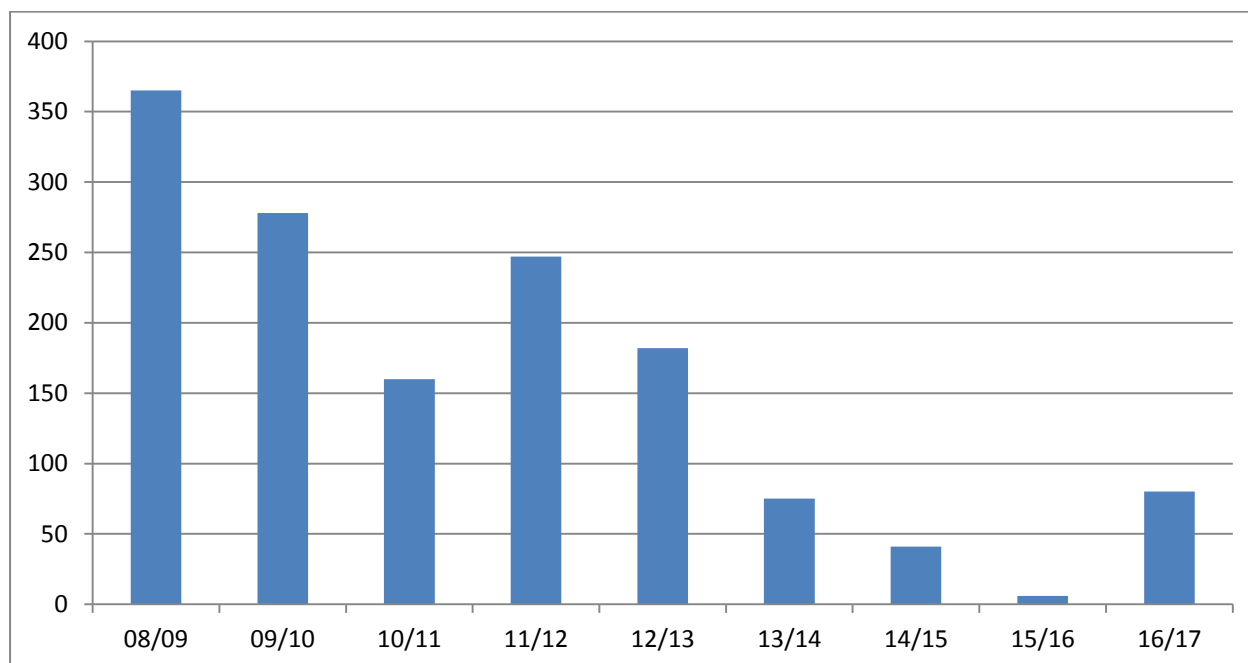
- 4.1 Due to the change in definition of brownfield land and changes made to NPPF resulting in the exclusion of gardens in windfall calculations, the rest of the analysis in this note concentrates on the period 2008/09 to 2016/17, as it has been possible to identify and exclude the number of completions on garden sites from the data.
- 4.2 The following tables and graphs set out the number of completions on windfall sites on both sites of 10+ dwellings and those of 0-9 dwellings.

Exceptional Sites

- 4.3 The number of completions on windfall sites of more than ten dwellings has fallen significantly over the last 8 years. It is considered that this is likely to be a combination of factors such as the slowdown in the economy and a diminishing resource of larger viable and developable brownfield sites. It is also considered that sites accommodating ten or more units are exceptional in Calderdale given the topography of the district and the constraints this places on identifying and developing larger sites.

Table 2 – Total No. Windfall Units Completed on Exceptional Sites

Year	Units Completed on Sites 10+ Dwellings
2008/09	365
2009/10	278
2010/11	160
2011/12	247
2012/13	182
2013/14	75
2014/15	41
2015/16	6
2016/17	80
TOTAL	1434
Average	159.33

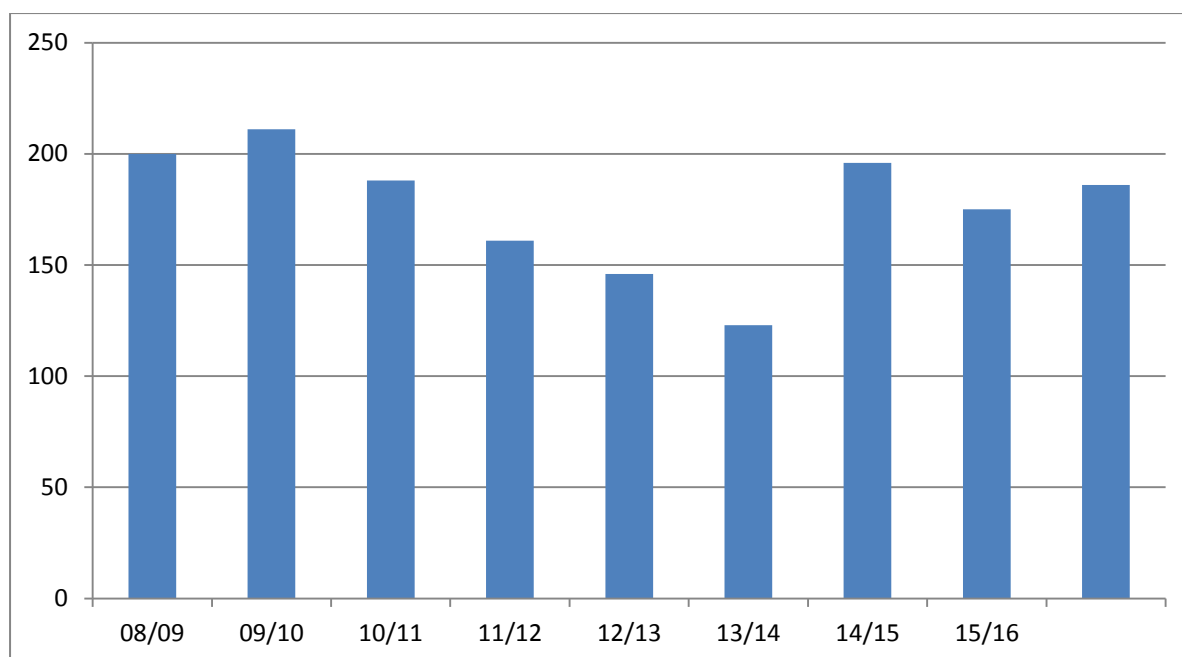


Non Exceptional Sites

- 4.4 The table and graph below show the windfall completions on sites of 9 units or less units have been delivering more consistent levels of new housing since 2008/09. On average, 162 units have been completed each year. Calderdale has historically delivered residential development on smaller sites, and these sites are more reliable in terms of coming forward than larger sites.

Table 3 – Total No. Windfall Units Completed on Non-Exceptional Sites

Year	Units Completed on Sites 0-9 Dwellings
2008/09	199
2009/10	210
2010/11	175
2011/12	147
2012/13	126
2013/14	105
2014/15	183
2015/16	155
2016/17	159
TOTAL	1,459
Average	162.11



- 4.5 The following table shows the distribution of non-exceptional windfall sites across Calderdale. The highest level of windfall completions were in Halifax, with the other main towns (with the exception of Sowerby Bridge and Hebden Bridge) playing an important role in the delivery of housing on windfall sites.

Table 4 – Non-Exceptional Windfall Analysis on Local Plan Areas

	Brighouse	Elland	Halifax	Hebden Bridge	Mytholmroyd	Northowram & Shelf	Ripponden	Sowerby Bridge	Todmorden	TOTAL
2008/09	27	24	69	14	15	17	10	12	11	199
2009/10	18	34	73	13	13	7	17	13	22	210
2010/11	10	20	70	8	14	11	12	13	17	175
2011/12	9	7	39	12	9	20	26	10	15	147
2012/13	14	11	47	15	14	1	9	8	7	126
2013/14	10	11	30	3	10	6	19	6	10	105
2014/15	15	14	82	8	4	7	21	3	29	183

2015/16	19	13	73	14	6	3	13	9	5	155
2016/17	15	13	61	21	6	13	14	9	7	159
TOTAL	137	147	544	108	91	85	141	83	123	<u>1,459</u>
YEARLY AVERAGE	15.2	16.3	60.4	12.0	10.1	9.4	15.7	9.2	13.7	<u>162.1</u>

5. Calculating a Future Windfall Allowance

5.1 NPPF requires local planning authorities to consider the *future* likely contribution that windfalls will continue to make to the housing supply. The projected future windfall allowance is set out below:

i. 0 – 5 Years

Windfalls have only been assumed for Year 4 and 5 to reflect the fact that most windfalls that will contribute to the supply in the first three years are already likely to have planning permission. The total number of windfalls for the first five years is therefore calculated to be 324 units.

ii. 6 – 10 Years and 11 – 15 Years

The windfall contribution assumed for Years 6 – 10 and 11 – 15 should be based on a geographical analysis. Using Table 4 above, it is assumed that windfall sites will continue to come forward in the Local Plan Areas of Halifax, Brighouse, Elland, Ripponden and Todmorden given that they have historically delivered the largest amount of windfall development in the borough. The assumptions for windfalls over the plan period have not included contributions from the other Local Plan areas, given that these have been lower and also that the Council does not wish to place undue reliance on windfalls as a means of delivering the housing requirement. Furthermore, it considered appropriate to apply a discount to Years 6 – 10 and Years 11 – 15 to reflect the difficulties of projecting windfall delivery this far ahead. A discount of 20% of historic delivery has been applied. This discount is only applied to the historic delivery rates of Non-Exceptional windfall sites. The total windfall allowance for Years 6 – 10 and Years 11 – 15 is 970.4 units.

Table 5 – Windfall Assumptions over Plan Period

Plan Period	Assumptions	Calculation	No. Units
0 – 5 Years	100% of historic delivery rate on Non-Exceptional Sites for years 4 & 5 only	162 x 2	324
6 – 10 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(121.3 x 5) x 0.8	485.2
11 – 15 Years	80% of historic delivery rates on Non-Exceptional Sites in Halifax, Brighouse, Elland, Ripponden and Todmorden.	(121.3 x 5) x 0.8	485.2
TOTAL			1,294

6. Justification

- 6.1 The National Planning Policy Framework is clear that evidence to support inclusion of a windfall allowance must take into account the SHLAA and historic delivery rates on windfall sites, as well as demonstrating that windfalls will continue to provide a reliable contribution to the housing supply over the Plan period.
- 6.2 Windfalls have historically made an important contribution to the housing supply in Calderdale. Since 2008/09, the average number of completions on all windfall sites (irrespective of size) has been 321.4 units per annum. The number of completions has not fallen below 100 units, even during periods of slow economic growth. However, more recently, the number of completions have fallen on the larger (10+ sites), but the number of completions on the smaller sites (0-9 units) have remained fairly consistent. This underlines the important contribution of development on smaller sites and shows a continuation of the historic trend in Calderdale of development generally taking place on smaller sites.
- 6.3 Although the figures for the period 2001/02 to 2007/08 include garden sites, the number of completions is significantly higher than the period of slower economic growth. Garden sites will not have been the sole reason for the high number of windfall sites coming forward during this period.
- 6.4 The windfall allowance has been calculated using trend data from housing completions on small sites in the later period (2008/09 – 2016/17). It is considered that the data is more accurate (it excludes garden sites) and because the Council is taking a more cautious approach to calculating the future windfall allowance and is avoiding using data from periods of stronger economic growth. The Council has also excluded completions on large windfall sites, although they could come forward in the future. In addition to using more data from the later time period, the Council is using *completions* data rather than *planning permissions* data. This gives a more

accurate picture of the planning permissions which have been *implemented* rather than just granted. This also means that there is no need to apply a discount to factor in implementation rates.

- 6.5 The National Planning Policy Framework also requires local planning authorities to demonstrate that windfalls will continue to provide a reliable source of supply in the future. In considering the delivery of windfalls later in the plan period, the Council has taken into account what has been delivered in the past, using the Local Plan areas as sub-geographies, and made an judgement about the likely levels of delivery in each of these areas between Years 6 and 16. A discount has then been applied to ensure that the approach remains cautious and to ensure that the Council does not place undue reliance on windfall sites in delivering new housing.
- 6.6 Five Local Plan areas have been identified as being the most reliable areas for windfalls later in the plan period – Brighouse, Elland, Halifax, Ripponden and Todmorden. A discount rate of 20% has been applied to the historic delivery rates for these areas to calculate the windfall allowance for the district in Years 6-15. In determining the level of discount to apply, the Council wished to take a cautious approach whilst remaining realistic that windfalls sites will continue to come forward. There are no certainties, and to some extent the discount figure is a guesstimate. However, a range of factors has been considered as set out below.
- 6.7 Brighouse, Elland, Halifax, Ripponden and Todmorden have made an important contribution to the number of windfall residential units completed in the district. These areas are historic centres with numerous backland sites and small industrial premises no longer suitable for modern employment uses, which are likely to be suitable for conversion to residential. The other Local Plan areas contain historic towns and larger villages but these have not delivered the same levels of windfalls in the past, and as such cannot be relied upon to deliver a consistent level of housing over the Plan period.
- 6.8 It is to be expected that the larger settlements in the borough have and will continue to contribute a larger amount of windfall completions, however, Sowerby Bridge has the lowest number of windfall completions, with an average of 9 per year. This is likely to be because this Local Plan area is the smallest, covering an area of just 445.3ha (compared to for example, Halifax which is 4537ha).
- 6.9 Ripponden has made an important contribution to windfall completions; with an average of 15.7 dwellings per year, it is the third highest Local Plan area. This is likely to be a reflection of the desirability and popularity of the Ryburn Valley, with its range of services and amenities, character, and road links to the M62. In terms of the area's future contribution to delivering the housing requirement, currently the Local Plan's preferred sites for the Ripponden Local Plan area totals 70 dwellings. It is considered that it is likely that Ripponden will continue to contribute windfall sites given the popularity of the area, and the lack of suitable sites over 0.25ha to allocate.

- 6.10 Between 2007/08 and 2016/17, 40% of all windfall completions in the five sub areas have been conversions/change of use developments, which demonstrates the capacity of the urban environment to accommodate additional residential dwellings. Halifax in particular is likely to contribute windfalls from town centre apartment schemes and mixed use developments; which could also be the case in the other towns but as they are smaller; their contribution may not be as significant as Halifax. Mill conversions and barn conversions have and are likely to continue to make an important contribution to the total number of residential windfalls over the Plan period in other parts of the district.
- 6.11 In determining the windfall allowance, past and future trends have been identified and a cautious approach has been applied. Careful assessment is required so that the contribution of windfalls is not over estimated, resulting in over reliance on windfall sites coming forward and placing undue risk on the Local Plan being undeliverable; or under estimating their contribution and thereby allocating more sites than necessary for new housing development. This is particularly important in Calderdale where Green Belt release is required to accommodate projected household and population growth. Windfall sites are usually on brownfield land and in sustainable locations, close to existing community facilities and public transport.
- 6.12 As the data is for residential completions only, it does not include the number of units which currently have prior approval for change of use to residential. At December 2017, there have been a total of 27 residential units completed under the permitted development rights, 22 of which were on windfall sites. These have been included in the figures set out earlier in this paper.
- 6.13 The Council has also given prior approval for an additional 258 residential units, 214 of these are on windfall sites, since the Permitted Development Rights were amended in 2013. Of these, 214 are on windfall sites. This figure is not included in the windfall allowance as these are not completions. The majority of granted prior approvals have been for change of use from office to residential or from agricultural buildings to residential. It is conceivable that the number of residential units created through this process could continue to increase and contribute to the number of windfalls in Calderdale.
- 6.14 The windfall allowance calculated above accounts for 10% of the total Local Plan housing requirement. The Council believes this is a cautious approach, is realistic, and does not place the delivery of the Local Plan at risk.

Appendix 2 - ACCESSIBLE & ADAPTABLE DWELLINGS

JUSTIFICATION FOR POLICY HS4 INDEPENDENT LIVING

1. Introduction

- 1.1 National Planning Policy Framework requires local authorities to plan for a mix of housing based on current and future demographic trends, including older people and people with disabilities. These needs should be met from a range of sources including appropriately located market housing through to residential institutions. Planning Practice Guidance is clear that plans need ‘to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish’.
- 1.2 The Councils’ approach to the challenge of housing the elderly is to support the wish of older people to remain independent for longer within their existing community where possible. Supporting independent living can help to reduce costs to health and social services and providing more options for older people to move can free up houses that are under occupied.
- 1.3 However, there are challenges associated with this aspiration and the significant growth of the 65+ population in Calderdale over the period of the Local Plan, with regards to ensuring that the housing stock meets older persons needs. The number of residents in Calderdale with a serious or moderate physical disability is also likely to increase over the Plan period; the housing needs of these residents will also need to be met.
- 1.4 The number of older households in the UK is set to increase by 60% between 2014 and 2039. This is likely to coincide with an increase in demand for adaptable and accessible dwellings. The 2012 English Housing Survey⁹ states that 95% of 21.5m homes in England are not fully “visitable” by disabled people, including wheelchair users. In addition, in 44% of the current housing stock, work to make properties “visitable” would not be feasible or would be very expensive.
- 1.5 The Council has a statutory duty to provide disabled adaptations. In the three years preceding the Calderdale Housing Strategy 2012-2017, £1.5m was made available annually for the provision of major and minor adaptations, maintenance of lifting equipment and assistance to relocate to a more suitable home. However, there will

⁹ Habinteg – 7 points about the new Housing Standards 2015 (October 2015)
<http://www.habinteg.org.uk/download.cfm?doc=docm93jjm4n1359.pdf&ver=1528>

be some residents who will arrange and pay for adaptations without approaching the Council; these adaptations will not be included within the statistics discussed later in this document, and represent further need and demand for accessible and adaptable dwellings.

- 1.6 In addition to costs to the public purse, there are also implications for the NHS in terms of “bed blocking”, where patients cannot be discharged from hospital due to their home not being appropriate/adequate for their needs. In Calderdale in 2015/16, a delay in discharging patients because their home required adaptations resulted in patients staying in hospital for an additional 394 days.
- 1.7 The 2015 Strategic Housing Market Assessment (SHMA) highlights the importance of considering the older population in isolation, in order to understand how this group has changed over recent years and how future need pressures can impact on their requirements for new housing. The growth in the older population is likely to have significant implications not only for the type and size of property, but also around the needs of such households in terms of proximity to services and mobility.

Optional Building Regulations M4(2) and M4(3)

- 1.8 In March 2015, the Government announced a new approach to the setting of technical standards in England. These changes saw the replacement of the Lifetime Homes standard by optional building regulations that local authorities are able to adopt via the inclusion of a policy in their Local Plan. In order to include a policy, local planning authorities must undertake a local needs assessment and viability must be assured.
- 1.9 Calderdale MBC considers that it has the evidence to demonstrate that inclusion of a policy to require Building Regulation M4(2) ‘Accessible and Adaptable Dwellings’ the Local Plan. The text in the rest of this report provides the justification for Policy HS4 Independent Living. It covers the required criteria set out in PPG.
- 1.10 Accessible and Adaptable Dwellings are defined in ‘Approved Document M Access to and use of Buildings’¹⁰ as a dwelling that *‘makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users’*.
- 1.11 Wheelchair User Dwellings are as a new dwelling *‘makes reasonable provision either at completion or at a point following completion, for a wheelchair user to live in the*

¹⁰

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants’. It is considered at this stage that the Council does not have the evidence to support a policy for wheelchair user dwellings. The remainder of this report therefore comprises the evidence for accessible and adaptable dwellings.

1.12 The structure of the report is as follows, in line with the requirements of PPG:

- The likely future need for housing for older and disabled people (including wheelchair user dwellings)
- Site, location, type and quality of dwellings needed to meet specifically evidenced needs (for example, retirement homes, sheltered homes or care homes)
- The accessibility and adaptability of existing housing stock
- How needs vary across different tenures
- The overall impact on viability.

2. The likely future need for housing for older and disabled people (including wheelchair user dwellings)

2.1 The older population in Calderdale is projected to increase over the Plan period and will comprise a significant proportion of the total population by 2033. The 2018 SHMA updated modelling from the 2015 SHMA with regards to the projected change of the older population. The following table from the 2018 SHMA shows how the older age groups are projected to change between 2016 and 2035.

Table 1- Projected population change 2016-2035

	2016	2035	Change	% Change
65 – 74	21,741	28,047	6,306	29%
75 – 84	11,392	18,594	7,202	63%
85 and over	4,707	10,286	5,579	119%
65 and over	37,840	56,927	19,087	50%
75 and over	16,099	28,880	12,781	79%

2018 SHMA

- 2.2 The number of Calderdale residents aged 65 and over is projected to increase by 50% over the period 2016-2035, with around 19,100 older residents in this age group. Of this total, two thirds are projected to be aged 75 and over, with the number of such residents projected to grow by 70%. The number of residents aged 85 and over is expected to more than double.
- 2.3 The 2014 Sub National Household Projections (published in July 2016) project ahead to 2039, and show that the number of *older households* (65+) in Calderdale is set to increase from 25,000 to 41,000 between 2014 and 2039. This is an increase of 58% in the number of households where the “household representative”¹¹ is aged 65 and above. As a proportion of the total number of households in Calderdale, **in 2039 the 65+ households will represent 38% of the total**, compared to 28% in 2014.

Table 2 – Number of Households 2014 - 2039

	TOTAL HOUSEHOLDS			65+ HOUSEHOLDS		
	2014	2039	% CHANGE	2014	2039	% CHANGE
CALDERDALE	91,000	109,000	20%	26,000	41,000	58%
WEST YORKSHIRE	941,000	1,115,000	18%	248,000	376,000	52%
ENGLAND & WALES	22,746,000	28,004,000	23%	6,481,000	10,352,000	60%

Sub National Household Projections 2014 (published July 2016)

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

- 2.4 Although not on the scale of the projected increase in the older population, the tables below show that overall there will be an increase in the number of residents in Calderdale who will have either a moderate or serious physical disability. **In 2030, over 10% of the population of Calderdale aged 18-64 will have either a moderate or serious disability.** The 55-64 age group will see the largest increase.

¹¹ “household representative” defined as the individual taken to represent the household; usually taken as the eldest male (CLG)

Table 3 – Number of people predicted to have a moderate physical disability 2017 - 2035

People predicted to have a moderate physical disability	2017	2020	2025	2030	2035	% change 2017 - 2035	% of population in 2035
18-24	627	599	590	644	648	+3.3%	0.3%
25-34	1079	1092	1079	1021	1046	-3.0%	0.5%
35-44	1467	1467	1523	1562	1546	+5.4%	0.7%
45-54	3123	2978	2735	2677	2774	-11%	1.2%
55-64	3978	4291	4589	4455	4097	+3%	1.7%
TOTAL	10,274	10,427	10,518	10,359	10,111	-1.6%	4.4%
ENGLAND	2,626,930	2,680,427	2,731,079	2,728,651	2,713,989	+3.3%	4.3%

Based on Health Service for England, 2001 via PANSI, 2018 <http://www.pansi.org.uk/>

Table 4 – Number of people predicted to have a serious physical disability 2017 - 2035

People predicted to have a serious physical disability	2017	2020	2025	2030	2035	% change 2017 - 2035	% of population in 2035
18-24	122	117	115	126	126	+3.3%	0.1%
25-34	103	104	103	97	100	-2.9%	0.04%
35-44	445	445	462	474	469	+5.4%	0.2%
45-54	869	829	761	745	772	-11%	0.3%
55-64	1549	1670	1786	1734	1595	+3%	0.7%
TOTAL	3,089	3,166	3,228	3,177	3,062	-0.87%	1.6%
ENGLAND	772,278	795,256	819,366	816,668	803,498	+4.0%	1.3%

Based on Health Service for England, 2001 via PANSI, 2018 <http://www.pansi.org.uk/>

Table 5 – Number of people aged over 65 in Calderdale unable to manage at least one mobility activity on their own

	2017	2020	2025	2030	2035	% of population in 2035
People aged 65-69 unable to manage at least one activity on their own	1004	952	1064	1208	1233	0.54%
People aged 70-74 unable to manage at least one activity on their own	1348	1494	1358	1530	1738	0.76%
People aged 75-79 unable to manage at least one activity on their own	1149	1293	1698	1548	1755	0.78%
People aged 80-84 unable to manage at least one activity on their own	1201	1313	1537	2018	1884	0.83%
People aged 85 and over unable to manage at least one activity on their own	2175	2345	2720	3400	4485	1.97%
People aged 65 and over unable to manage at least one activity on their own	6877	7397	8377	9704	11,095	4.87%

Living in Britain Survey 2001 via POPPI, 2018

2.5 The most significant change witnessed by the Council has been the number of children requiring adaptations, and generally the cost of adaptations for children are increasingly larger often requiring the provision of a small extension to provide access to bathing, sleeping and the provision of care at home. Typically, the adaptations for an adult consist of the provision of a stair lift or level access shower, and cost in the range of £5000-£10,000 whereas adaptations for children are often above £20,000.

2.6 The table below shows the number of referrals for children aged under 19 and below. These numbers do not necessarily include the number of adaptations carried out as works do not proceed for a number of reasons. In addition, some customers have more than one referral in each year.

Table 6 - Referrals of Under 19s in Calderdale

	2014/15	2015/16	2016/17	2017/18
Number of Customers	75	61	68	79
Number of referrals (major and minor)	87	94	88	95

2.7 The statistics and information provided above show that there is a current and future need to meet housing needs of older and disabled residents of Calderdale. The older population particularly will make up a significant proportion of the population by the

end of the Plan period, and the Council considers it essential that their housing needs are met, particularly with regard to them remaining in their own homes. The number of disabled people will also increase, and it is equally important that homes are accessible and adaptable to minimised disruption, and maximise quality of life for them and their families.

3 Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes)

- 3.1 The 2018 SHMA specifically identifies the need for specialist housing in Calderdale to meet the needs of older people and suggests that there will be a need for 2,173 specialist housing units between 2016 and 2035; provided through sheltered housing, enhanced sheltered housing and extra care housing. This equates to demand for 114 additional specialist housing units between 2016 and 2035. This demand does not include the future need for communal establishments such as care and nursing homes, but the SHMA suggests that there will be a need for 803 bed spaces in communal establishments up to 2035. This is based on an assumed growth in the number of people living in communal establishments and is not linked to policy objectives of the Council, where the priority is to increase the provision of Extra Care accommodation.
- 3.2 Housing Services recognise that the changing aspirations of the baby boomer generation are resulting in a falling demand for residential care, whilst the demand for extra care housing continues to increase. At February 2018, there was a waiting list of 108 people/households (some likely to be couples) for Extra Care accommodation, whilst there are currently four extra care schemes in Calderdale providing 160 units. The sites in Halifax, Hebden Bridge and Elland are all operated by Together Housing Group, with the most recently developed scheme at Skircoat Green operated by Abbeyfield.
- 3.3 The Council's Housing Strategy 2012-2017 had suggested that there will be increasing demand for older people's housing and services in the Lower Valley, particularly Brighouse, and in the Upper Calder Valley, particularly Todmorden. An extra care scheme for 65 apartments, with a dementia focus in Brighouse, received planning permission February 2018, it currently on site and is expected to complete Winter 2019/2020. Funding of £500,000 has been earmarked to support a scheme in Illingworth. Officers are exploring options for the 7th extra care scheme.
- 3.4 As more Extra Care Schemes are in the pipeline, there have been losses in residential care schemes. In 2015/16, two care homes closed resulting in the loss of 57 beds; and

in 2016/17 two further care homes, with a loss of 58 beds. Additionally, so far in 2017/18, two care homes have closed with a loss of 76 beds. However, one care home opened in April 2017 providing 81 beds, and a new care home in Brighouse with 61 beds has recently opened.

- 3.5 As highlighted in the 2015 SHMA, older households are typically likely to occupy smaller properties – 60% of older households contain one or two bedrooms, compared to 45% of all households. The majority of older households own their own homes, although a relatively high proportion of older people socially rent compared to households. The SHMA does not indicate particular geographies for the greatest demand for older person's housing.
- 3.6 The 2011 Census includes indicators of health and disability in Calderdale. The Census found that 1.2% of residents in the district describe their health as very bad. Furthermore, a total of 16,730 residents (or 8.2%) feel that their day to day activities are limited a lot by their long-term health problem or disability, of which 897 lived in communal establishments at the time of the Census. The Census further shows that almost three-quarters of those residents in communal establishments who are significantly limited by their health or disability are aged 75 or over.
- 3.7 This suggests that the majority (approximately 95%) of those whose day to day activities are limited a lot by their long-term health or disability do not live in communal establishments, suggesting that many live at home or with relatives, friends or carers. This reinforces the need to ensure that there is a sufficient supply of adapted homes.
- 3.8 The Council's approach to the challenge of housing the elderly is to support the wish of older people to remain independent for longer within their existing community where possible. Supporting independent living within general market housing can help to reduce costs to health and social services and providing more options for older people to move can free up houses that are under occupied.

4. The accessibility and adaptability of existing housing stock

- 4.1 As mentioned above, the provision of disabled adaptations is a statutory requirement for Local Authorities. However, the Council does not currently monitor the age of properties which require adaptations, although works are carried out on a range of homes, from Victorian to new builds.

- 4.2 Although grant legislation requires a property to be of a suitable condition in order for a customer to apply for the Disabled Facilities Grant, there are very few properties that are unadaptable due to the condition of the property. As part of the process of applying for a Disabled Facilities Grant all customers are asked or considered for relocation. Relocation has become a favourable option due to the pressure on social housing providers to work to deal with under occupancy. Current demand for relocation is at the highest level recorded in recent years with in excess of sixty customers of the relocation list managed by the Accessible Homes Agency.
- 4.3 There are currently 90 people on the waiting list for major adaptations (specially adapted home), with approximately 280 people with works in progress or at sign up stage. The number of referrals for major works appears to have peaked, but this is likely to be attributed to a change in the way that people are referred for assistance. Many assessments for bathing are now carried out through the Bathing Project, this is where customers are assessed within 6 weeks of request and many receive alternatives such as equipment. This has also resulted in the number of people being referred for minor adaptations increasing.
- 4.4 The table below shows the number of adaptations carried out between 2014/15 and 2017/18. Note these are completed works, and do not include the number of customers who contact the Accessible Homes Agency but works did not proceed or were cancelled.

Table 7 - Level of Works Completed 2014/15 – 2017/18

	2014/15	2015/16	2016/17	2017/18
Major Works	265	215	294	269
Minor Works	2026	1957	2712	2898
Relocation	47	55	55	35
TOTAL	2338	2227	3061	3202

- 4.5 The table below shows that generally the scale of adaptations has remained constant with most adaptations costing less than £10,000. This reflects that most customers only have one or two adaptations provided such as a stair lift, a level access shower or hoist, or a combination of these. Recycling of items such as stair lifts, ceiling track hoists, wash/dry toilets and even floor lifts has continued to reduce costs of adaptations as numbers of recycled items increases. The increase in larger adaptations for children is beginning to show through the slight increase in adaptations above

£10,001. It is anticipated that this will continue to grow in future years unless more fully adapted or larger houses are constructed.

Table 8 - Cost of Adaptations Undertaken by CMBC 2014/15 – 2017/18

	% Adaptations			
	2014/15	2015/16	2016/17	2017/18
£5,000 and below	48	60	58	52
£5,001 - £10,000	46	37	35	40.5
£15,001 - £15,000	4	1.5	3.5	4
£15,001 - £20,000	2	1.5	1.5	2.5
£20,001 - £25,000	0	0	0.5	0.5
£25,001 - £30,000	0	0	0.5	0.5

Table 9 - Total cost of adaptations

Year	Cost
2013/14	£2,260,143
2014/15	£959,256
2015/16	£2,512,500
2016/17	£2,167,449

- 4.6 Table 9 above shows the total cost of adaptations. They are funded through the Better Care Fund, but there is an element of means testing for customers.
- 4.7 There has been a considerable waiting list at each year end, as works undertaken have historically been restricted by the amount of funding received, which has itself varied considerably from year to year. However, funding in the last two years has considerably increased and this has allowed the number of people on the waiting list to be considerably reduced. Demand continues to rise for minor adaptations, and referrals for Major Works (Disabled Facilities Grant works) have peaked. This has also been partly attributed to a more appropriate referrals system. Housing Services are working with colleagues in Occupational Therapy to ensure that referrals for Major Works are appropriate.
- 4.8 The Continuous Recording (CORE) system is a national information source that records information on the characteristics of both private registered providers and local authority new social housing tenants and the homes they rent. It includes information

on trends in social housing lettings over time, characteristics of tenants with new social housing lettings, and types of tenancy agreements.

4.9 For the period 2014/15, over 1400 new tenancies were signed in Calderdale for **general needs housing** provided by Private Registered Providers. Of these new tenancies:

- 172 tenants gave ill health and disability resulting in the property no longer being suitable as the reason for leaving their previous housing
- 267 of new tenants were previously renting accommodation privately, and 72 were owner occupiers.
- 782 were new tenants and 632 were existing tenants.
- 3 required fully wheelchair accessible housing or access to essential rooms
- 134 required level access housing
- 69 had other disability related requirements
- 43 required wheelchair standard housing.

4.10 For the same period, over 250 new tenancies were signed in the district for **supported housing** provided by Private Registered Providers. Of these tenancies:

- 35 tenants gave ill health and disability resulting in the property no longer being suitable the reason for leaving their previous housing
- 42 of new tenants were previous renting a general needs local authority property, 52 were already in supported housing, and 38 were owner occupiers.
- 124 were new tenants, and 127 were existing tenants
- 11 tenants required fully wheelchair accessible housing or access to essential rooms
- 32 tenants required level access housing
- 39 tenants had other disability related requirements
- 87 dwellings were fitted with aids or adaptations
- 46 dwellings were designed to wheelchair user standard
- 118 dwellings were not designed to any mobility standard.

4.11 The information above shows that residents are relocating due to unsuitability of their existing property in meeting their needs. If more homes are accessible and adaptable, more people will be able to stay in their own homes.

5. How needs vary across different housing tenures

- 5.1 Information on tenure on the general 65+ population can be extracted from the 2011 Census. The table shows that the older population have a higher propensity to own their own homes.

Table 10 - Tenure of older households

	65+ Rented from Council or other social rented	Total no. 65+ households	% total number of 65+ households
Rented from Council or other social rented	234	2360	9.9%
Owner Occupied	1971	2360	83.5%

Source: Census 2011

- 5.2 The tenure of properties having either Major or Minor adaptations shows a marked increase in the number of adaptations to owner occupied properties and other ownerships. This reflects the significant effort in the last two years by the Health Authority and Local Authority to help customers remain in their own homes in order to reduce the overall cost of care, the help of the Accessible Homes Agency and Handy Person Service playing an important part in delivering this change to care provision. With the added support of the increased number of customers relocating within social housing it can be seen more and more customers are remaining at home longer.

Table 11 - Tenure of Completed Adaptations

	2014/15	2015/16	2016/17	2017/18
Registered Social	312	270	348	303
Landlord	545	534	650	683
Owned	1140	1209	1688	1679
Private Rented	113	97	197	139
Other	228	117	178	398
Total	2338	2227	3061	3202

6. The overall impact on viability

- 6.1 A Viability Assessment was prepared in January 2018 for the Local Plan Initial Draft. This assessed all the site allocations for economic viability, taking into account the draft development management policies including that of HS4 Independent Living. It concluded that ‘the development of constrained/Greenfield sites is viable across all areas of the Borough after taking into consideration the implications of HS4. In addition, the average land values, for unconstrained/Greenfield sites, in all but Zone 9, are still considerably higher than the minimum benchmark land value for Greenfield/unconstrained sites (£187,500 per acre) after taking into account the implications of Policy TP32’. It also concluded that with regards to brownfield sites in Zones 2, 3, 5 and 7, ‘the average brownfield land values in Zones 2, 3, 5 and 7 after taking into account the impact of Policy HS4, are comparatively low...’. It also reaffirmed that most of the brownfield sites in Zone 9 are currently assessed as unviable before the application of Local Plan policies, and so Policy HS4 would compound viability challenges. However, the approach was taken to assume all brownfield sites require remediation and mitigation costs have been applied to the whole site.
- 6.2 The Viability Assessment concluded that almost 60% of the proposed housing allocations are viable and generate land values in excess of the minimum benchmark land values after the application of Policy HS4. For sites where viability is a challenge, the policy states that the Council will consider waiving the requirement if it would render it unviable.
- 6.3 The Viability Assessment also considered the impact of the policy with other policy requirements and the Community Infrastructure Levy, and suggested that it is still appropriate to require developments on sites in all zones to comply with Policy HS4.

7. Conclusion

- 7.1 The Council considers that this paper provides sufficient justification for inclusion of Policy HS4 in the Local Plan. Policy HS4 Independent Living requires proposals for new residential development to ensure that 100% of the units are adaptable and accessible homes. The population of the borough is ageing. By 2037, 23% of the population will comprise of residents aged over 65 years. Older households will account for 37% of all households in the district. By 2030, it is projected that over 10% of the (18-64) population will have either a moderate or serious disability. According to the 2011 Census, 8.2% of the population of Calderdale stated that their health limits a lot their day to day activities. An ageing population is likely to increase the proportion of the population with limiting health issues.

- 7.2 Given the topography and environmental constraints in Calderdale, it is acknowledged that achieving 100% adaptable and accessible homes on all sites is likely to be challenging to achieve. However, the Council is required to plan to meet housing needs of all groups, and therefore considers it essential that new housing is delivered which can meet current and future needs. It is therefore important to maximise the delivery of adaptable and accessible homes on the sites where it can be achieved.
- 7.3 The Local Plan is required to meet needs of all groups of the population. The SHMA indicates that there is a need for a further 21733 housing units for older people – sheltered accommodation, extra care housing etc. There is falling demand for residential care; older people wish to stay in their own homes for as long as possible, and also retain their independence for as long as possible. Building accessible and adaptable homes may reduce pressure on Extra Care schemes, as homes will adapt to changing needs.
- 7.4 The adaptations carried out by the Council are funded through the Better Care Fund, with some means testing (and contributions where appropriate). The increasing elderly and disabled population in the Borough is likely to place additional demand on the public purse to meet these funding pressures.
- 7.5 Building regulations do not have the flexibility that previous planning standards have, i.e. there will be no room for negotiation on a site by site basis. It is important to avoid blanket ratios across the district, which could result in some sites being unviable or undeliverable, or having the effect of reducing capacity, especially in Calderdale given the topography of a large number of the potential Local Plan housing allocations.

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with residential element

Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary	
LP0011	Tenterfields	Burnley Road	Mytholmroyd	New Housing Site	2.63	2.11	63	40				Yes	0	0	0	0	20	40	3	0	0	0	0	0	0	0	0	0	Site confirmed as available in early part of the Plan period. Single landowner.
LP0037	Long Heys Farm	Long Heys	Elland	New Housing Site	0.95	0.84	30	30				Yes	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	Site confirmed as available but no indication of timescale. Single landowner. No housebuilder on board.
LP0044	Cemetery Lane	Lower Bentley Royd	Sowerby Bridge	New Housing Site	2.95	2.95	112	40				Yes	0	0	0	0	20	40	40	12	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.
LP0046	Goosegate Farm	Heathy Lane	Halifax	New Housing Site	0.75	0.7	25	30				Yes	0	0	0	0	15	10	0	0	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	New Housing Site	0.43	0.29	13	30				Yes	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	Site is confirmed as available but no indication of timescales for delivery.
LP0065	Land north-west	Nab End Lane	Elland	New Housing Site	1.01	0.65	23	30	15/00001/O UT	Outline		Yes	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 has therefore positioned later in the Plan period.	
LP0075	Land at Laithe Croft Farm	Bowling Green Road	Elland	New Housing Site	0.32	0.32	11	30				Yes	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	Site is in single ownership, and landowner confirmed site is available in the early part of the Plan period. However, no housebuilder on board.
LP0103	Land at	Horley Green Road	Halifax	New Housing Site	1.25	1.25	56	40				Yes	0	0	20	36	0	0	0	0	0	0	0	0	0	0	0	0	Positioning based on info provided by THG/CMBC Housing Services.
LP0146	Land to the west of West View	Church Lane	Elland	New Housing Site	0.86	0.86	31	30				Yes	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	Halifax	New Housing Site	0.38	0.38	34	30	16/00160/O UT	Outline		Yes	0	15	19	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has outline planning permission 16/00160/OUT.
LP0174	End of	Wilton Street	Brighouse	New Housing Site	2.82	1.85	15	30				0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	The site is in single ownership with no agent or developer interest identified.
LP0221	Land at	Spring Head	Northowram and Shelf	New Housing Site	1.82	1.27	46	30				Yes	0	0	0	0	15	30	1	0	0	0	0	0	0	0	0	0	The site is in single ownership. No housebuilder interest has been identified.
LP0234	Swinton	Hays Lane	Halifax	New Housing Site	3.33	2.52	93	40	15/00590/O UT	Outline	17/01234/F UL pending consideration	Yes	0	40	40	13	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters application (17/01234/RES) pending consideration. The site has been cleared, with hoardings up. Considered likely to deliver in early part of Plan period.
LP0238	Land at rear of former St Bernadettes Church	Clough Lane	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	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	Halifax	New Housing Site	0.40	0.4	14	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Council owned land. Positioned later in plan period due to current low market demand.
LP0253	Junction of Grosvener Place	Burnley Road	Mytholmroyd	New Housing Site	0.28	0.28	11	30				Unknown	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	Availability of the site in unknown, therefore positioned later in Plan period.
LP0261	Land at	Turner Avenue South	Halifax	New Housing Site	2.69	2.69	91	40				Yes	0	0	0	0	0	40	40	11	0	0	0	0	0	0	0	0	The site has been identified for the Calderdale Local Delivery Company. Delivery timescales have been provided by Housing Services.

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with residential element

Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary
LP0264	Car Park Between	Well Lane / King Street	Halifax	Mixed Use Site	0.39	0.39	10	30				Unknown	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	The site is in single ownership, but currently no the availibility of the site is unknown. The viability was assessed on the basis of 12 dwellings (ie 30dph) on 100% of site, and considered viable. The Draft Eastern Corridor Place Making / Sites unlocking report considered alternative uses of residential or B1 to be unviable without additional funding.
LP0287	Land rear of 287	Willowfield Road	Sowerby Bridge	New Housing Site	0.84	0.73	8	30	16/00235/OUT	Outline		Yes	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline permission granted in 2016 (16/00235/OUT). No Reserved Matters application has been received.
LP0289	Land off	King Cross Street	Halifax	Mixed Use Site	0.42	0.42	10	30				Unknown	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	The Council's Corporate Projects section 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. The Viability Study considered the site viable but assessed this on the basis of the whole site being developed for housing.
LP0338	Land adjacent Whinney Hill Park	Whinney Hill	Brighouse	New Housing Site	0.60	0.6	22	30				Yes	0	0	0	15	7	0	0	0	0	0	0	0	0	0	0	Single ownership, no agent or developer interest indentified.
LP0353	Land to the rear 109	Fairfax Crescent	Halifax	New Housing Site	0.32	0.33	9	30				Yes	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	Site being brought forward by Registered Provider. Council owned land but no information on availability.
LP0397	Land adjacent to Daisy Bank		Halifax	New Housing Site	0.52	0.52	10	30				Yes	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	The site has been confirmed as available, although there are multiple landowners.
LP0400	Land off	Birdcage Lane	Halifax	New Housing Site - with Planning	0.31	0.31	6	30	17/01100/FUL	Full		Yes	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	Site has planning permission for 6 units (17/01100/FUL).
LP0407	Spring Hall Mills	Mile Cross Road	Halifax	New Housing Site	0.47	0.47	16	30	13/01515/OUT	Outline	17/01039/RES pending consideration	Unknown	0	0	0	0	0	0	0	0	0	0	15	1	0	0	0	No specific information has been received on the site's availability although the site has outline planning permission, with reserved matters pending approval (17/01039/RES). It is therefore considered available. However, it has been assessed as unviable so it has been positioned later in the Plan period.
LP0435	Land off	Haugh End Lane	Sowerby Bridge	New Housing Site	0.30	0.3	14	30				Unknown	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	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 Bridge	New Housing Site	0.63	0.37	13	30				Yes	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	Two landowners, both confirmed the land is available for development.
LP0452	Land at Ovenden Green		Halifax	New Housing Site	2.45	2.45	98	40				Yes	0	0	0	20	40	38	0	0	0	0	0	0	0	0	0	Single landowner. Confirmed site is available in the early part of the Plan period.
LP0454	Land off	Wheatley Road	Halifax	New Housing Site	1.06	0.66	20	30				Yes	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	The site has been identified in the Calderdale Together Investment Partnership. Delivery timescales have been provided by Housing Services.
LP0478	Hartwell Ford garage	Skircoat Road	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	Single landowners have confirmed the site is available. They are appointing a marketing agent.
LP0523	Land at	Furness Avenue	Halifax	New Housing Site	3.46	3.46	104	40				Yes	0	0	20	40	40	4	0	0	0	0	0	0	0	0	0	The site has been identified in the North Halifax Transformation Project. Delivery timescales have been provided by Housing Services.
LP0531	Land off Whitehill Road	Keighley Road	Halifax	New Housing Site	7.18	4.34	130	40				Yes	0	0	0	0	0	0	40	40	40	10	0	0	0	0	0	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	New Housing Site	0.55	0.55	19	30				Yes	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	Owned by CMBC. Currently a restrictive covenant but this is related to access to a property to the south east, and the access road is outside the site allocation.
LP0565	Land at	Bowling Alley/Scholey Avenue	Brighouse	New Housing Site	0.52	0.28	10	30				Yes	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	Two landowners, with no known agent or developer. The site also requires 3rd party land. It is therefore 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 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary
LP0568	Land south of Clough Lane	Rear of New Hey Road	Brighouse	New Housing Site	4.34	2.36	83	40				Yes	0	0	20	40	23	0	0	0	0	0	0	0	0	0	0	The site is in single ownership, with an agent on board. The site is currently designated Protected Land. It is understood that a planning application is imminent.
LP0571	Site to the rear of 9A	Birds Royd Lane	Brighouse	New Housing Site	0.48	0.38	100	40				Yes	0	20	40	40	0	0	0	0	0	0	0	0	0	0	0	A planning application has been submitted for the site (17/01556/FUL). Comments received during 2017 consultation confirmed the site is available.
LP0579	126- 128	Bradford Road	Brighouse	Mixed Use Site	0.42	0.42	60	40				Yes	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0	The site is in single ownership, with the landowner having confirmed it is available. However, no timescales for delivery have been suggested. In addition, the site has been assessed as currently unviable. It has therefore been positioned towards the end of the Plan period.
LP0589	Land Adjacent to & Rear of 8 Back Clough		Northowram and Shelf	New Housing Site	0.38	0.38	15	30				Yes	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	The site is owned by one family, and has been confirmed as available early in the Plan period.
LP0635	Land off	Fir Street	Todmorden	New Housing Site	0.93	0.83	37	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	30	7	0	The landowner has confirmed that the land will be available by the latter stages of the plan period. This intention has been reflected in the trajectory.
LP0640	Land off The Hollins,	Stansfield Hall Road	Todmorden	New Housing Site	1.33	1.17	53	40				Yes	0	0	0	0	20	33	0	0	0	0	0	0	0	0	0	The site has two landowners, both have confirmed the site is available in the early part of the Plan period. However, housebuilder interest has not been identified.
LP0651	Land off	Stoney Royd Lane	Todmorden	New Housing Site	1.98	1.73	62	40				Unknown	0	0	0	0	20	40	2	0	0	0	0	0	0	0	0	Multiple landowners, although confirmed that the site is available. No known housebuilder interest.
LP0658	Cinderhill Mills	Halifax Road	Todmorden	New Housing Site	0.47	0.47	24	30	12/01423/O UT	Outline		Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	Site has outline planning permission (12/01423/OUT). It has been positioned later in the Plan period as it has been assessed as currently unviable. However, it is understood that pre-app discussions are likelt to commence soon.
LP0659	Land rear of 302	Halifax Road	Todmorden	New Housing Site	0.58	0.48	17	30				Unknown	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	Availability of the site is unknown. It has therefore been positioned later in the Plan period.
LP0683	Land at	Bank Top/Common Lane	Halifax	New Housing Site	0.32	0.32	12	30				Yes	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	Single landowner has confirmed the site is available within the early part of the Plan period.
LP0749	Stoney Royd Mill Albion Mills	Bailey Hall Road	Halifax	Mixed Use Site	1.52	1.52	79	40				0	0	0	0	0	0	0	0	0	0	0	40	39	0	0	0	Availability of the site is unknown. It has therefore been positioned later in the Plan period.
LP0759	Land off	Belle Vue Rise	Northowram and Shelf	New Housing Site - with Planning Permission	0.54	0.44	16	30	17/01403/FUL	Full		Yes	0	10	0	0	6	0	0	0	0	0	0	0	0	0	0	The site has planning permission (17/01403/FUL).
LP0771	Firth's Carpets	432 Bradford Road	Brighouse	Mixed Use Site	0.61	0.61	30	30			18/00017/O UT pending consideration	Yes	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	Outline planning permisison (18/00017/OUT) pending consideration.
LP0782	Land off	Cock Hill Lane	Northowram and Shelf	New Housing Site	5.86	5.52	166	55				0	0	0	0	0	27	55	55	29	0	0	0	0	0	0	0	Council owned land. No known housebuilder interest.
LP0814	Land at Richmond Street	Stannary Place	Halifax	New Housing Site	0.99	0.99	45	40				Yes	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	Part of the Beech Hill Masterplan boundary. Positioning is based on information from Housing Services. Outline planning permission is pending consideration.
LP0815	Works Depot	Stannary Place	Halifax	New Housing Site	1.62	1.62	73	40				Yes	0	0	20	40	13	0	0	0	0	0	0	0	0	0	0	Part of the Beech Hill Masterplan boundary. Positioning is based on information from Housing Services. Outline planning permission is pending consideration.
LP0846	The Bramble Inn	Field Lane	Brighouse	New Housing Site	0.30	0.3	12	30				Unknown	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	The availability of the site is unknown. It is therefore positioned later in the Plan period.
LP0901	Land off	Woodlands Avenue	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	The site is part of the Calderdale Together Investment Partnership. Delivery timescales have been provided by Housing Services.

Appendix 3

Positioning of Local Plan New Housing Sites and Mixed Use Sites with residential element

Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary	
LP0914	Land Opposite 46-48	Hollins Road	Todmorden	New Housing Site	1.31	1.03	46	30				Unknown	0	0	0	15	30	1	0	0	0	0	0	0	0	0	0	0	The majority of the site has been confirmed as available.
LP0922	Former Hebden Bridge Fire Station	Valley Road	Hebden Bridge	Mixed Use Site	0.37	0.37	11	30				Unknown (Part)	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	The Council owns part of this site. The availability of the remainder of the site is unknown.
LP0938	Holme House	Holme House Lane	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	The site has been confirmed as being available during the early part of the Plan period, but has been pushed back in the trajectory as there is another site in Ripponden likely to come forward before this site.	
LP0945	Pond Quarry	Lightcliffe Road	Brighouse	New Housing Site	1.82	1.82	62	30				Yes	0	0	0	0	0	0	0	0	30	30	2	0	0	0	0	Single landowner confirmed the land is available. Restoration work has commenced on the site. Considered viability could impact on timescales of delivery.	
LP0950	Beacon Lodge Quarry	Long Lane	Halifax	New Housing Site	2.17	1.8	54	40				Yes	0	0	0	0	0	0	0	0	34	20	0	0	0	0	0	Site in single ownership, and owner confirmed site is available in early part of the Plan period, however, it is close to another site allocation.	
LP0964	Land off	Rochdale Road	Elland	New Housing Site	0.63	0.49	14	30	16/00955/O UT	Outline		Yes	0	0	0	0	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 periodn, the current outline planning permission was a renewal of previous outline permission.	
LP0968	Land at West End Golf Club	Paddock Lane	Halifax	New Housing Site	2.71	2.71	81	40				Yes	0	0	0	20	40	21	0	0	0	0	0	0	0	0	0	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.	
LP0978	Land off	Lower Edge Road/Shaw Lane	Elland	New Housing Site	8.28	8.28	248	55				Yes	0	0	0	0	0	55	55	55	55	28	0	0	0	0	0	The land is in single ownership, although there is no housebuilder on board, the owners consider that it could come forward in the early part of the Plan period.	
LP0990	Land off	Denfield Lane	Halifax	New Housing Site	1.07	0.85	31	30				Yes	0	0	0	0	15	16	0	0	0	0	0	0	0	0	0	The site is owned by the Council, which will require disposal. There is no known housebuilder interest.	
LP1000	Land off	Woodhouse Lane	Brighouse	New Housing Site	0.54	0.53	24	30				Unknown	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	This is a Council owned site with a covenant to be used as open space. It has been identified for the Calderdale Local Delivery Company, and delivery timescales have been provided by Housing Services.	
LP1004	Land off	Burnley Road	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	The site has two landowners, both have confirmed the site is available in the middle part of the Plan period.	
LP1009	Site of demolished School	Clough Lane / Brow Bottom Lane	Halifax	New Housing Site	1.52	1.52	55	40				Yes	0	0	0	0	40	15	0	0	0	0	0	0	0	0	0	The site has been identified for the North Halifax Transformation Projecy. Delivery timescales have been provided by Housing Services.	
LP1019	Land adjacent to White House Farm	Riley Lane	Halifax	New Housing Site	1.32	1.13	41	30				Yes	0	0	0	15	26	0	0	0	0	0	0	0	0	0	0	Multiple landowners but within same family. All have confirmed the site is available in the early part of the Plan period.	
LP1023	Land off	Halifax Road	Ripponden	New Housing Site	1.41	1.06	17	30			16/00334/O UT pending consideration	Yes	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	The site is within single ownership, although a number of other parties own access into the site. The landowners of the site have confirmed it is available. In addition, an outline planning application for residential development is pending consideration (16/00334/OUT).	
LP1027	Land North of	Stonelea	Ripponden	New Housing Site	0.54	0.33	12	30				Yes	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	No availability questionnaire or comments supporting the allocation have been received, but recent planning applications would suggest site is available for residential development.	
LP1030	Land adjoining South Parade	Adj Maple Fold	Elland	New Housing Site	0.54	0.38	14	30				Yes	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	Single landowner, but no housebuilder interest has been identified. However, the owner has suggested the site could come forward in the early part of the Plan period.	
LP1032	Southages Quarry	Ogden Lane & Toothill Bank	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, and the owners have confirmed that the site is likely to come forward in the middle of the Plan period given remediation works required due to contamination.	

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Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary	
LP1033	Land off	Toothill Bank	Brighouse	New Housing Site	3.22	2.12	64	40				Yes	0	0	0	20	40	4	0	0	0	0	0	0	0	0	0	0	The vast majority of the site is owned by a single landowner, who has an agent on board. The availability of the small remainder of the site is unknown. Housebuilder interest is unknown.
LP1041	Land at	West Street & Halifax Road	Northowram and Shelf	New Housing Site	1.56	0.57	21	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	15	6	The site is in single ownership and has been confirmed as being available. However, it has been positioned later in the Plan period as there are a number of other sites in Shelf likely to come forward earlier in the Plan.	
LP1053	Squire Hill Quarry		Brighouse	New Housing Site	3.73	2.26	68	40				Part Unknown	0	0	0	0	0	0	0	0	0	0	0	40	28	0	0	The owner of the land has confirmed its availability for housing, however, the site requires restoration work due to previous quarrying.	
LP1054	Land off	Brookfoot Lane	Brighouse	New Housing Site	1.23	0.9	32	30				Yes	0	0	0	0	0	0	0	0	0	30	2	0	0	0	0	0	It it likely that this and adjacent LP1053 will come forward together.
LP1060	Land at	Shirley Grove	Brighouse	New Housing Site	0.64	0.64	23	30				Yes	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has been identified in the Calderdale Together Investment Partnership, and delivery timescales have been provided by Together Housing Group.
LP1077	Southedge Quarry	Brighouse Road	Brighouse	New Housing Site	13.02	6.67	213	55				Yes	0	0	0	0	0	55	55	55	48	0	0	0	0	0	0	0	The land is largely under option to Strata Homes and joint promotion of this site with Clugston.
LP1078	Land between	Dewsbury Road and New Hey Road	Brighouse	New Housing Site	10.62	5.15	149	55				Yes	0	0	0	27	55	55	12	0	0	0	0	0	0	0	0	0	The site is available, with the single landowners having an agent on board. It is likely that as the land is Protected Land, a planning application is due soon.
LP1088	West Vale Works	Stainland Road, West Vale	Elland	Mixed Use Site	0.80	0.47	14	30				Yes	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	Single landowner, confirmed the site is available in the early part of the Plan period.
LP1093	Former Hill Crest Quarry	Halifax Road	Brighouse	New Housing Site	1.23	0.97	35	40				Yes	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. However, as it is adjacent to a site under the control of a housebuilder, it has been moved back in the trajectory.
LP1095		Halifax Road	Brighouse	New Housing Site	4.83	4.04	149	40				Yes	0	0	40	40	40	29	0	0	0	0	0	0	0	0	0	0	Barratt Homes have control of this site.
LP1116		Brighouse Road	Brighouse	New Housing Site	1.83	1.05	50	40	16/01381/O UT	Outline		0	0	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is owned by a single landowner, and has outline planning permission for residential development. No Reserved Matters application has been submitted.
LP1123		Kinnaird Close	Elland	Mixed Use Site	1.73	1.73	38	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	30	8	0	The site is in single ownership, and has been confirmed as available. However, there is no housebuilder on board and there are existing tenants within the existing mill. A standard indicative assessment of 50/50 division of site area to provide residential and employment uses has been applied. A residential capacity of 38 dwellings is based on a density of 45 dph and the remaining 50% of the site could provide 6,920 m2 (40% plot ratio, 2 storeys) of B1 floorspace.
LP1137	Horley Green Works	Horley Green Road	Halifax	New Housing Site	0.84	0.84	27	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	Two landowners have confirmed the site is available. However, it is not known whether a housebuilder is on board. In addition, the Viability Assessment concluded that the site is currently unviable. It has therefore been positioned later in the Plan period.
LP1170		Mulcture Hall Road	Halifax	Mixed Use Site	3.24	1.54	42	40				Unknown (Part)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	2	0	Multiple landowners, inclung the council. However, the majority have not responded to availability questionnaire. The Council's Corporate Projects section 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. The site has therefore been positioned later in the Plan period.

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Positioning of Local Plan New Housing Sites and Mixed Use Sites with residential element

Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary
LP1180	Old Lane Dyeworks	Old Lane	Halifax	New Housing Site	2.61	1.51	63	40				Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Halifax	New Housing Site	1.18	1.1	35	30			17/00045/0 UT pending consideration	Unknown	0	0	15	20	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.
LP1196	Land off	Park Lane	Halifax	New Housing Site	0.79	0.57	21	30				Yes	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	One main landowner, although small areas owned by CMBC. It has been positioned slightly later in the trajectory given proximity to other sites.
LP1197		Park Lane	Halifax	New Housing Site	1.09	1.09	39	30				Unknown	0	0	0	0	0	0	0	0	0	0	0	0	30	9	0	The majority of site in single ownership, however, the availability 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	Halifax	New Housing Site	0.27	0.27	11	30				Yes	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	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.
LP1216	Land off	Mill Lane and Old Lane	Halifax	New Housing Site	9.60	6.57	197	55				Unknown	0	0	0	0	0	0	0	0	55	55	55	32	0	0	0	The site in multiple ownership, 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	New Housing Site	1.84	1.18	30	30				Yes	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	The site is in single ownership. A planning application is currently pending consideration for residential development (17/00977/FUL).
LP1229		Near Royd	Halifax	New Housing Site	16.68	15.79	474	55				Yes	0	0	0	0	27	55	55	55	55	55	55	55	55	7	0	The site is in multiple ownership and there is currently no agent acting for the whole site. There is also no housebuilder interest.
LP1283	Glenholme	Green Lane	Elland	New Housing Site	0.51	0.3	11	30				Yes - Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Currently owned by the Council and in use as a centre for audio and visually impaired people. It is likely that the site will be available during the Plan period, once the existing service can be relocated to a more fit for purpose facility.
LP1287	Northgate House / Central Library	Northgate	Halifax	Mixed Use Site	0.92	0.92	40	30				0	0	0	0	0	0	0	0	0	0	0	30	10	0	0	0	This is a Council owned site, and a decision regarding future uses is expected in Summer 2018. There is currently no information on mix residential/office/college, timescales or funding. It has therefore been placed towards the end of the Plan period.
LP1292	Cow Green Car Park		Halifax	Mixed Use Site	0.34	0.34	141	40				Yes	0	0	20	40	40	40	1	0	0	0	0	0	0	0	0	The site is owned by the Council and has been identified for the Housing Delivery Company. The positioning of the site in the trajectory is based on delivery timescales from Housing Services. The Viability Study assessed the site for housing development only and considered it viable.
LP1322	George Street		Brighouse	New Housing Site - with Planning Permission	0.48	0.35	65	40	17/01343/FUL	Full		Yes	0	25	40	0	0	0	0	0	0	0	0	0	0	0	0	The site has been granted planning permission for an Extra Care facility (17/01343/FUL).
LP1356	Hollins Park	Cemetery Lane	Sowerby Bridge	New Housing Site	1.20	0.45	10	30				Yes	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	The site is owned by the Council and has been identified in the Calderdale Together Investment Partnership. The delivery timescale is based on information from Housing Services.
LP1368	Furness Drive/Turner Avenue South		Halifax	New Housing Site	0.26	0.26	9	30				Yes	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	The site is owned by the Council and has The site has been identified for the Calderdale Local Delivery Company. The timescales for delivery have been provided by Housing Services.
LP1379	Heathmoor Park Road/Field Head Lane		Halifax	New Housing Site	1.13	1.13	41	30				Yes	0	0	30	11	0	0	0	0	0	0	0	0	0	0	0	The site is owned by the Council and has been identified in the Calderdale Together Investment Partnership. The delivery timescales have been provided by Housing Services.

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Local Plan Site Ref	Site Address 1	Site Address 2	Local Plan Area	Draft Plan Proposed Use	Site Area (ha)	Indicative Developable Area (ha)	Capacity	Build out rates	Planning Application Ref (at 31.03.18)	Type of Planning Permission	Comments (at 31.03.18)	Available	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Commentary	
LP1391	Upper Bentley Royd		Sowerby Bridge	New Housing Site	0.40	0.4	20	30				Yes	0	0	0	15	5	0	0	0	0	0	0	0	0	0	0	0	The site is owned the Council, and has been identified as a potential site for the Council's Calderdale Together Investment Partnership.
LP1398	Land on the West Side of Brockwell Lane		Sowerby Bridge	New Housing Site	4.11	2.9	87	40				Yes	0	0	0	0	0	40	40	7	0	0	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available for development, although no timescales for delivery have been suggested. There is also no known housebuilder interest.
LP1407	Land Off	Scar Bottom Lane	Elland	New Housing Site	0.44	0.44	16	30				Yes	0	0	0	15	1	0	0	0	0	0	0	0	0	0	0	0	The site is in single ownership. Comments received during 2017 Consultation suggest there is a high prospect of the site being developed in the early part of the Plan period. However, there is no known housebuilder interest.
LP1412	Land North of	Lower Brockwell Lane	Sowerby Bridge	New Housing Site	0.61	0.28	8	30				Yes	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available. It is likely to come forward with adjacent site LP1398.
LP1415		Wakefield Road	Sowerby Bridge	New Housing Site	0.24	0.24	12	30				Yes	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	The majority of the site has been confirmed as available in the early part of the Plan period, the availability of the remainder of the site is unknown. There is no known housebuilder interest.
LP1425	Land South of	Phoebe Lane	Halifax	New Housing Site	3.30	2.28	105	40				Yes	0	0	40	40	25	0	0	0	0	0	0	0	0	0	0	0	Outline planning permission for residential development is pending consideration. Contaminated land could impact on the timescales for development commencing.
LP1429	Former St Catherines High School	Holdsworth Road	Halifax	New Housing Site	2.76	2.76	83	40				Yes	0	0	0	0	0	40	40	3	0	0	0	0	0	0	0	0	The site is in single ownership and has been confirmed as available. However, no timescales have been suggested. It is also not known if there is housebuilder interest. LP1019 is also in close proximity.
LP1431	Former Mayfield Garage	Queens Road	Halifax	Mixed Use Site	0.87	0.87	17	30				Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	The site is in single ownership but has not been confirmed as available for development. The Viability Study assessed the site as unviable. It has therefore been place towards the end of the Plan period.	
LP1451	Land between	Bradley Wood and Woodhouse Lane	Brighouse	Garden Suburbs	63.20	48.33	1257	140				Yes	0	0	0	0	0	0	140	140	140	140	140	140	140	140	140	137	The site has been confirmed as available, with an agent and housebuilder interest.
LP1463	Land between	Highmoor Lane and Bradford Road	Brighouse	Garden Suburbs	140.66	105.15	1998	222				Yes	0	0	0	0	0	0	222	222	222	222	222	222	222	222	222	222	The site has been confirmed as available, with an agent and housebuilder interest.
LP1469	Land at Stoney Hill	Lillands Lane	Brighouse	New Housing Site	0.44	0.44	20	30				Yes	0	0	0	15	5	0	0	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.
LP1481	Former St Catherines High School Grounds	Holdsworth Road	Halifax	New Housing Site	1.05	0.9	32	30				Yes	0	0	0	0	0	0	0	0	0	0	30	2	0	0	0	0	The site is in single ownership but has not been confirmed as available. It has therefore been positioned later in the Plan period.
LP1486	Land off	Hambleton Drive	Halifax	New Housing Site	0.76	0.76	27	30				Yes	0	0	0	0	0	0	0	0	0	27	0	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.
LP1487	Land off	Balkram Road	Halifax	New Housing Site	0.34	0.34	14	30				Yes	0	0	0	0	0	0	0	0	0	0	14	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	Halifax	New Housing Site	0.27	0.27	11	30				Yes	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	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	Halifax	New Housing Site	0.34	0.34	14	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	The site is in single ownership and has been confirmed as available during the middle part of the Plan period.
LP1501	Land east of	Manor Drive	Hebden Bridge	New Housing Site	0.65	0.65	29	30				Yes	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	The site is in multiple ownership. There is no known housebuilder interest and there are other small sites in Hebden Bridge. It has therefore been positioned in the middle part of the Plan period.
LP1503	Land at	Stoney Lane	Hebden Bridge	New Housing Site	0.43	0.29	27	27				Yes	0	0	0	15	12	0	0	0	0	0	0	0	0	0	0	0	The site is owned by the Council, and is available for residential development.

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LP1534	Birks Mill	Birks Lane	Todmorden	New Housing Site	0.71	0.4	18	30				Yes	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	The site is in single ownership who has confirmed that the land will be available during the plan period. There is no known housebuilder interest. Given there are other small sites in Walsden, this site has been positioned to the middle of the Plan period.
LP1543	Land North and North West of	Wade House Road	Northowram and Shelf	New Housing Site	11.17	11.02	331	55				Yes	0	0	0	0	0	0	0	55	55	55	55	55	55	1	0	The site is in multiple ownership, and there is no known housebuilder interest. Third party land control and delivery of LP0782 may impact on delivery timescales.
LP1547	Land at	Abbey Park	Halifax	New Housing Site	2.49	2.49	75	40				Yes	0	0	20	40	15	0	0	0	0	0	0	0	0	0	0	The site has been identified in the Calderdale Together Investment Partnership. Delivery timescales have been provided by Together Housing Group.
LP1603	Land rear of 115	Claremount Road	Halifax	New Housing Site	0.44	0.44	16	30				Yes	0	0	0	15	1	0	0	0	0	0	0	0	0	0	0	The site is in single ownership, and has been confirmed as available in the early part of the Plan period. There is no known housebuilder interest interest.
LP1609	Land at	Titan Works, Claremount Road	Halifax	New Housing Site	0.99	0.99	49	40	16/00056/O UT	Outline		Yes	0	40	9	0	0	0	0	0	0	0	0	0	0	0	0	The site is in single ownership, and has been confirmed as available in the early part of the Plan period. There is no known housebuilder interest interest.
LP1632	Land at	Horton Street/New Road	Halifax	Mixed Use Site	1.56	1.56	47	40				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	30	17	The availability of the site has not been confirmed. However, a planning application for the redevelopment of the site is pending consideration. This would suggest the site is available.
LP1637	Land in front of	Bardnor House	Todmorden	New Housing Site	0.67	0.55	25	30				Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10	The availability of the site is unknown.
LP1648	Land north of	Crosslee, Brighouse Road	Brighouse	New Housing Site	0.85	0.85	31	30				0	0	0	0	0	0	0	0	0	0	0	30	1	0	0	0	The availability of the site was confirmed during the 2017 Consultation. An agent is also on board.
LP1654	Politt Fields	8 Ripon House	Sowerby Bridge	New Housing Site	1.51	1.51	44	30				Yes	0	0	30	14	0	0	0	0	0	0	0	0	0	0	0	An outline planning application for residential development is pending consideration (17/01345/OUT). The delivery timescales have been provided by the landowner.
LP1655	Rawson Wood	Wood Croft	Sowerby Bridge	New Housing Site	1.45	0.72	22	30				Yes	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	The availability of the site was confirmed during the 2017 consultation. The delivery timescales have been provided by the landowner.
LP1657	Land at	Whitwell Green Lane	Elland	New Housing Site	0.76	0.76	34	30				Yes	0	15	19	0	0	0	0	0	0	0	0	0	0	0	0	The site is owned by the Council, and has been identified in the Calderdale Together Investment Partnership. The delivery timescales have been provided by Housing Services.
TOTAL NO. DWELLINGS							9460						0	231	585	745	750	817	859	770	799	738	767	608	667	671	453	

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00043	Land off, Timmey Lane, Friendly, Sowerby Bridge.	4	1	98/01290	17/11/98	17/11/03	15/05/08	09/09/10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03160	467 to 475 Elland Road, Elland.	10	10	15/01439 10/01534	23/06/16	23/06/19	01/10/15		10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00098	Illingworth Hall Farm, 11 & 12 Back Lane, Illingworth, Halifax.	3	3	14/00222	16/05/14	16/05/17	24/05/17			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
00103	Land off, School Close, Illingworth, Halifax.	1	1	17/00536	13/09/17	13/09/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
02638	8 to 12 Cross Hills, Halifax.	27	27	12/01365	28/01/14	28/01/17	04/01/17		27															
00173	St Marys Church, Raw Lane, Illingworth, Halifax.	5	5	16/00676	14/03/17	14/03/20				0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
00174	Land North Of Garages, Rooley Heights, Sowerby, Sowerby Bridge.	28	28	16/01652	24/03/17	24/03/20				0	0	28	0	0	0	0	0	0	0	0	0	0	0	0
00175	Garden of, 85 Whitwell Green Lane, Elland.	1	1	16/01611	01/03/17	01/03/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00176	Buildings South Of Greenhead Cottage, Giles Hill Lane, Shelf, Halifax.	3	3	16/01502	03/03/17	03/03/20				0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
00177	Outbuilding at Beech Grove, Broad Carr Lane, Holywell Green, Halifax.	1	1	16/00275	09/03/17	09/03/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
00178	Portsmouth Mill, Burnley Road, Todmorden.	10	10	13/01274	22/11/15	22/11/18				0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
00179	Rear of Portsmouth Mill, Burnley Road, Todmorden.	12	12	13/01274	22/11/15	22/11/18				0	0	12	0	0	0	0	0	0	0	0	0	0	0	0
00181	Ringby Farm, 7 Ringby, Boothtown, Halifax.	3	1	04/01676	19/04/05	19/04/10	05/10/10	01/05/16		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00190	St Aidans Works, Bacup Road, Todmorden.	10	9	05/00273	04/05/05	04/05/10	09/07/09	03/11/10		0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
00252	Land rear of, 126 Halifax Road, Brighouse.	1	1	09/00361	27/05/09	27/05/12	30/06/12			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00345	Adjacent, 100 Willowfield Road, Halifax.	1	1	16/00517	23/05/17	23/05/20	07/03/17			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
00350	Bright Street, Sowerby Bridge.	3	3	15/01234	24/11/15	24/11/18				0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
00359	Land off, Upper Washer Lane, Halifax.	7	5	16/01510	10/08/17	10/08/20	03/03/86	03/03/88		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
00360	Land off, Walker Lane, Sowerby Bridge.	15	15	16/00516	13/04/17	13/04/20				0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
00364	Grounds of Dunkerton, Willowfield, Halifax.	4	1	03/00832	29/07/03	29/07/08	30/04/08	22/11/94		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
00369	Rear gardens of, 293 to 295 Willowfield Road, Halifax.	4	4	16/00331	17/05/16	17/05/19	05/04/17			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
02123	Alma Mill, Alma Street, Walsden, Todmorden.	14	14	15/01670	29/04/16	29/04/19	12/04/17		14															
03958	Alma Mill, Alma Street, Walsden, Todmorden.	3	3	09/00787	18/08/09	18/08/12	12/07/12			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
00396	Land adjacent, 100 Wakefield Road, Sowerby Bridge.	1	1	13/00377	21/06/13	21/06/16	08/05/14			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00403	Dyer Lane, Wheatley, Halifax.	5	5	15/00815	17/11/15	17/11/18	20/09/17			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00409	Land at, Ramsden Street, Wheatley, Halifax.	2	2	13/01535	14/02/14	14/02/17	08/11/16			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
00440	Land adjacent, St Georges Terrace, Lee Mount, Halifax.	6	6	17/00426	05/07/17	05/07/20				0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
00469	Fieldhouse, Haugh Shaw Road, Halifax.	6	6	11/01106	19/12/11	19/11/14	05/02/14			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
00479	Land to the east of, Holts Terrace, Siddal, Halifax.	7	7	17/00074	25/05/17	25/05/20	04/09/17			7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00496	Churn Lane, Halifax.	2	1	96/02156	10/12/96	10/12/01	11/09/09	20/09/12		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00507	Land adjacent, 37 Warley Road, Halifax.	1	1	04/02283	20/10/17	20/10/20	15/07/08			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00508	Adjacent Staveley, Harewood Place, Halifax.	1	1	16/01047	07/10/16	07/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

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00569	15 Clay House Lane, Greetland, Halifax.	4	1	14/00731	14/08/14	14/08/17	01/04/15	03/08/17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
00583	Land east of Hullen Edge Hall, Hullen Edge Lane, Elland.	1	1	08/00993	21/07/09	21/07/12	17/02/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
00605	Adjacent, 29 Hud Hill, Shelf, Halifax.	1	1	05/01626	12/12/05	12/12/10	08/12/10			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
00614	Land off, Shelf Hall Lane, Shelf, Halifax.	129	1	93/02544	24/12/93	24/12/98	07/09/94	27/02/95		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00673	Cherry Tree Farm, School Lane Illingworth, Halifax.	1	1	17/00051	09/03/17	09/03/20	28/06/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00674	First floor, 22 Bethel Street, Brighouse.	6	6	16/01109	27/01/17	27/01/20				0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
00675	4B Tower Hill, Sowerby Bridge.	2	2	16/01020	17/01/17	17/01/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
00676	9 Portland Place, Halifax.	6	6	16/01474	25/01/17	25/01/20				0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
00677	Rear of, 113 Parkinson Lane, Halifax.	1	1	16/01284	16/01/17	16/01/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00678	Wheatsheaf Hotel, 42 Mount Pellon, Pellon, Halifax.	4	4	16/01346	20/01/17	20/01/20	14/02/17			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00679	Garage at Winterrow, 94 Rochdale Road, Ripponden, Sowerby Bridge.	1	1	16/01400	17/01/17	17/01/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00680	Barn at Stocks Farm, 55 Towngate, Midgley, Halifax.	1	1	16/00741	19/01/17	19/01/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00681	Garage at, 48 Halifax Road, Ripponden, Sowerby Bridge.	1	1	16/01455	04/01/17	04/01/20	26/04/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00683	Site of Heathy House Residential Home, Heathy Lane, Holmfield, Halifax.	17	17	16/01347	13/01/17	03/01/20	07/07/17			17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00684	26 Phoebe Lane, Halifax.	1	1	16/01422	02/03/17	02/03/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00685	Land adjacent, 118 Oldham Road, Ripponden, Sowerby Bridge.	1	1	16/00166	31/01/17	31/01/20				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00686	Barn at Knowl End Farm, Staups Lane, Todmorden.	1	1	16/01171	14/02/17	14/02/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00687	Garage at Park View, 36 Stainland Road, Barkisland, Sowerby Bridge.	1	1	16/01401	17/02/17	17/02/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00688	12 to 14 Glen View, Savile Park, Halifax.	1	1	16/01632	22/02/17	22/02/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00690	Clough House, Elland Road, Ripponden, Sowerby Bridge.	1	1	16/01550	26/02/17	26/02/20	11/09/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00172	Cherry Tree farm, School Lane, Illingworth, Halifax.	4	4	17/00925 17/00008	26/09/17	26/09/20	01/06/17			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
00692	137 to 139 Bolton Brow, Sowerby Bridge.	1	1	16/01627	27/02/17	27/02/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00693	Outbuilding at Shaking House Farm Cottage, 12 White Gate, Mixenden, Halifax.	1	1	16/01446	13/01/17	13/01/20	16/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00694	Old Laithe Barn, Gate Head Lane, Greetland, Elland.	1	1	16/01009	27/01/17	27/01/20				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00695	4 Peel Cottage Road, Walsden, Todmorden.	1	1	16/00140	21/02/17	21/02/20	21/02/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00734	Westfield, Sowerby New Road, Sowerby Bridge.	6	6	12/01052	05/11/12	05/11/15	21/10/14			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00850	First floor, 10 Lord Street, Halifax.	1	1	16/00601	29/07/16	29/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
00909	Broomfield Avenue, Halifax.	4	4	07/01435	28/09/07	28/09/10	17/09/10			0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
00941	Land adjacent, 4 Wakefield Gate, Halifax.	4	3	14/00062	25/03/14	25/03/17	15/06/16	03/07/15		0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
05034	Cherry Tree Farm, School Lane, Illingworth, Halifax.	3	2	15/00169	12/11/15	12/11/18	15/06/16	16/02/17		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
01046	Land adjacent, 23 Fairclough Grove, Ovenden, Halifax.	1	1	16/00316	08/07/16	08/07/19	14/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01052	Garden of, 11 Jubilee Street North, Ovenden, Halifax.	2	2	09/01391	17/11/17	17/11/20	18/01/10			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0

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01053	Coach House & Stable to Stafford Hall, Huddersfield Road, Halifax.	2	2	14/01367	29/01/15	29/01/18				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
01091	Land rear of High Barn House, New Street, Clifton, Brighouse.	2	2	16/00074	22/03/16	02/03/19				0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
01098	Land adjacent, 1 Hope Street, Sowerby Bridge.	1	1	16/01290	10/01/17	10/01/20				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01101	Riverside Works, Stirk Bridge, Sowerby Bridge.	3	3	06/02309	02/02/07	02/02/10	16/06/08			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
01104	Land adjacent Methodist Church, Chapel Lane, Sowerby Bridge.	15	15	06/02421	02/02/07	02/02/10	01/05/10			0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
01201	Marsden Gate Farm, Marsden Gate, Sowood, Halifax.	2	1	94/02651	31/01/95	31/01/00	03/12/98	26/04/05		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
01324	Garage site and site of , 130 Rastrick Common, Brighouse.	9	9	12/00583 17/00083 12/00583																				
					29/08/17	29/08/20	15/09/17			9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04978	Cockhill Gate Farm, Cow Hill Gate Lane, Bradshaw, Halifax.	1	1	15/00181	19/12/17	19/12/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04979	Cockhill Gate Farm, Cow Hill Gate Lane, Bradshaw, Halifax.	2	2	15/00181	29/01/16	29/01/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
01360	Adjacent, 6 Austin Avenue, Brighouse.	3	3	14/01097	20/11/14	20/11/17	29/09/16			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
01463	Rear of Elm Grange, Leeds Road, Hipperholme, Halifax.	2	2	17/00631	31/07/17	31/07/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
01468	Adjacent, 69 Wakefield Road, Hipperholme, Halifax.	2	2	96/02062	27/11/96	27/11/01				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
01493	New Hey Road, Rastrick, Brighouse.	1	1	15/01364	05/01/16	05/01/19				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
01562	Land off Eldon Street, Range Lane, Halifax.	4	4	16/00602	10/08/16	10/08/19				4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01589	Former Fenton Works, Thornton Terrace, Halifax.	5	1	01/00775	17/07/01	17/07/06	12/11/01	12/11/02		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
02165	Coley Nurseries, Denholme Gate Road, Hipperholme, Halifax.	12	12	16/00822	28/10/16	28/10/19	20/12/16		12															
01648	The Old Coach House, Oak Street, Elland.	6	6	14/00382	05/06/14	05/06/17	01/12/14			0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
01668	Garden of The Cottage, Trimmingham Lane, Halifax.	1	1	02/01033	02/10/02	02/10/07	22/08/07			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
01682	Land adjacent, 6 Rufford Place, Halifax.	1	1	12/00496	03/07/12	03/07/15	13/10/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01708	Land opposite, 25 Scar Head Road, Sowerby Bridge.	1	1	06/00482	23/05/06	23/05/08	29/02/08			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01710	Land at Whitehouse Farm, Holdsworth Road, Holmfield, Halifax.	23	23	17/00423	29/06/17	29/06/19				0	0	23	0	0	0	0	0	0	0	0	0	0	0	0
01751	Land rear of, 24 Holdsworth Road, Holmfield, Halifax.	1	1	03/01860	26/11/03	26/11/08	17/05/06			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01755	Friendly Snooker Club, Burnley Road, Sowerby Bridge.	6	4	16/01374 13/00548	06/08/13	06/08/16	31/03/16	30/09/17		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
01765	Builders yard, Dundas Street, Halifax.	12	2	05/00358	20/05/05	20/05/10	09/10/07	01/10/14		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
01770	Land opposite, 11 Oakroyd Drive, Brighouse.	1	1	09/01711	10/02/10	10/02/13	22/03/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
01771	First, second & third floors, 12 Bull Close Lane, Halifax.	20	5	15/01601	09/02/16	09/02/19	14/08/03	08/03/05		0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
01799	Garage site off, Woodside Road, Halifax.	14	14	13/01481	24/02/15	24/02/18				0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
01800	Belmont Bakery, 27 Belmont Place, Halifax.	2	1	10/00716	13/12/10	13/12/13	22/05/12	01/03/17		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01805	Brook House, 3 Parsonage Lane, Brighouse.	3	1	04/02514	24/06/05	24/06/10	16/09/16	01/02/06		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
01818	Land adjacent, 70 Albert Road, Halifax.	2	2	07/02004	29/11/07	29/11/10	17/11/10			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0

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01823	Howcroft Head Farm Barn, Rochdale Road, Greetland, Halifax.	2	1	03/02182	22/01/04	22/01/09	28/05/08	07/03/11		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01824	Leach Colour Ltd, Sunny Bank Road, Brighouse.	21	9	12/01529	12/02/13	12/02/16	07/02/06	07/02/09		0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
01348	Land at junction of Knightbridge Court and, Parsonage Lane, Brighouse.	30	30	16/00579	30/01/17	30/01/20	28/06/17		30															
01851	Land adjacent, 23 Clifton Street, Sowerby Bridge.	1	1	14/01489	16/02/15	16/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
01872	28 Broomfield Avenue, Halifax.	1	1	16/01630	17/03/17	17/03/20	18/04/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01883	Land to rear of, 39 Crossley Hill, Halifax.	1	1	13/00347	28/05/13	28/05/16	17/05/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01900	Land adjacent, Bryan Road, Elland.	5	5	07/01317	30/11/07	30/11/09	22/09/09			0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
01919	62 Haugh Shaw Road, Halifax.	1	1	14/01163	29/01/15	29/01/18	14/12/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
01946	Garden rear of, 96 Green Lane, Greetland, Halifax.	3	3	06/02500	08/03/07	08/03/10	06/09/07			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
01967	Former Fountain Head Brewery, Ovenden Wood Road, Halifax.	285	7	10/01442	13/12/11	13/12/14	26/08/15	31/12/16		0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
01970	Land adjacent, 150 to 152 Claremount Road, Halifax.	1	1	10/00317	04/05/10	04/05/13	01/05/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
01972	Rear of, 20 Northgate, Elland.	2	2	17/00661	02/08/17	02/08/20				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
01973	Garden of Grove Dene, Wade House Road, Shelf, Halifax.	1	1	17/00754	23/08/17	23/08/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
01975	Land adjacent South Lane Farm, South Lane, Shelf, Halifax.	8	4	04/02608	01/06/05	01/06/10	03/07/06	31/03/15		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02010	Land west of Clough Farm, Clough Lane, Mixenden, Halifax.	1	1	05/01502	13/09/05	13/09/10	15/07/10			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
02079	Barn and Mistal adjacent Sturton House Farm, 10 Natty Lane, Illingworth, Halifax.	2	1	06/00616	22/05/06	22/05/09	07/08/14	09/03/11		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
02083	Land at Cherry Tree Farm, Brighouse & Denholmegate Road, Shelf, Halifax.	2	2	12/00976	03/10/12	03/10/15	10/09/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02096	Land adjacent, 10 Woodford Avenue, Siddal, Halifax.	1	1	06/00798	18/07/06	18/07/09	06/07/09			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
02112	Land and garages adjacent, 8 Beech Villas, Sowerby Bridge.	5	1	06/00712	15/08/06	15/08/09	02/04/07	10/11/08		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02125	Land adjacent, 169 Clough Lane, Mixenden, Halifax.	1	1	05/01567	13/09/06	13/09/11	26/08/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
02127	Land at Green Hall, Crag Lane, Wheatley, Halifax.	2	2	10/00008	15/04/10	15/04/13	15/04/13			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
02132	Garden of, 45 Scholey Road, Brighouse.	1	1	13/01037	09/10/13	09/10/16	14/05/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
02135	Jubilee Works, Jubilee Street North, Ovenden, Halifax.	6	6	15/01121	09/11/15	09/11/18	04/11/16			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
02141	Land adjacent, 30 Heath Lea, Halifax.	1	1	16/00637	16/11/17	16/11/20				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02153	Little Haven, 200 Smith House Lane, Lightcliffe, Halifax.	4	1	16/00448	31/05/16	31/05/19	24/11/16	17/01/17		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02934	Land between, 119 & 123 Rochdale Road, Ripponden, Sowerby Bridge.	31	13	17/00086 15/01310 14/01428	17/04/15	17/04/18	28/03/17	28/07/17	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02216	1 Albert Street and, 72 Burnley Road, Todmorden.	4	1	14/01181	25/11/14	25/11/17	31/10/94	01/03/95		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
02240	102 Rochdale Road, Todmorden.	1	1	97/01017	25/11/97	25/11/02	02/05/01			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
02448	Barn at Krumlin Hall Farm, Krumlin Hall, Barkisland, Halifax.	3	3	13/00608	05/09/13	05/09/16	03/02/14			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
02488	Pig Sty off, Nursery Lane, Ripponden, Sowerby Bridge.	1	1	05/00265	03/05/05	03/05/10	16/03/10			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
02515	Milner Royd House, London Road, Norland, Sowerby Bridge.	2	2	17/00415 09/00580	24/11/09	24/11/12	13/11/12			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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02537	Lower Burnt Moor Farm Barn, Wicking Lane, Soyland, Sowerby Bridge.	3	3	16/01653	22/09/17	22/09/20				3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02567	Jowler Mill, Jowler, Luddenden Foot, Halifax.	6	4	07/02351	21/01/08	21/01/11	08/04/10	01/02/98		0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
02585	Barn at Wood End, Wood Top Road, Hebden Bridge.	2	1	16/00498	04/08/16	04/08/19	06/07/17	13/06/96		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02594	Park Farm, Park Lane, Mytholmroyd, Hebden Bridge.	1	1	15/01211	21/01/16	21/01/19	02/12/16			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
01720	Land junction of Timmey Lane and, Burnley Road, Sowerby Bridge.	44	10	07/00707	19/09/07	19/09/09	03/03/08	15/08/17	10															
02717	Land adjacent, Parkside Road, Cornholme, Todmorden.	24	2	16/00652 03/02005	22/03/04	24/10/07	27/06/14	05/03/14		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
02724	Land west of (Badger Wood), Kilnhurst Road, Todmorden.	16	5	04/01828	15/10/04	15/10/09	27/02/06	20/03/12		0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
02754	Land To The East Of 2 Rose Villas, Heptonstall Road, Hebden Bridge.	2	2	16/00415	16/09/16	16/09/19				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
02759	Valley Road, Hebden Bridge.	24	8	16/00781	07/12/16	07/12/19	01/11/15	26/09/88		0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
02828	Land off, Colden Road, Heptonstall, Hebden Bridge.	2	2	99/01668	23/01/01	23/01/06	15/07/10			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
02845	Land between, 36 & 43 Keighley Road, Pecket Well, Hebden Bridge.	1	1	17/00438	26/07/17	26/07/20	09/08/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
02905	Land adjacent, 61 Bar Lane, Ripponden, Sowerby Bridge.	1	1	12/00907	18/09/12	18/09/15	15/09/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02923	Adjacent Lower Swift Place, Bar Lane, Ripponden, Sowerby Bridge.	2	1	82/03093	30/03/83	30/03/88	23/05/11	18/12/14		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
02928	2 Beeston Hurst, Rochdale Road, Ripponden, Sowerby Bridge.	1	1	15/00980	11/09/15	11/09/18				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02931	Ryburndale Paper Mill Co Ltd, Bar Lane, Ripponden, Sowerby Bridge.	6	1	16/00105	19/05/16	19/05/19	06/04/00	11/09/01		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04717	Land off, Lillands Lane, Brighouse.	4	4	16/00890	31/10/16	31/10/19				0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
02935	Wild Acres, Small Lees Road, Ripponden, Sowerby Bridge.	2	2	09/01190 12/00412	04/02/14	04/02/17	18/11/10			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
04923	Land off, Lillands Lane, Brighouse.	6	6	15/00675	14/08/15	14/08/18				0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
00372	Land rear of Raven Lodge, Wallis Street, Sowerby Bridge.	2	2	09/00314	06/08/09	06/08/12				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
00385	Land rear of Raven Lodge, Wallis Street, Sowerby Bridge.	1	1	09/00314	06/08/09	06/08/12				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03169	Lane Ends Green, Hipperholme, Halifax.	6	6	14/00951	09/12/14	09/12/17				0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
03184	79 Southowram Bank, Halifax.	2	2	09/00938	24/02/10	24/02/13	24/02/10			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
03194	The Barn at Higher Longfield Farm, Rough Side Lane, Todmorden.	2	2	16/00518	16/08/16	16/08/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
03205	Land east of, 714 Burnley Road, Todmorden.	3	3	17/00234	24/08/17	24/08/20				3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03233	Greenroyd Farm Barn, Greenroyd, Moor End Road, Mount Tabor, Halifax.	1	1	99/01249	05/01/00	05/01/05	16/03/06			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03241	Land north of Roebuck Inn, Burnley Road, Todmorden.	24	4	15/01493	15/03/16	15/03/19	06/07/17	22/06/12		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03245	Barn at Upper Booth Bungalow, Oldham Road, Rishworth, Sowerby Bridge.	1	1	04/02402	07/01/05	07/01/10	26/06/07			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03281	Site of Scar Bottom Mill, Scar Bottom Lane, Greetland, Halifax.	10	6	10/00753	20/07/11	20/07/14	15/07/14	02/06/05		0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
03282	Rose Bank, Burnley Road, Luddenden Foot, Halifax.	1	1	05/01458	28/09/05	28/09/10	21/09/10			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03327	Stansfield Hall Nursery, The Mount, Todmorden.	1	1	14/01296	03/02/15	03/02/18	20/01/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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03354	Windle Hill, Miry Lane, Cragg Vale, Hebden Bridge.	1	1	01/00963	26/09/01	26/09/06	20/09/06			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03365	The Barn, Gorpley Farm, Gorpley Lane, Todmorden.	1	1	01/01081	30/10/01	30/10/06	10/10/06			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03399	Land side of Bryn Siriol, West View, Todmorden.	1	1	13/00532	10/04/14	10/04/17	17/06/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03411	Former Croft House, 4 New Road, Hebden Bridge.	4	4	14/00432	22/05/15	02/05/18	25/02/15			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03426	Land rear of Clifton Mills, Bradford Road, Bailiff Bridge, Brighouse.	145	12	02/00370	02/07/02	01/11/06	16/06/04	14/03/05		0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
03428	Land rear of Lower Knowle Farm, Lumbutts Road, Todmorden.	1	1	08/00498	13/05/08	13/05/11	21/08/07			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03433	Soil Hill Pottery, Fireclay Works, Coal Lane, Ogden, Halifax.	3	3	15/00794	08/01/16	08/01/19	03/09/12			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
03453	Land adjacent Albion Terrace, Heptonstall Road, Hebden Bridge.	1	1	02/00733	26/11/02	26/11/05	29/11/07			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03463	Land opposite, Tetrodena Kennels, Break Neck Lane, Hipperholme, Halifax.	4	4	17/00021	07/07/17	07/07/20				0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
03467	Land Rear of Lower Knowl, Lumbutts Road, Todmorden.	2	2	05/02392	14/03/06	14/03/08	07/11/07			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
03498	Little Lear Ings Cottage, Edge Lane, Heptonstall, Hebden Bridge.	1	1	03/00254	21/05/03	21/05/08	07/05/08			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03527	Land at, Hallroyd Road, Todmorden.	3	3	15/01503	02/03/16	02/03/19				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
03530	Land off, Upper Lane, Northowram, Halifax.	3	1	13/00230	20/09/13	20/09/16	26/11/14	06/06/17		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03535	Land to front of, 70 to 72 Castle Lane, Todmorden.	5	4	06/02394 05/01133	11/10/05	11/10/10	24/04/15	12/10/09		0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
03544	Former House North East of Middle Nook Barn, Middle Nook, Wadsworth, Hebden Bridge.	1	1	15/00865	22/10/15	22/10/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03584	Barn at Pike Farm, Pike End Road, Rishworth, Sowerby Bridge.	1	1	06/00293	19/07/06	19/07/09	23/06/05			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03594	Tenterfield Garage, 3 Tenterfield Rise, Northowram, Halifax.	2	2	15/00975	09/10/15	09/10/18				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
03596	Land adjacent, 165 Knowlwood Road, Todmorden.	1	1	14/00615	14/07/14	14/07/17	20/03/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03601	Shawcroft, Luddenden Lane, Luddenden Foot, Halifax.	4	3	04/01240	31/08/04	31/08/09	05/09/06	18/10/12		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
03621	Land adjacent Railway Hotel, 408 Burnley Road, Todmorden.	2	2	16/00307	06/05/16	06/05/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
03666	Barn at Whinney Royd Farm, Whinney Royd Lane, Northowram, Halifax.	3	3	04/02281	03/06/05	03/06/10	21/04/10			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
03688	Scout Hall, Lee Lane, Shibden, Halifax.	1	1	13/01023	17/06/14	17/06/17	01/09/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03694	First Floor, Coach House, Bridge Gate, Hebden Bridge.	1	1	16/00961	08/11/16	08/11/19	18/11/10			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03710	Birks Hall Wharf, Birks Lane, Walsden, Todmorden.	4	2	05/01645	08/11/05	08/11/10	15/06/10	14/12/10		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03719	Land at, Pear Place, Todmorden.	5	5	11/00108	13/05/11	13/05/14	22/11/13			0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
03723	Derdale Mill, Derdale Street, Todmorden.	34	22	03/00937	06/01/06	06/01/11	01/03/17	16/08/17		22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03724	Common End Farm, Woolrow Lane, Brighouse.	2	1	05/02256	06/01/06	06/01/11	05/01/09	29/11/10		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03732	Lower Pilling Farm Barn, Smithy Lane, Colden, Hebden Bridge.	1	1	05/02460	31/01/06	31/01/09	21/08/08			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03741	Barn at Bent Head, Widdop Road, Heptonstall, Hebden Bridge.	1	1	11/00904	23/09/11	23/09/14	10/02/12			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

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03743	Land adjacent Brook Dean, Luddenden Lane, Luddenden Foot, Halifax.	2	2	15/00464 15/00894	15/09/15	15/09/18	04/08/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03750	Clinton Farm Barn, Sourhall Road, Todmorden.	1	1	06/00097	10/03/06	10/03/09	04/03/09			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03751	Garden store at, 3 Ivy Houses, Mill Bank, Sowerby Bridge.	1	1	06/00134	13/03/06	13/03/09	20/10/09			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03764	Land adjacent, 66 Pinnar Lane, Southowram, Halifax.	1	1	12/00603	30/07/12	30/07/15	30/08/07			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03774	Land adjacent Richmaur, Brier Hey Lane, Mytholmroyd, Hebden Bridge.	1	1	11/01319	13/01/12	13/01/15	25/11/14			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03786	Land rear of, 5 Sunwood Avenue, Shelf, Halifax.	2	2	16/00531	16/08/16	16/08/19	19/09/16			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03789	Hill House Farm Barn, Raw Lane, Mytholmroyd, Hebden Bridge.	1	1	15/01064	08/01/16	08/01/19				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03800	Stones Mill Garage, Bar Lane, Ripponden, Sowerby Bridge.	1	1	14/00636	08/08/14	08/08/17	01/12/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03801	Barns at Intake Farm, Stainland Dean, Stainland, Halifax.	2	2	06/00477	04/09/06	04/09/09	09/05/07			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
03809	High Royd Farm, Greetland Road, Barkisland, Halifax.	1	1	08/00367	18/04/08	18/04/11	11/04/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03811	Strait Hey Farm, Stock Hey Lane, Todmorden.	2	1	15/00923	14/10/15	14/10/18	18/09/07	07/08/09		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03817	Storage Building at Moorbottom Farm, Moor Bottom Road, Barkisland, Halifax.	1	1	10/00311	16/08/10	16/08/13	28/07/08			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03832	Withins Clough Treatment Works, Rudd Lane, Cragg Vale, Hebden Bridge.	1	1	07/02419	31/01/08	31/01/11	25/03/10			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03833	Barn adjacent Moorbottom Farm, Moor Bottom Road, Barkisland, Halifax.	1	1	10/00316	16/08/10	16/08/13	03/10/09			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03835	Land rear of, 40 The Hough, Northowram, Halifax.	1	1	12/00996	09/10/12	09/10/15	21/11/08			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03851	Garden of, 38 The Hough, Northowram, Halifax.	1	1	15/01094	08/10/15	08/10/18				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03853	Long Rigging Barn, Holme House Lane, Luddenden, Halifax.	1	1	06/02493	21/03/07	21/03/10				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03858	Outhouses at Bent House, Pike End Road, Rishworth, Sowerby Bridge.	1	1	07/00281	20/04/07	20/04/10	08/03/10			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03859	Barn at Bent House, Pike End Road, Rishworth, Sowerby Bridge.	1	1	07/00280	20/04/07	20/04/10	08/03/10			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03875	Land adjacent Oak Bank, Excelsior Close, Ripponden, Sowerby Bridge.	1	1	16/01132	20/10/16	20/10/19				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03878	The Ranch, New Road, Holywell Green, Halifax.	2	2	16/00296	05/12/16	05/12/19				2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03882	Garden rear of Lambert House, 59 Rochdale Road, Greetland, Halifax.	2	2	15/00573	09/10/15	09/10/18				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
03883	Land at the junction of Beacon Hill Road and, Godley Branch Road, Halifax.	4	4	07/00709	06/07/07	06/07/10	17/09/09			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
03902	Site of Brunswick Joinery Works, Melbourne Street, Hebden Bridge.	2	2	09/01609	15/11/10	15/11/13				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
03903	Land front of, 1 to 3 Ing Head Cottages, Shelf, Halifax.	1	1	15/01267	06/06/16	06/06/19				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03921	4 Exeter Street, Salterhebble, Halifax.	1	1	07/01611	21/09/07	21/09/10	01/04/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
03934	Cottages and Barns, Wood End, Barkisland, Halifax.	2	2	14/00184	15/05/14	15/05/17	14/04/10			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
03943	Springfield Farm, 30 to 31 Ramsden Street, Wheatley, Halifax.	1	1	16/01046	26/10/16	26/10/19				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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03951	Garden Rear of Mellow Rise, Small Lees Road, Ripponden, Sowerby Bridge.	1	1	07/01817	18/10/07	18/10/10	31/05/12			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03952	Site of, 74 Heathy Lane, Holmfield, Halifax.	12	12	12/00071	19/04/12	19/04/15	01/09/13			0	0	0	12	0	0	0	0	0	0	0	0	0	0	0
03956	Park View and associated land to the east, Green Lane, Shelf, Halifax.	30	30	16/01316 17/00601			27/09/17			30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00070	Land south east of, 204 Moor End Road, Halifax.	16	2	16/00565 14/01008	30/09/16	30/09/19	24/01/17	01/12/15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03959	Land adjacent to The Boathouse, Stackhills Road, Todmorden.	2	2	07/01569	17/12/07	17/02/10	15/11/10			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
03961	The Barn, Great Scout Farm, Scout Road, Mytholmroyd, Hebden Bridge.	1	1	07/01871	18/12/07	18/12/10	16/11/10			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
03975	First & second floors, 7 Victoria Road, Elland.	4	4	14/00688	07/08/14	07/08/17	25/04/16			0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
03997	Highlands, 37 Ashfield Road, Greetland, Halifax.	6	2	10/00867	26/10/10	26/10/12	02/06/11	02/07/13		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03998	The Maltings, Halifax Road, Hipperholme, Halifax.	40	2	09/01709 10/01342	18/03/10	18/03/13	13/01/11	25/07/12		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04001	Land off, Midgley Road, Mytholmroyd, Hebden Bridge.	2	2	02/00194	19/03/03	19/03/08	22/03/08			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
04014	Land adjacent to Cromwells Mount, Newlands Road, Warley, Halifax.	1	1	17/00518	25/07/17	25/07/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04019	Marsh Farm Barn, Marsh Lane, Southowram, Halifax.	3	1	15/01401	15/12/15	15/12/18	16/06/16	23/09/13		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04020	33 Harrison Road, Halifax.	2	2	08/00281	08/04/08	08/04/11	01/05/08			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04023	Barn at, Grindlestone Bank, Mixenden, Halifax.	1	1	08/00323	24/04/08	24/04/11	15/02/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04025	Land adjacent, 1 Sunnyccliffe, Lightcliffe, Halifax.	1	1	16/00257	23/05/16	23/05/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04028	Land to south West of Burrwood Mill, Stainland Road, Holywell Green, Halifax.	4	1	16/01003	11/10/16	11/10/19	01/02/17	28/04/17		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04034	Westroyd, 42 Victoria Road, Elland.	1	1	08/00663	22/05/08	22/05/11	02/05/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04057	Lower Quick Stavers Barn, Steep Lane, Sowerby, Sowerby Bridge.	1	1	08/01024	11/08/08	11/08/11	04/08/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04068	Opposite, 8 Bright Street, Sowerby Bridge.	1	1	08/01457	17/10/08	17/10/11	11/04/11			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04084	Drovers Cottage, Reservoir Road, Triangle, Sowerby Bridge.	1	1	08/01461	24/11/08	24/11/11	20/10/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04085	Garden of, 2 Mayster Road, Rastrick, Brighouse.	1	1	17/00484	18/07/17	18/07/20	26/10/11			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04091	Office Building, Holmfield Industrial Estate, Holmfield, Halifax.	6	6	09/01663	06/07/10	06/07/13	20/07/17			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04095	Land opposite 14 Green Springs, King Street, Hebden Bridge.	1	1	15/01295	03/12/15	03/12/18	11/04/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04104	83 to 85 Smith House Lane, Brighouse.	2	1	16/00584	20/07/16	20/07/19	12/05/09	27/01/10		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04117	Grounds of Manor House Nursing Home, 127 Wakefield Road, Lightcliffe, Halifax.	42	18	15/01321 14/01164	02/02/16	02/02/19	16/08/17	28/09/17		18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04125	Land adjacent to Ravenssprings, 2 Cawcliffe Drive, Brighouse.	1	1	08/01914	24/02/09	24/02/12	16/01/12			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04131	Land adjacent To Burwood, Brookfoot Lane, Southowram, Halifax.	2	2	16/01651	31/03/17	31/03/20	22/05/12			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04138	Grounds of Fairways, Lower Park Royd Drive, Triangle, Sowerby Bridge.	1	1	09/00003	20/02/09	20/02/12	01/10/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04142	Garden Of Storth Lea, Huddersfield Road, Elland.	3	3	08/02029	27/03/09	27/03/12	15/02/12			0	0	0	0	3	0	0	0	0	0	0	0	0	0	0

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04144	Whitwood Farm, Whitwood Lane, Bailiff Bridge, Brighouse.	1	1	17/00561	27/07/17	27/07/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04162	Land adjacent To Gold Oak Rise, Inchfield Road, Walsden, Todmorden.	1	1	09/00299	14/05/09	14/05/12	08/07/11			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04177	Agricultural Buildings Opposite Old Lindley Farm, New Road, Holywell Green, Halifax.	3	3	09/00597	29/06/09	29/06/12	20/06/12			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
04187	Barn at Upper Wat Ing Farm, London Road, Sowerby Bridge.	1	1	12/00665	19/07/12	19/07/15	18/06/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04205	Land at end of, Sunderland Street, Halifax.	5	5	12/00818	28/08/12	28/08/15	01/10/15			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04209	Grove Inn, Burnley Road, Luddenden Foot, Halifax.	3	3	14/00489	29/10/15	29/10/18				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04215	Land at Former Walterclough Pit Head, Clay Royd Lane, Southowram, Halifax.	2	1	09/01101	15/10/09	15/10/12	23/11/12			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04222	2nd & 3rd floors, 3 to 5 Northgate, Halifax.	2	2	07/01387	09/08/07	09/08/10				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04225	Lower Wynteredge Cottage, Northedge Lane, Hipperholme, Halifax.	1	1	04/00533	30/11/04	30/11/09	23/11/09			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04229	Garden of, 148 Hebble Lane, Wheatley, Halifax.	1	1	15/00065	16/06/15	16/06/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04240	Garden of, 77 Victoria Road, Elland.	1	1	13/01520	13/02/14	13/02/17	30/05/14			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04245	Ellen Royd Farm, Ellen Royd Lane, Luddenden Foot, Halifax.	2	2	12/01453	01/12/14	01/12/17				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04247	The Buccaneer, 122 Hanson Lane, Halifax.	1	1	12/00727	04/09/12	04/09/15	18/06/12			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04252	Site of Burrwood, Stainland Road, Elland.	1	1	13/00055	15/03/13	15/03/16	23/01/13			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04257	Adjacent White Windows Rest Home, Fore Lane, Sowerby Bridge.	11	11	14/00355	04/07/14	04/07/17	15/06/17			0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
04264	Former Hebden Royd Adult Education Centre, Central Street, Hebden Bridge.	5	1	16/00203	20/04/17	20/04/20	28/09/17	30/06/15		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04276	Land opposite, 1 Meadow Croft, Barkisland, Halifax.	1	1	06/01028	21/06/07	21/06/10	18/06/10			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04277	Stable At Junction Of Mill Lane and, Whitegate, Ogden, Halifax.	1	1	13/00013	01/05/13	01/05/16	25/09/13			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04284	Barley Croft Farm, Davey Lane, Blackshaw Head, Hebden Bridge.	1	1	10/00356	18/05/10	18/05/13	25/01/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04287	Land adjacent, 162 Dudwell Lane, Halifax.	2	2	13/00143	05/04/13	05/04/16	04/04/16			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04289	Adjacent, 320 Ovenden Road, Halifax.	2	2	10/00406	18/06/10	18/06/13	31/05/13			0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
04295	Site of Nashville Works, Cock Hill Lane, Shelf, Halifax.	3	3	13/01186	04/02/14	04/02/17	30/03/17			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04311	Field adjacent Green Lane Farm, Green Lane, Bradshaw, Halifax.	1	1	08/00828	08/07/08	08/07/11	15/12/10			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04313	Smithfield Joinery Works, South Lane, Elland.	21	21	12/00586	29/08/12	29/08/15	28/07/17			21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04314	Former Pennine Plastics, Vincent Street, Halifax.	2	2	10/01000	10/11/10	10/11/13	25/10/11			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04317	Spring Hill Farm, Kennel Lane, Mill Bank, Sowerby Bridge.	1	1	10/01127	02/12/10	02/12/13	28/01/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04318	Lower Brackens Farm, Stanage Lane, Shelf, Halifax.	3	2	11/01531	15/02/12	15/02/15	12/06/12	08/04/15		0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04330	Land rear of 5/6 Hollyns Terrace off, Clay House Lane, Greetland, Halifax.	1	1	06/01247	19/02/07	19/02/10	03/04/09			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

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04333	Vale School House, Burnley Road, Todmorden.	6	4	10/01432	03/03/11	03/03/14	11/12/12	09/12/14		0	0	0	0	4	0	0	0	0	0	0	0	0	0	0
04342	Walterclough Hall Farm, Walter Clough Lane, Southowram, Halifax.	2	2	11/00147	31/03/11	31/03/14	10/03/14			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04343	Old Power House, Land north of, 8 Kell Lane, Wainstalls, Halifax.	1	1	11/00153	24/03/11	24/03/14	17/01/14			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04350	Land adjacent One Crow Nest Cottages, St Giles Road, Lightcliffe, Halifax.	1	1	08/00781	17/06/08	17/06/11	31/05/11			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04355	Moorlands, Birdcage Lane, Halifax.	2	2	16/00827	16/08/16	16/08/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04356	Barn at Scout Hall Farm, Lee Lane, Shibden, Halifax.	2	1	06/02155	05/11/07	05/11/10	12/11/14	30/06/14		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04359	Land adjacent Copperas House, Cinderhills Lane, Siddal, Halifax.	2	1	11/01105	18/10/11	18/10/14	18/04/16	31/03/15		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04370	Garden of, 27 Lower Newlands, Brighouse.	2	1	15/00993	15/09/15	15/09/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04372	Cooper House barn, Magson House Road, Warley, Halifax.	1	1	14/00655	17/09/14	17/09/17	03/03/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01616	Land west of Halifax Bowling Club, Thrum Hall Lane, Halifax.	12	4	15/01588	28/01/16	28/01/19	03/02/17		4															
04375	Victoria Works, Dean Street, West Vale, Halifax.	7	7	15/00823	18/11/15	18/11/18				0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
04377	Garden Of Glen View, Stainland Road, Elland.	1	1	17/00640	28/07/17	28/07/20				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04380	Bird l'th Hand Inn, Warland, Rochdale Road, Todmorden.	1	1	12/01511	30/04/13	30/04/16	13/08/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04382	Ground floor, Former Stainland Mechanics Institute, Stainland Road, Stainland, Halifax.	4	3	13/01087	03/12/13	03/12/16	18/05/16	01/08/13		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04388	Outbuilding at 1 Lea Green, New Road, Holywell Green, Halifax.	1	1	17/00319	25/05/17	25/05/20	19/06/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04389	Barn at Greenfield, Chapel Lane, Mytholmroyd, Hebden Bridge.	1	1	13/01074	15/11/13	15/11/16	31/07/14			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04390	Ball Green Farm, Well Head Lane, Sowerby, Sowerby Bridge.	3	2	11/00617	17/10/11	17/10/14	05/06/14	01/04/15		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04394	Hoo Hole Farm, Hoo Hole Lane, Cragg Vale, Hebden Bridge.	1	1	11/00914	31/10/11	31/10/14	18/09/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04395	103 Northgate, Halifax.	4	2	14/01472	17/02/15	17/02/18	03/11/11	31/12/14		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04401	Higher Heath, Moor Lane, Blackshaw Head, Hebden Bridge.	1	1	16/00045	25/08/16	25/08/19	01/07/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04419	Great House Farm, Colden Lane, Heptonstall, Hebden Bridge.	1	1	11/01099	30/01/12	30/01/15	15/07/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04420	Barn at Hurst, 1 Hurst Road, Hebden Bridge.	1	1	11/01172	24/11/11	24/11/14	06/09/12			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04428	47-48 Stanningley Green, Hollins Lane, Mixenden, Halifax.	2	2	11/01373	17/02/12	17/02/15	06/02/14			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04436	6 to 8 Cow Green, Halifax.	3	3	11/01587	06/03/12	06/03/15	23/08/11			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
04446	37 Moor End Road, Halifax.	1	1	12/00276	22/05/12	22/05/15	12/05/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04452	1st 2nd & 3rd floors, 2 Crown Street, Hebden Bridge.	6	6	17/00041	12/06/17	12/06/20	14/08/17			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04454	1 Upper High Lees, Midgley, Halifax.	1	1	12/00274	26/04/12	26/04/15	04/12/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04470	Bottoms Farm Barn, Milner Place, Luddenden Foot, Sowerby Bridge.	1	1	12/01322	08/01/13	08/01/16	20/05/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04476	Ryburn Polythene Limited, Oldham Road, Ripponden, Sowerby Bridge.	13	13	15/00822	08/12/15	08/12/18				0	0	13	0	0	0	0	0	0	0	0	0	0	0	0

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04480	Old Lee Farm, Swan Lane, Outlane, Elland.	1	1	12/00655	09/08/12	09/08/15	18/06/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04483	1st & 2nd floors, 1 Wards End, Halifax.	1	1	12/00768	24/08/12	24/08/15	17/09/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04494	Garden of 7 Oakes Gardens, Stainland Road, Elland.	1	1	12/01041	11/10/12	11/10/15	18/09/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04495	Barn at Stanhope Farm, New Lane, Sowerby, Sowerby Bridge.	1	1	12/00870	09/10/12	09/10/15	20/01/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04496	Barn at Middle Stoodley Farm, Lee Bottom Road, Todmorden.	2	2	12/00871	08/10/12	08/10/15	30/09/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04500	Agricultural Building at Green Farm, Cam Lane, Clifton, Brighouse.	2	2	12/00926	03/10/12	03/10/15	17/07/13			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04501	Site of Lea Villa, Break Neck Lane, Hipperholme, Halifax.	1	1	12/00769	09/10/12	09/10/15	16/06/15			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04502	Waterloo Villa, Savile Park Road, Halifax.	4	4	16/00885	01/11/16	01/11/19	06/06/17			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04503	Land adjacent, 26 Thornhill Road, Brighouse.	1	1	12/01049	23/10/12	23/10/15	26/05/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04507	Car park adjacent The Airborne PH, 15 Green Lane, Sowood, Halifax.	2	2	17/00111	24/07/17	24/07/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04508	Former Mill And Adjacent Barn, Bowling Alley Terrace, Brighouse.	2	1	15/01399	15/05/16	15/05/19	28/06/16	31/12/15		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04511	Barn at Fallingworth Hall Farm, Norland Town Road, Sowerby Bridge.	3	3	12/01065	12/11/12	12/11/15	27/10/15			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04519	Row Farm, Row Lane, Sowerby, Sowerby Bridge.	1	1	12/01236	12/12/12	12/12/15	01/10/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04527	Grounds of, 21a Belgrave Park, Halifax.	1	1	12/01213	10/01/13	10/01/16	18/12/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04529	Building adjacent Rookes Hall, Rookes Lane, Norwood Green, Halifax.	3	3	15/01118	20/07/16	20/07/19				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04530	Land adjacent, 20 Sunwood Avenue, Shelf, Halifax.	5	5	14/00634	20/10/14	20/10/17	16/12/16			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
04532	Land at former Blackley Brickworks, Blackley Road, Elland.	84	25	14/00161	15/05/14	15/05/16	02/02/17	11/05/17		25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04536	Fixby Avenue Fish Pond, Washer Lane, Halifax.	1	1	14/01398	19/01/15	19/01/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04547	Lyndhurst Grove, 136 Huddersfield Road, Brighouse.	1	1	16/00116	24/03/16	24/03/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04555	Exley Park PH, Park Lane, Siddal, Halifax.	7	7	16/00226	15/04/16	15/04/19				0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
04563	Highfield Farm, 176 Pinnar Lane, Southowram, Halifax.	2	2	13/00272	15/05/13	15/05/16	01/05/16			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04566	Land junction of Daisy Road and, Huddersfield Road, Brighouse.	1	1	16/01479	20/03/17	20/03/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04567	VHF Transmitter, Windy Harbour Lane, Todmorden.	1	1	13/01117	30/01/14	30/01/17	10/12/13			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04568	Land rear of Orchard Spring, Elland Road, Ripponden, Sowerby Bridge.	1	1	13/00050	30/04/13	30/04/16	29/01/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04575	Wheatley Wells Inn, 106 to 112 Wheatley Road, Halifax.	5	5	13/00499	28/06/13	28/06/16	28/06/13			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
04579	Sovereign House, 8 Bonegate Road, Brighouse.	1	1	13/00345	06/06/13	06/06/16				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04580	Adjacent, 41 Newcombe Street, Elland.	1	1	16/01056	25/11/16	25/11/19	11/07/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04582	Rear of Deanhurst Garage, St Giles Road, Lightcliffe, Halifax.	30	10	14/01479	13/04/16	13/04/19				0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
04584	Grounds of Ash Lea, 19 Woodhouse Lane, Brighouse.	2	2	16/00778	18/08/16	18/08/19				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0

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04585	Adjacent Royd Farm, The Royd, Todmorden.	1	1	15/01182	18/11/15	18/11/18	01/08/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04591	Land east of Providence Place, Fore Lane Avenue, Sowerby, Sowerby Bridge.	4	4	13/00376	07/06/13	07/06/16	27/01/16			0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
04593	Winterly, Lower Park Royd Drive, Triangle, Sowerby Bridge.	1	1	13/00526	30/07/13	30/07/16	27/07/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04605	land adjacent Fenny Royd, Halifax Road, Hipperholme, Brighouse.	3	3	15/01438	03/02/16	03/02/19				0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
04609	Land adjacent, 45 Leigh Street, Sowerby Bridge.	1	1	13/00601	05/08/13	05/08/16	18/07/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04611	Grounds of The Haven, Eversley Road, Hebden Bridge.	1	1	13/00592	14/08/13	14/08/18	20/07/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04612	The Workshops, Hill Top, Hollins Lane, Sowerby Bridge.	1	1	10/00750	07/10/10	07/10/13	28/08/13			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04616	Land junction of Westbury Street and, Heathfield Street, Elland.	9	9	13/00824	19/09/13	19/09/16	28/11/16			0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
04618	Land rear of Glencairn, Hill Crest Close, Sowerby Bridge.	1	1	16/01405	24/01/17	24/01/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04623	Site of 16 Grindlestone Bank, Moor End Road, Halifax.	1	1	13/00105	04/10/13	04/10/16	12/09/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04624	The turnpike, Oldham Road, Ripponden, Sowerby Bridge.	1	1	16/01263	30/11/16	30/11/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04627	Garden of Heathercroft, 22 Spring Lane, Greetland, Halifax.	1	1	14/00851	16/09/14	16/09/17	15/01/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04629	Land adjacent, 23 Daleside, Greetland, Halifax.	1	1	15/01332	11/12/15	11/12/18	09/08/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04632	Barn at Mount Pleasant, Dean House Lane, Stainland, Elland.	2	2	17/00391	25/08/17	25/08/20	05/09/17			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04633	Barn and outbuildings at Peat Pitts Farm, Saddleworth Road, Barkisland, Halifax.	2	2	13/00905	30/10/13	30/10/16	21/04/15			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04634	Beacon Parade Garage, 75 Southowram Bank, Halifax.	1	1	15/00682	07/08/15	07/08/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04636	Garden of, 6 Jepson Lane, Elland.	1	1	15/00602	23/09/15	23/09/18	27/04/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04637	Garden of Leewood, Woodhouse Lane, Halifax.	1	1	15/00556	07/08/15	07/08/18	11/12/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04639	Site of Box Trees Mill, Boy Lane, Wheatley, Halifax.	87	87	05/01672	06/11/13	06/11/16				0	0	40	40	7	0	0	0	0	0	0	0	0	0	0
04647	Site of Sports Club, 78 to 82 Backhold Lane, Siddal, Halifax.	8	8	16/00894	22/12/16	22/12/19				0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
04654	Land rear of, 54 Keighley Road, Hebden Bridge.	1	1	14/00555	18/07/14	18/07/17	02/10/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04655	Land adjacent to Hoyle Bottom Farm, Rope Walk, Wainstalls, Halifax.	1	1	13/00479	18/12/13	18/12/16	24/02/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04659	Near Royd Farm, Land opposite , 24 Near Royd, Ovenden, Halifax.	2	2	14/00605	24/07/14	24/07/16	11/08/16			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04661	Land west of Crossley House, Swineshead Road, Todmorden.	4	4	13/01197	05/12/13	05/12/16	01/03/17			0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
04663	Adjacent, 11 St Giles Road, Lightcliffe, Halifax.	1	1	15/00518	03/07/15	03/07/18	14/02/17			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
03063	Land west of Sinderhill Court, Rowan Way, Northowram, Halifax.	8	8	16/01396	17/03/17	17/03/20	10/04/17		8															
04672	Stable at Milton Ing, 23 to 25 Hob Lane, Ripponden, Sowerby Bridge.	1	1	16/00964	14/10/16	14/10/19	30/05/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04674	27 Syke Lane, Lightcliffe, Halifax.	1	1	16/01084	21/11/16	21/11/19				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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04675	Site of Adamroyd Mill, Victoria Road, Todmorden.	45	45	08/02020	11/02/14	11/02/17				0	0	30	15	0	0	0	0	0	0	0	0	0	0	0
04680	Bryan Court, 16 Hullen Edge Road, Elland.	1	1	17/00204	20/09/17	20/09/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04690	Baxter Lane Works, Baxter Lane, Northowram, Halifax.	5	5	13/01351	04/03/14	04/03/17	17/09/15			0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
04691	Land adjacent Heald Wall Nook Cottage, Scammonden Road, Barkisland, Halifax.	1	1	16/01319	10/01/17	10/01/20				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04694	Store, Darnes Avenue, Halifax.	1	1	13/01272	04/03/14	04/03/17	24/02/17			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04695	52 Slade Lane, Rastrick, Brighouse.	2	2	15/00357	22/05/15	22/05/18				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04697	Mill House Farm, Rishworth Mill Lane, Rishworth, Sowerby Bridge.	1	1	17/00714	22/09/17	22/09/20	30/09/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04698	21 Brunswick Street, Hebden Bridge.	1	1	14/00032	12/03/14	12/03/17	10/10/14			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04708	Barn at Workhouse Green Farm, Edge lane, Heptonstall, Hebden Bridge.	1	1	12/01535	30/04/14	30/04/17	31/03/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04709	Holme Ends, Widdop Road, Heptonstall, Hebden Bridge.	1	1	13/00706	25/04/14	25/04/17	25/04/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04711	Part of former barn at 5 Water Green, Water Green Lane, Soyland, Sowerby Bridge.	1	1	13/01583	08/07/14	08/07/17	26/06/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04649	New Yard Farm, Beestonley Lane, Stainland, Halifax.	4	4	14/01543	13/03/15	13/03/18				0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
04720	9 Commercial Street, Brighouse.	2	2	14/00322	09/05/14	09/05/17	05/02/15			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04722	Derelict Cottages formerly known as Rockville, Mixenden Stones, Mixenden, Halifax.	1	1	13/01367	14/05/14	14/05/17	03/09/14			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04723	Land south of Croft Cottages, Sowerby Bridge.	2	2	14/00023	29/04/14	29/04/17	13/04/17			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04724	Barn at Heywood Farm, Lumbutts Road, Todmorden.	1	1	13/01162	01/05/14	01/05/17	24/02/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04731	Garden of, Stanage Lane, Shelf, Halifax.	1	1	14/00916	21/10/14	21/10/17	15/01/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04732	Rear of, 21 Beechwood Road, Holmfield, Halifax.	2	2	14/00479	25/06/14	25/06/17	05/10/15			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04734	Garden of, 2 Lyndhurst Road, Brighouse.	1	1	16/00189	18/04/16	18/04/19	23/03/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04738	First & Second Floors, 4 to 8 Albion Street, Halifax.	4	4	14/56005	28/08/14	28/08/17	20/01/17			0	0	0	0	4	0	0	0	0	0	0	0	0	0	0
04746	Land off, Pudsey Road, Todmorden.	23	23	13/00576	21/07/14	21/07/17				0	0	0	23	0	0	0	0	0	0	0	0	0	0	0
04747	Landmere View, Score Hill, Northowram, Halifax.	1	1	13/01002	09/07/14	09/07/17	16/06/17			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04748	Rear of 17 Causeway Head, Burnley Road, Warley, Halifax.	1	1	14/00221	04/07/14	04/07/17	22/05/17			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04749	Allotment Gardens, Common Lane, Southowram, Halifax.	2	1	15/00622	18/08/15	18/08/18	31/12/15	31/12/16		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04754	11 Natty Lane, Illingworth, Halifax.	3	3	14/00519	08/07/14	08/07/17	28/01/16			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04759	Land to north of, 26 Lower Edge Road, Rastrick, Brighouse.	1	1	15/00887	14/09/15	14/09/18	16/06/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04760	Chapel Field Barn, Old Bank, Ripponden, Sowerby Bridge.	1	1	14/00627	16/07/14	16/07/17	16/07/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04761	Garage at Laneside Farm, Wainstalls Lane, Halifax.	1	1	13/01343	08/08/14	08/08/17	07/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04764	Central Garage Accident Repair Centre, The Riverside Complex, Mill Fold Way, Ripponden, Sowerby Bridge.	7	2	15/00543 15/01497	12/08/15	12/08/18	25/02/16	31/03/17		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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04765	Land adjacent, 142 Brooke Street, Rastrick, Brighthouse.	2	2	15/00122	14/04/15	14/04/17	10/03/17			0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04768	Moorside Farm, Radcliffe Lane, Midgley, Sowerby Bridge.	1	1	14/00691	22/08/14	22/08/17	09/03/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04770	Clough House, Clough Lane, Mixenden, Halifax.	3	3	14/00698	19/08/14	19/08/17	29/09/15			0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
04771	Bradshaw House Farm, Bradshaw Lane, Bradshaw, Halifax.	1	1	14/00306	08/09/14	08/09/17				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04775	4 Blackbrook Court, Brighthouse.	1	1	17/00352	07/06/17	07/06/19				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04779	Adjacent Palma Indian Restaurant, 60 to 62 Fern Street, Boothtown, Halifax.	3	2	14/01462	02/02/15	02/02/18	27/06/16	31/08/17		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04781	Site of, 31 Shelf Hall Lane, Shelf, Halifax.	1	1	14/00686	18/09/14	18/09/17	17/04/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04787	Land to rear of, 2 to 5 Carr Green Drive, Rastrick, Brighthouse.	1	1	14/00838	03/09/14	03/09/17	08/09/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05094	New Yard Farm, Beestonley Lane, Stainland, Halifax.	5	5	17/00873 16/00687	07/09/17	07/09/20	27/07/17			0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
04791	Heath Bank Nursing Home, Linden Road, Halifax.	7	7	15/00477	17/06/15	17/06/18	09/07/15			0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
04793	6 to 7 Callis Wood Bottom, Erringden, Hebden Bridge.	1	1	14/00458	27/10/14	27/10/17				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04794	Wynsar, Albert Promenade, Savile Park, Halifax.	1	1	14/00738	17/10/14	17/10/17	24/09/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04795	West End Works, Warley Road, King Cross, Halifax.	2	2	14/00769	08/10/14	08/10/17				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04797	Rose Mill, 293 Rise Lane, Todmorden.	2	2	14/00806	03/10/14	03/10/17	20/01/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04798	Land north of, 5 Brackenbed Lane, Pellon, Halifax.	1	1	15/01652	11/02/16	11/02/19	04/11/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04800	Johns Folly, Butterworth End Lane, Norland, Sowerby Bridge.	1	1	14/00998	19/11/14	19/11/17	06/06/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04801	1 and 3 Crown Yard, Southgate, Elland.	2	2	14/00999	04/11/14	04/11/17				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04802	Land north west of New Edge Farm, Edge Lane, Heptonstall, Hebden Bridge.	1	1	14/00742	10/11/14	10/11/17	24/07/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04804	Heath Close, Butterworth End Lane, Norland, Sowerby Bridge.	1	1	14/01084	28/11/14	28/11/17				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04805	Land adjacent To Stone Slack, Smithwell Lane, Heptonstall, Hebden Bridge.	2	2	16/00434	11/11/16	11/11/19	05/06/17			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04807	Lower Shaw Farm, Rochdale Road, Ripponden, Sowerby Bridge.	2	2	14/00936	07/11/14	07/11/17	01/07/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04808	20 Carlton Street, Halifax.	4	4	14/01101	17/11/14	17/11/17	09/10/15			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04810	Barn adjacent, 33 Thorney Lane, Midgley, Halifax.	1	1	16/00249	31/05/16	31/05/19	09/12/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04811	First & Second floors, Hebble House, Old Gate, Hebden Bridge.	1	1	14/00954	18/11/14	18/11/17	21/01/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04813	12/13 (The Lodge) Abbotts Ladies Homes, Skircoat Green Road, Halifax.	2	1	14/00965	19/12/14	19/12/17	29/12/15	15/04/16		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04814	21 Heath Hill Road, Halifax.	1	1	14/01350	24/12/14	24/12/17	08/06/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04815	Land adjacent, 10 Martin Green Lane, Greetland, Halifax.	1	1	16/00206	26/04/16	26/04/19	21/12/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04817	Holly Mount, 113 Rochdale Road, Greetland, Halifax.	1	1	14/01271	24/12/14	24/12/17				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04818	Site of, 58 Crowtrees Lane, Brighthouse.	2	1	16/01279	05/12/16	05/12/19	13/01/17	22/09/16		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04820	255 Long Lane, Wheatley, Halifax.	1	1	14/00992	09/12/14	09/12/17				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04821	Stables at Riverdene House, Jack Bridge, Smithy Lane, Colden, Hebden Bridge.	1	1	17/00436	07/06/17	07/06/20				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

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04822	Garden of Willowgate, Rochdale Road, Halifax.	1	1	15/00084	23/03/15	23/03/18	06/07/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04824	1st, 2nd and 3rd Floors, 2 Silver Street, Halifax.	11	11	15/00252, 16/01675, 14/01322	13/03/17	13/03/20	10/05/17			11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04826	District Bank Chambers, George Square, Halifax.	12	12	14/56014	19/11/14	19/11/17	20/12/16			0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
04827	Cherry Tree Farm Campsite, Saddleworth Road, Greetland, Halifax.	3	3	14/56015	10/10/14	10/10/17	09/01/15			0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04828	Kaileys Barn, Parkin Lane, Todmorden.	1	1	14/56016	08/10/14	08/10/17				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04829	1 Tentercroft, Heptonstall, Hebden Bridge.	2	2	14/57018	14/11/14	14/11/17	03/11/15			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04830	Land off, Jagger Green Lane, Holywell Green, Elland.	1	1	14/56019	11/12/14	11/12/17	25/09/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04832	Land south of, 4 Wakefield Gate, Halifax.	1	1	14/00179	13/01/15	13/01/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04833	Barn at, 190 Towngate, Clifton, Brighouse.	1	1	14/00332	26/01/15	26/01/18				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04834	4 Lumbrook Close, Shelf, Halifax.	1	1	14/01313	16/01/15	16/01/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04835	Stoney Hall Farm, Ned Hill Road, Bradshaw, Halifax.	2	2	14/01249	07/01/15	07/01/18	25/02/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04837	Workshop adjacent 13 South View, Whitegate Top, Siddal, Halifax.	1	1	14/01160	08/01/15	08/01/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04839	Church View Stables, Coley Road, Hipperholme, Halifax.	1	1	15/01250	23/11/15	23/11/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04840	Kennels at Break Neck House, 1 Break Neck Lane, Hipperholme, Halifax.	1	1	14/01327	08/01/15	08/01/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04841	First & second floors, 10 Albion Street, Halifax.	1	1	14/01419	26/01/15	26/01/18	13/02/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04844	Ground floor, 30 & 32 Pellon Lane, Halifax.	1	1	15/00021	24/02/15	24/02/18	19/07/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04845	Land east of, 1 Warley Edge Lane, Halifax.	1	1	15/00893	29/01/16	29/01/18	31/01/17			0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04846	53 Pye Nest Road, Halifax.	1	1	14/01536	17/02/15	17/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04847	5 to 6 Park Road, Halifax.	2	2	14/01169	06/02/15	06/02/18				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04848	Lindwell Methodist Church, Lindwell, Greetland, Halifax.	5	5	14/00848	04/02/15	04/02/18	23/10/15			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04850	Redacre, Red Acre Lane, Mytholmroyd, Hebden Bridge.	1	1	17/00321	20/05/17	20/05/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04852	First Floor, 7a Commercial Street, Brighouse.	1	1	14/01486	06/02/15	06/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04853	Land north of, 1 Pye Nest Grove, Halifax.	1	1	16/01139	30/01/17	30/01/20	25/05/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04854	Unt 1A first floor, Queens Road Works, Queens Road, Halifax.	2	2	14/56018	26/01/15	30/05/16	17/02/15			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04857	Former Engine Room, Hollins Mill, Rochdale Road, Todmorden.	13	13	14/01376 16/00031	20/05/16	20/05/19	14/01/16			13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04858	Land adjacent Grove House, 49 Wakefield Road, Sowerby Bridge.	2	2	15/00039	10/03/15	10/03/18				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04859	Bedford House, 9 to 11 John Street, Elland.	1	1	14/57001	17/02/15	17/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04860	48 New Road, 3 Clare Road and first and second floors of, 5 Clare Road, Halifax.	18	18	14/57019 15/00828	17/09/15	17/09/18	08/06/16			18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04861	Basement, first and second floors, 67 Bradford Road, Brighouse.	1	1	14/56020	15/04/15	15/04/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04862	Barn North East Of New Haven, The Long Causeway, Sowerby Bridge.	1	1	14/56024	06/02/15	06/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

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04863	4/4a Tillitsons Buildings, Burnley Road, Luddenden Foot, Halifax.	1	1	15/56001	27/02/15	27/02/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04864	Barn at Crabtree Hall Farm, Bradshaw Row Lane, Halifax.	2	2	15/00055	28/04/15	28/04/18				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04865	Waterside House, Oldham Road, Ripponden, Sowerby Bridge.	3	3	15/00137	08/12/17	08/12/20				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04866	30 Marsh Lane, Southowram, Halifax.	1	1	15/00130	10/04/15	10/04/18	01/09/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04867	Grove Dene, Wade House Road, Shelf, Halifax.	1	1	15/00208	13/04/15	13/04/18	12/04/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04871	The Grove, Oldham Road, Ripponden, Sowerby Bridge.	1	1	17/00349	07/06/17	07/06/20	20/04/17			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04872	Basement, 8 Trinity Place, Halifax.	1	1	15/00147	02/04/15	02/04/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04873	Barn at Clough Moor Farm, New Clough Road, Sowerby Bridge.	1	1	15/00212	27/04/15	27/04/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04874	Rear of, 27 Syke Lane, Lightcliffe, Brighouse.	1	1	16/01084	21/11/16	21/11/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04876	Site of Macmillans, Long Lane, Wheatley, Halifax.	10	10	14/01492	01/04/15	01/04/18				0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
04877	Land south of, 335 Bacup Road, Todmorden.	1	1	14/01520	14/04/15	14/04/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04878	264 Oldham Road, Ripponden, Sowerby Bridge.	1	1	15/00267	23/04/15	23/04/18	15/09/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04881	2 Dodge Holme Drive, Mixenden, Halifax.	1	1	15/00139	11/05/15	11/05/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04882	Site of land and buildings at Victoria Buildings, Burnley Road, Luddenden Foot, Halifax.	1	1	15/00162	06/05/15	06/05/18				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04883	Prospect House, Rooley Lane, Sowerby, Sowerby Bridge.	1	1	14/01295	05/05/15	05/05/18	04/11/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04884	Lower High Trees Cottage, High Trees Lane, Greetland, Halifax.	1	1	15/00209	29/05/15	29/05/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04885	5 Towngate, Midgley, Halifax.	1	1	15/00329	27/05/15	27/05/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04886	150a Wakefield Road, Lightcliffe, Halifax.	1	1	15/01385	27/11/15	27/11/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04887	Second floor, Wainhouse Tavern, 76 Upper Washer Lane, Halifax.	1	1	15/00297	14/05/15	14/05/18	16/06/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04888	Garage at , 4 Bentley Mount, Sowerby Bridge.	1	1	15/00377	22/05/15	22/05/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04889	First floor, 19 Halifax Road, Todmorden.	1	1	15/00319	26/05/15	16/05/18	14/07/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04893	Grounds of Smithfield House, Denholme Gate Road, Hipperholme, Halifax.	1	1	16/00786	03/08/16	03/08/19	22/12/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04894	Smithfield House, Denholme Gate Road, Hipperholme, Halifax.	1	1	15/00315	15/06/15	15/06/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04895	Brighouse Fire Station, Lister Street, Brighouse.	8	8	16/00390	17/05/16	17/05/19	22/03/17			0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
04896	Claverton Down, Cross Stone Road, Todmorden.	1	1	15/00569	25/06/15	25/06/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04897	26 Westgate, Halifax.	1	1	15/00566	22/06/15	22/06/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04898	Woodlands, Woodhouse Lane, Halifax.	1	1	15/00554	23/06/15	23/06/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04899	Workshop side of, 38 Newcombe Street, Elland.	1	1	15/01276	16/12/15	16/12/18	07/09/15			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04900	8 Lord Street, Halifax.	11	11	15/00287	16/06/15	16/06/18	09/08/15			11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04902	Croft Barn, Roper Lane, Halifax.	1	1	14/57020	11/05/15	11/05/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04904	1st, 2nd, 3rd & 4th floors, Southgate House, Wards End, Halifax.	51	51	16/56014	27/10/16	27/10/19				0	0	40	11	0	0	0	0	0	0	0	0	0	0	0

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04905	Agricultural Building at Upper Red Brink House, Red Brink Lane, Sowerby Bridge.	1	1	15/56006	23/04/15	23/04/18	14/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04906	The Stables At Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax.	1	1	15/56012	23/06/15	23/06/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04907	Office Building At Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax.	2	2	15/56013	23/06/15	23/06/18				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04910	1 Daisey Road, Brighouse.	2	2	15/00313	10/07/15	10/07/18				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04911	Garden of Hazel Hurst, Willow Hall Drive, Sowerby Bridge.	1	1	17/00048	11/04/17	11/04/20	26/06/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04913	Land east of, 11 Gooder Lane, Brighouse.	5	5	15/00647	15/07/15	15/07/18				0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
04914	Former garages at White Stacks, Bradford Old Road, Claremount, Halifax.	1	1	15/00471	27/07/15	27/07/18	01/06/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04915	Garage at Lower Winsley Farm, Upper Lane, Todmorden.	1	1	14/00199	04/08/15	04/08/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04916	Land south east of, 85 Hollins Road, Todmorden.	1	1	15/00141	04/08/15	04/08/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04917	Barn at Little Merry Bent Farm, Cross Wells Road, Ripponden, Sowerby Bridge.	1	1	15/00185	20/08/15	20/08/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04919	Maidenstone Barn, Blue Ball Road, Ripponden, Sowerby Bridge.	1	1	15/00465	21/08/15	21/08/18	08/09/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04920	Adjacent, 10 East Street, Rastrick, Brighouse.	1	1	15/00779	05/08/15	05/08/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05081	Riverside, Harley House, Mill Fold Way, Ripponden, Sowerby Bridge.	7	7	16/00599	12/10/16	12/10/19	19/01/17		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04924	The Beeches, Leeds Road, Hipperholme, Halifax.	1	1	15/00664	14/08/15	14/08/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04925	Adjacent 2 Salterlee Cottage, Salterlee, Shibden, Halifax.	1	1	15/00806	25/08/15	25/08/18	31/05/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04926	Land West Of Shaw Close, Station Road, Holywell Green, Elland.	1	1	15/00772	20/08/15	20/08/18	10/10/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04927	Third & fourth floors, 39 to 47 Commercial Street, Halifax.	9	9	15/56020	26/08/15	26/08/18				9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04928	Adjacent, 524 Gibbet Street, Halifax.	1	1	15/00233	11/09/15	11/09/18	31/03/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04929	Garage site adjacent 1 Birdcage, Beacon Hill Road, Halifax.	4	4	16/01617	09/03/17	09/03/20				0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
04930	Adjacent, 8 Erringden Road, Mytholmroyd, Hebden Bridge.	1	1	15/00951	14/09/15	14/09/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04931	Land adjacent, 1a Bracken Hill, Halifax.	2	2	15/00912	21/09/15	21/09/18				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
04935	Stable/Kennel at New Peel Cottage, Broom Hill Road, Sowood, Elland.	1	1	15/00878	23/09/15	23/09/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05170	Riverside, Harley House, Mill Fold Way, Ripponden, Sowerby Bridge.	3	3	17/00531	16/08/17	16/08/20				0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
04937	36 Lister Lane, Halifax.	1	1	15/00833	30/09/15	30/09/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04938	Land north west of Quarry House, Ramsden Street, Wheatley, Halifax.	1	1	16/00343	17/05/16	17/05/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04939	Garden of, 2 The Grove, Hipperholme, Halifax.	1	1	17/00163	13/04/17	13/04/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04940	8 West End Terrace, Mytholmroyd, Hebden Bridge.	2	2	15/00775	29/10/15	29/10/18				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04942	Second floor, 7 Carrier Street, Halifax.	1	1	15/00921	08/10/15	08/10/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04945	5 Woodroyd Crescent, Woodroyd Gardens, Luddenden Foot, Halifax.	1	1	15/00851	19/10/15	19/10/18				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
04949	Crimsworth Dyeworks, Midgehole Road, Hebden Bridge.	7	7	14/01484	06/11/15	06/11/18				7	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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04950	Shrogg House, Wakefield Road, Copley, Halifax.	1	1	16/00135	29/04/16	29/04/19	29/09/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04954	Stubbing Farm, Stubbing Lane, Elland.	1	1	15/00979	13/11/15	13/11/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04958	37 to 39 Westbury Street, Elland.	1	1	15/01380	17/11/15	17/11/18	15/12/15			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04959	Blackwood Farm, Long CausewayRishworth, Sowerby Bridge.	1	1	15/00127	24/12/15	24/12/18	24/05/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04961	First and second floor, 20 Clare Road, Halifax.	1	1	15/01324	07/12/15	07/12/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04962	213 Rochdale Road, Greetland, Halifax.	3	3	15/01392	29/12/15	29/12/18	03/02/16			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00691	Scaitcliffe Hall, Burnley Road, Todmorden.	6	6	14/01075	07/02/17	07/02/20				0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
04966	Adjacent, 32 Brow Wood Road, Shelf, Halifax.	1	1	15/01127	11/12/15	11/12/18	24/01/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04968	Garden of, 62 Broomfield Avenue, Skircoat Green, Halifax.	1	1	16/01451	29/12/16	29/12/19	24/05/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04969	Cross Keys Inn, 649 Rochdale Road, Todmorden.	3	3	16/00492	09/06/16	09/06/19	01/01/16			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04970	Low Bridge Farm, Catherine House Lane, Wainstalls, Halifax.	1	1	15/00882	08/12/15	08/12/18				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04971	Former Great Lear Ings Farm, Faugh lane, Heptonstall, Hebden Bridge.	3	3	15/00527	15/12/15	15/12/18				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
04972	Units 1 To 4 Gauxholme Industrial Estate, Bacup Road, Todmorden.	5	5	15/01079 16/00258	20/04/16	20/04/19	06/06/16			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04973	Phoenix House, The Grange off, Keighley Road, Illingworth, Halifax.	1	1	15/00952	01/12/15	01/12/18				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04974	Royds Farm, 4 Towngate, Heptonstall, Hebden Bridge.	1	1	15/01083	11/12/15	11/12/18	19/09/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05113	Scaitcliffe Hall, Burnley Road, Todmorden.	2	2	14/01079	05/04/17	05/04/20				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04980	Scarr Hall Farm, Wine Tavern Road, Sowerby, Sowerby Bridge.	1	1	15/01524	08/02/16	08/02/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04981	Land rear of, 164 Halifax Road, Ripponden, Sowerby Bridge.	1	1	15/01574	29/01/16	29/01/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04982	Land North West Of, 10 Ashville Croft, Pellon, Halifax.	4	4	15/01518	10/02/16	10/02/19	19/08/16			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04983	Adjacent, 2 Stonecroft Mount, Sowerby Bridge.	1	1	16/01670	22/02/17	22/02/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
04985	Savile Ings Farm, Broad Carr Lane, Holywell Green, Elland.	1	1	15/01567	26/01/16	26/01/19	03/11/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04986	Dolce and Banana, 6 Lord Street, Halifax.	1	1	15/01558	15/02/16	15/02/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04987	Old Town Methodist Church, Walker Lane, Wadsworth, Hebden Bridge.	3	1	15/01606	19/02/16	19/02/19	24/03/16	22/02/17		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04988	68 Bramley Lane, Hipperholme, Brighouse.	1	1	15/01549	19/01/16	19/01/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04990	163 King Cross Road, Halifax.	2	2	15/01616	21/01/16	21/01/19				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
04991	MG Caravans, Glenroyd Barn, Burnley Road, Todmorden.	2	2	15/01534	22/01/16	22/01/19	22/02/17			0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
04992	Grounds of The Bungalow, Upper Lane, Northowram, Halifax.	1	1	16/00742	22/07/16	22/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04994	Land adjacent, 106 Wheatley Road, Halifax.	1	1	15/01424	15/01/16	15/01/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04997	Barn adjacent Lower Nook Farm, Nook Lane, Triangle, Sowerby Bridge.	1	1	15/01545	25/02/16	25/02/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04998	Crimond, Hedge Top lane, Northowram, Halifax.	4	4	15/01450	23/02/16	23/02/19	13/07/17			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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05000	Delves Farm, Nook Lane, Triangle, Sowerby Bridge.	1	1	15/01550	26/02/16	26/02/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05001	Land at, 1 and 2 Far Royd Royd Lane, Ovenden, Halifax.	2	2	16/00064	24/03/16	24/03/19				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
05002	Heather Wood, Kell Lane, Halifax.	1	1	15/01575	10/03/16	10/03/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05003	First floor, Sun Inn, 94 New Hey Road, Rastrick, Brighouse.	1	1	16/00092	21/03/16	21/03/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05004	Second floor, 25 Union Street, Halifax.	2	2	16/00019	03/03/16	03/03/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05006	Barn At Upper Hathersshelf Farm, Hathersshelf Lane, Mytholmroyd, Hebden Bridge.	1	1	15/01097	16/03/16	16/03/19	11/01/17			0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
05008	Adjacent, 14 Woodlands Avenue, Halifax.	1	1	16/01506	06/01/17	06/01/19				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05009	50 Back Bowling Green Road, Stainland, Halifax.	1	1	16/00041	09/03/16	09/03/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
05010	Knowsley Farm, 64 Lower Mill Bank Road, Mill Bank, Sowerby Bridge.	1	1	15/01510	24/03/16	24/03/19	08/05/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05011	The Sidings, 1 Greenroyd Lane, Wheatley, Halifax.	1	1	14/00938	01/04/16	01/04/19	10/03/16			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05012	Ash Lea, 19 Woodhouse Lane, Brighouse.	9	9	16/00003	26/04/16	26/04/19				0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
05013	Green Lane Farm, Soaper lane, Shelf, Halifax.	3	2	16/00138	13/04/16	13/04/19	14/02/17	15/09/17		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05014	Kingfisher House, Portland Place, Halifax.	12	12	16/00055	22/04/16	22/04/19				0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
05015	Hebble House, Old Gate, Hebden Bridge.	1	1	15/01649	15/04/16	15/04/19	13/01/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05016	Land South West Of The Old Clubhouse, Lower Edge Road, Elland.	1	1	16/00008	13/04/16	13/04/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
05017	80 - 82 Wharf Street, Sowerby Bridge.	2	2	16/00180	08/04/16	08/04/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05019	Land adjacent, 541 Bradford Road, Brighouse.	2	2	16/00131	18/05/16	18/05/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05020	Adjacent, 72 Brig Royd, Ripponden, Sowerby Bridge.	1	1	16/00127	23/05/16	23/05/19	20/07/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05021	Lower Horley Green Farm, Horley Green Road, Halifax.	4	4	17/00050	09/03/17	09/03/20				0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
05024	Land adjacent, 59 Woodside Crescent, Halifax.	1	1	16/00260	09/05/16	09/05/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05025	Garage Site, Bright Street, Sowerby Bridge.	2	2	15/01463	10/05/16	10/05/19				0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
05026	64 Trenance Gardens, Greetland, Halifax.	1	1	16/00431	11/05/16	11/05/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05028	First floor of barn at Broadshaw Farm, Keighley Road, Hebden Bridge.	1	1	16/00408	07/06/16	07/06/19	26/10/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05029	Barn at Dean Farm, Bacup Road, Todmorden.	1	1	16/00443	17/06/16	17/06/19	03/01/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05030	Whinneyfield Close, Whinney Field, Halifax.	1	1	17/00506	23/08/17	23/08/20	30/09/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05031	Land South East Of, 34 Mons Road, Todmorden.	2	2	16/00568	29/06/16	29/06/19	14/11/16			0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
05032	Land adjacent, 41 Hollins Lane, Sowerby Bridge.	1	1	16/00010	20/06/16	20/06/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05033	Grounds of Ewood Hall, Ewood Lane, Todmorden.	1	1	16/00412	20/06/16	20/06/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04673	Site of former Liberal Club, Belgrave Crescent, Halifax.	9	5	17/00191 16/01384	31/01/17	31/01/20	19/05/17	12/04/17	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05035	Agricultural Building at Hartsoil Farm, Highmoor Lane, Clifton, Brighouse.	3	3	15/56026	04/03/16	04/03/19				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0

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05037	Park House, Akeds Road, Halifax.	3	3	16/56005	20/04/16	20/04/19				0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
05038	Basement of, 74 Rochdale Road, Greetland, Halifax.	1	1	16/00507	01/07/16	01/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05039	Grounds of The Manse, 1 Whitegate Road, Siddal, Halifax.	1	1	16/00326	27/07/16	27/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05040	Coach House at The Manse, 1 Whitegate Road, Siddal, Halifax.	1	1	16/00326	27/07/16	27/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05041	Grounds of, 113 Lilands Lane, Brighouse.	2	2	16/00616	12/07/16	12/07/19	13/06/17			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05043	Walsden Methodist Church, Rochdale Road, Todmorden.	13	13	15/00869	20/07/16	20/07/19				0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
05044	Outbuilding, 5 Sandhall Drive, Halifax.	1	1	16/00745	20/07/16	20/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05045	Basement, 42 Crow Wood Park, Halifax.	1	1	16/00656	07/07/16	07/07/19	27/10/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05046	Clarehill, Coach Road, Ripponden, Sowerby Bridge.	1	1	15/01486	05/07/16	05/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05047	Grounds of Clarehill, Coach Road, Ripponden, Sowerby Bridge.	1	1	17/00412	06/09/17	06/09/20				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05048	Adjacent, 15 Frances Street, Brighouse.	1	1	16/00699	21/07/16	21/07/19	09/12/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05049	1st, 2nd and 3rd floors, 22 and 24 King Street, Halifax.	6	6	16/00487	06/07/16	06/07/19				0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
05051	Garden of, 18 Sutcliffe, Bank Top, Southowram, Halifax.	1	1	16/00668	20/07/16	20/07/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05054	Attached to garage at Cherry Trees, Knowl Top Road, Lightcliffe, Halifax.	1	1	16/00785	12/08/16	12/08/19	24/01/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05055	The Ridings, 57 Hullen Edge Hall, Hullen Edge Lane, Elland.	3	3	17/00318	11/07/17	11/07/20	31/07/17			0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
05057	Land adjacent to Quelle Vue, Heath Hill Road,, Halifax.	1	1	16/00484	25/08/16	25/08/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05058	Higher Longfield Farm, Rough Side Lane, Todmorden.	1	1	16/00790	26/08/16	26/08/19	13/01/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05060	Garage and stable at Windle Hill Farm, Windle Hill Lane, Cragg Vale, Hebden Bridge.	1	1	16/00468	19/08/16	19/08/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05061	First and second floors, 1 Ryburn Buildings, West Street, Sowerby Bridge.	1	1	16/00901	06/09/16	06/09/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05063	Bar 5, 5 Cross Street, Halifax.	1	1	16/00946	07/09/16	07/09/19				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
05064	Barn at Mirey Wall Cottage, Shield Hall Lane, Sowerby, Sowerby Bridge.	1	1	16/00879	20/09/16	20/09/19	30/01/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05065	Grey Horse Farm, Taylor Lane, Bradshaw, Halifax.	1	1	16/00896	13/09/16	13/09/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05067	Carr House Barn, Carr House Lane, Todmorden.	1	1	16/00908	27/09/16	27/09/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05068	Rear of, 15 Orchard Way, Brighouse.	1	1	17/00458	02/06/17	02/06/20				0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
05069	Moorcock Inn, Moor Bottom Lane, Norland, Sowerby Bridge.	4	4	16/00780 17/00166	26/04/17	26/04/20				0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
05070	Basement of, 34 Union Street South, Halifax.	1	1	16/00869	01/09/16	01/09/19	21/03/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05072	Fountain Chambers, 22 Fountain Street, Halifax.	7	7	16/56013	26/08/16	26/08/19				7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05073	Oaken Royd Barn, Longley Lane, Norland, Sowerby Bridge.	1	1	16/56010	15/09/16	15/09/19	13/07/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05075	Elmfield House, 50 to 52 Prescott Street, Halifax.	14	14	16/00585	10/10/16	10/10/19				0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
05076	Green Houses Farm, 5 Green Houses, Midgley, Sowerby Bridge.	1	1	16/00713	07/10/16	07/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

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05077	Stoney Croft, Hedge Top Lane, Northowram, Halifax.	5	5	16/00853	06/10/16	06/10/19	15/03/17			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05079	Ground Floor, under, 6-8 Campden Road, Hebden Bridge.	1	1	16/01036	14/10/16	14/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05080	First and second floors, Moyles Hotel And Restaurant, 4 New Road, Hebden Bridge.	6	6	16/01155	26/10/16	26/10/19				0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
05082	Barn West Of Copperas Row, Rochdale Road, Greetland, Elland.	1	1	16/56017	20/10/16	20/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05083	Barn adjacent Scaitcliffe Hall, Burnley Road, Todmorden.	1	1	14/01077	25/11/16	25/11/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05084	Store at Spaniard Hall Farm, Brighouse & Denholmegate Road, Shelf, Halifax.	1	1	16/01127	10/11/16	10/11/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05085	Adjacent, 18 Darcey Hey Lane, Halifax.	1	1	10/00016	30/04/10	30/04/13	01/11/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05086	Barfield, Oakville Road, Hebden Bridge.	1	1	15/01573	26/10/16	26/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05087	Garden of, 13 Clay House Lane, Greetland, Halifax.	1	1	16/00549	05/10/16	05/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05088	Land South East Of, Hansel Fold, Barkisland, Sowerby Bridge.	1	1	16/00810	27/10/16	27/10/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05090	Adjacent Waterloo Villa, Savile Park Road, Halifax.	1	1	16/00885	01/11/16	01/11/19	06/06/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05091	Grounds of Treetops, Halifax Road, Shelf, Halifax.	1	1	16/01028	28/11/16	28/11/19	25/04/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05092	1 Burnside, Wadsworth, Hebden Bridge.	1	1	16/01152	22/11/16	22/11/19	23/02/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05093	Barn at Lower East Lee, East Lee Lane, Todmorden.	1	1	16/00812	04/11/16	04/11/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
04373	Site of Former Sterne Mill & Sewage Works, Wakefield Road, Sowerby Bridge.	148	122	14/01113 16/01472	18/11/14	18/11/16	28/09/17	05/09/17	40	40	40	2	0	0	0	0	0	0	0	0	0	0	0	0
05095	Kirklees Priory Gatehouse, Kirklees Park, Mill Hill Lane, Clifton, Brighouse.	1	1	16/00695	14/11/16	14/11/19	10/06/16			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05096	Barn at Rake Head Farm, Reservoir Road, Triangle, Sowerby Bridge.	1	1	16/01087	12/12/16	12/12/19	04/07/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05098	Barn at Lower Plain Farm, Plain Lane, Sowerby, Sowerby Bridge.	1	1	16/00966	01/12/16	01/12/19	11/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05099	Rosemary Hill Barn, Rosemary Lane, Siddal, Halifax.	1	1	17/00183	23/05/17	23/05/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05100	Barn adjacent, 3 Stormer Hill Lane, Sowerby Bridge.	1	1	16/01219	03/10/17	03/10/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05101	Car Park, James Street, Elland.	5	5	16/01304	22/12/16	22/12/19				0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
05102	Park Villa Guest House, 141 Park Villas, Upper Bolton Brow, Halifax.	1	1	16/01393	19/12/16	19/12/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05103	Courier Office, 9 King Cross Street, Halifax.	66	66	16/56025 16/01031	07/12/16	07/12/19	20/03/17		20	40	6	0	0	0	0	0	0	0	0	0	0	0	0	0
05104	Barn at Broom House, Broom Hill Road, Sowerby, Elland.	1	1	16/01217	13/12/16	13/12/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05105	Land between, 18 and 20 The Orchards, Rastrick, Brighouse.	1	1	16/01325	19/12/16	19/12/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05107	Site of the Coach House at The Manse, 1 Whitegate Road, Siddal, Halifax.	1	1	16/01298	07/12/16	07/12/19				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05108	8 Victoria Road, Elland.	1	1	16/56011	20/07/16	20/07/16	16/08/16			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05109	Site of Brook Row, Brian Royd Lane, Greetland, Halifax.	1	1	17/00017	30/03/17	30/03/20	17/07/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05110	King Cross Cricket Club, Hopwood Lane, Halifax.	7	7	16/01420	08/03/17	08/03/20	20/04/17			7	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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05111	Sportsmans Arms, Kebs Road, Todmorden.	1	1	17/00068	31/03/17	31/03/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05112	Land to rear of Daleside, Copley Lane, Halifax.	1	1	16/01615	22/03/17	22/03/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
03084	Slade Lane Works, Slade lane, Rastrick, Brighouse.	10	10	15/00584	15/12/15	15/12/18	09/03/17		10															
05114	Barn at Old Town Farm, Old Town Mill Lane, Old Town, Hebden Bridge.	1	1	16/01283	06/04/17	06/04/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05115	Land Adjacent To, 8 to 12 Stratton Close, Brighouse.	2	2	16/00118	18/04/17	18/04/20				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
05116	Agricultural Building At Greenwood Lee Farm, Widdop Road, Heptonstall, Hebden Bridge.	1	1	17/00103	04/04/17	04/04/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05117	Valley View, Hard Platts Lane, Stainland, Elland.	1	1	17/00130	13/04/17	13/04/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05119	Park United Reformed Church, Francis Street, Halifax.	5	5	16/01112	13/04/17	13/04/20				0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
05120	69 Shelf Hall Road, Shelf, Halifax.	1	1	17/00345	26/04/17	26/04/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05121	9 Smithfield Avenue, Hipperholme, Halifax.	1	1	17/00044	27/04/17	27/04/20	21/07/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05122	18 Westborough Drive, Halifax.	1	1	17/00073	12/04/17	12/04/20	11/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05123	New Delight House, New Delight, Todmorden.	1	1	16/01482	13/04/17	13/04/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05124	Garage Site Adjacent To, 2 Carlton House Terrace, Halifax.	1	1	16/01508	06/04/17	06/04/20	12/05/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05125	2nd Floor, 22 Clare Road, Halifax.	5	5	17/56005 17/00233	02/05/17	02/05/20				0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
05126	Land West Of Lightcliffe Royd, Lightcliffe Royd Lane, Barkisland, Sowerby Bridge.	1	1	16/01184	13/04/17	13/04/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05127	1 Church Street, Brighouse.	2	2	17/00056	13/04/17	13/04/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05129	60 Vegal Crescent, Ovenden, Halifax.	1	1	16/01488	24/04/17	24/04/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05130	Bethlehem Pentecostal Mission, Wheatley Road, Halifax.	6	6	16/01609	10/04/17	10/04/20	06/09/17			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05131	Barn at Workhouse Green, Edge Lane, Heptonstall, Hebden Bridge.	1	1	87/00292	16/03/88	16/03/93	18/04/17			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05132	Land North Of Moorlands, Keighley Road, Illingworth, Halifax.	1	1	17/00312	24/05/17	24/05/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05133	2a New Road, Mytholmroyd, Hebden Bridge.	1	1	17/00377	18/05/17	18/05/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05134	The New Inn, 33 Heath Hill Road, Halifax.	1	1	17/00009	10/05/17	10/05/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05135	Site Of Former Jumpsles Public House, Mixenden Road, Mixenden, Halifax.	7	7	16/01398	30/05/17	30/05/20				0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
05136	The Mount, 38 Lightcliffe Road, Brighouse.	1	1	17/00049	05/05/17	05/05/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05138	Junction Inn, 133 Moor Bottom Road, Illingworth, Halifax.	4	4	17/00144	04/05/17	04/05/20	06/02/17			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05139	Building West Of Hollins Mill, Rochdale Road, Todmorden.	2	2	16/01406	19/05/17	19/05/20				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
05140	8 Victoria Place, Bradford Road, Northowram, Halifax.	2	2	17/00257	11/05/17	11/05/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05141	First and Second Floors, 4 Waterhouse Street, Halifax.	2	2	17/00334	25/05/17	25/05/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05142	The Old Vicarage, All Souls Road, Boothtown, Halifax.	1	1	17/00311	30/05/17	30/05/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

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05144	8 Hullen Edge Gardens, Elland.	1	1	17/00308	15/06/17	15/06/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05146	Barn at Holywell Green Farm, 1 Northgate, Holywell Green, Elland.	1	1	16/01622	14/06/17	14/06/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05147	Barn at New Hall Farm, Whitwell Green Lane, Elland.	1	1	17/00035	15/06/17	15/06/20	08/05/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05148	Ringstone Farm Barn, Saddleworth Road, Barkisland, Sowerby Bridge.	1	1	16/56022	07/02/17	07/02/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05149	Clough House Farm, Birkhouse Road, Bailiff Bridge, Brighouse.	1	1	16/56023	24/04/17	24/04/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05150	Barns at Lower Deerplay Farm, Oak Lane, Triangle, Sowerby Bridge.	2	2	16/56024	14/03/17	14/03/20				0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
05151	Provident Insurance Plc, Blackwall, Halifax.	65	65	17/56004	26/04/17	26/04/20				0	0	0	40	25	0	0	0	0	0	0	0	0	0	0
05152	Woodlands Farm Barn, Bradshaw Lane, Bradshaw, Halifax.	1	1	16/56016	05/04/17	05/04/20	08/06/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05153	2 Mill Lane, Holywell Green, Elland.	1	1	17/00320	05/07/17	05/07/20	18/07/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05154	1 Trinity Place, Halifax.	3	3	17/00676	21/07/17	21/07/20	26/09/17			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05155	Site of garage, 63 Burnley Road, Mytholmroyd, Hebden Bridge.	1	1	17/00494	25/07/17	25/07/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05157	23 Lindley Road, Blackley, Elland.	1	1	17/00632	25/07/17	25/07/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05159	Barn at Yew Trees Farm, Ovenden Wood Road, Halifax.	1	1	17/00278	12/07/17	12/07/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05160	New Edge Farm, Edge Lane, Heptonstall, Hebden Bridge.	2	2	16/01317	10/07/17	10/07/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05162	Barn At Old Royd Poultry Farm, Todmorden.	1	1	17/00188	21/07/17	21/07/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05163	10 Blackwall, Halifax.	5	5	17/00462	17/07/17	17/07/20				0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
05164	Junction Hotel, 192 King Cross Road, Halifax.	7	7	17/00450	07/07/17	07/07/20				0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
05165	Land Opposite Woodbank, Burnley Road, Luddenden Foot, Sowerby Bridge.	1	1	16/00791	14/07/17	14/07/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05166	The Airborne, 15 Green Lane, Sowood, Elland.	2	2	17/00625	24/07/17	24/07/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05167	2 Danebury Road, Brighouse.	1	1	17/00544	01/08/17	01/08/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05168	1 Unit 1C Thorn Tree Street, Halifax.	2	2	17/00681	14/08/17	14/08/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05169	Land Opposite, 10 Brant Avenue, Illingworth, Halifax.	2	2	17/00265	10/08/17	10/08/20				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05171	Land Adjacent To, 132 Lower Edge Road, Rastrick, Brighouse.	1	1	17/00586	25/08/17	25/08/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05172	Former Barkisland Cross, Jackson Lane, Barkisland, Sowerby Bridge.	1	1	17/56003	27/07/17	27/07/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05173	2nd Floor, 4 Leeds Road, Hipperholme Brighouse.	1	1	17/00773	11/09/17	11/09/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05174	The Top Yard, Birkhouse Road, Bailiff Bridge, Brighouse.	1	1	17/00091	15/09/17	15/09/19				1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05175	17 Rhodesia Avenue, Halifax.	1	1	17/00947	22/09/17	22/09/20				0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
05177	Land East Of Moor Hey Farm, Sourhall Road, Todmorden.	1	1	17/00480	06/09/17	06/09/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05178	Land at junction of, Rocks Lane and Union Lane, Ogden, Halifax.	1	1	16/00122	10/02/17	10/02/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05179	Site of, 135 Gibraltar Road, Halifax.	2	2	16/00445	23/12/16	23/12/19				0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
05180	4 The Hame, Stainland Road, Sowood, Elland.	1	1	16/00840	28/06/17	28/06/20				0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05182	Garage 1, Crossley Street, Brighouse.	1	1	16/01645	09/03/17	09/03/20	30/08/17			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS		3223	2219						212	562	502	432	401	110	0	0	0	0	0	0	0	0	0	0

						Affordable Housing Trajectory															
Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0011	New Housing Site	63	40		25	0	0	0	0	5	10	1	0	0	0	0	0	0	0	0	16
LP0037	New Housing Site	30	30		20	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	6
LP0044	New Housing Site	112	40		25	0	0	0	0	5	10	10	3	0	0	0	0	0	0	0	28
LP0046	New Housing Site	25	30		25	0	0	0	0	4	3	0	0	0	0	0	0	0	0	0	6
LP0053	New Housing Site	13	30		25	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
LP0065	New Housing Site	23	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
LP0075	New Housing Site	11	30		20	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
LP0103	New Housing Site	56	40	CTIP	20	0	0	4	7	0	0	0	0	0	0	0	0	0	0	0	11
LP0146	New Housing Site	31	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6
LP0164	New Housing Site	34	30		20	0	3	4	0	0	0	0	0	0	0	0	0	0	0	0	7
LP0174	New Housing Site	15	30		25	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
LP0221	New Housing Site	46	30		30	0	0	0	0	5	9	0	0	0	0	0	0	0	0	0	14
LP0234	New Housing Site	93	40		25	0	10	10	3	0	0	0	0	0	0	0	0	0	0	0	23
LP0238	New Housing Site	12	30		25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
LP0242	New Housing Site	14	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
LP0253	New Housing Site	11	30		25	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
LP0261	New Housing Site	91	40	Delivery Vehicle	20	0	0	0	0	0	8	8	2	0	0	0	0	0	0	0	18
LP0264	Mixed Use Site	10	30		30	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
LP0287	New Housing Site	8	30		25	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
LP0289	Mixed Use Site	10	30		30	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
LP0338	New Housing Site	22	30		25	0	0	0	4	2	0	0	0	0	0	0	0	0	0	0	6
LP0353	New Housing Site	9	30	Registered Provider	25	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
LP0397	New Housing Site	10	30		30	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
LP0400	New Housing Site - with Planning	6	30		30	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
LP0407	New Housing Site	16	30		20	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3

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Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0435	New Housing Site	14	30		25	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4
LP0438	New Housing Site	13	30		25	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
LP0452	New Housing Site	98	40		20	0	0	0	4	8	8	0	0	0	0	0	0	0	0	0	20
LP0454	New Housing Site	20	30	CTIP	20	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
LP0478	New Housing Site	11	30		20	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
LP0509	Mixed Use Site	0	0		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LP0523	New Housing Site	104	40	North Halifax	70	0	0	14	28	28	3	0	0	0	0	0	0	0	0	0	73
LP0531	New Housing Site	130	40	CTIP	25	0	0	0	0	0	0	10	10	10	3	0	0	0	0	0	33
LP0548	New Housing Site	19	30	Delivery Vehicle	25	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5
LP0565	New Housing Site	10	30		25	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
LP0568	New Housing Site	83	40		25	0	0	5	10	6	0	0	0	0	0	0	0	0	0	0	21
LP0571	New Housing Site	100	40		25	0	5	10	10	0	0	0	0	0	0	0	0	0	0	0	25
LP0579	Mixed Use Site	60	40		25	0	0	0	0	0	0	0	0	0	0	0	0	5	10	0	15
LP0589	New Housing Site	15	30		30	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
LP0635	New Housing Site	37	30		25	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	9
LP0640	New Housing Site	53	40		25	0	0	0	0	5	8	0	0	0	0	0	0	0	0	0	13
LP0651	New Housing Site	62	40		25	0	0	0	0	5	10	1	0	0	0	0	0	0	0	0	16
LP0658	New Housing Site	24	30		25	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6
LP0659	New Housing Site	17	30		25	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4
LP0683	New Housing Site	12	30		20	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
LP0749	Mixed Use Site	79	40		20	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	16
LP0759	New Housing Site - with Planning	16	30		30	0	10	0	0	2	0	0	0	0	0	0	0	0	0	0	12
LP0771	Mixed Use Site	30	30		25	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	8
LP0782	New Housing Site	166	55		30	0	0	0	0	8	17	17	9	0	0	0	0	0	0	0	50
LP0814	New Housing Site	45	40	CTIP	66	0	0	13	17	0	0	0	0	0	0	0	0	0	0	0	30

						Affordable Housing Trajectory															
Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP0815	New Housing Site	73	40	CTIP	66	0	0	13	26	9	0	0	0	0	0	0	0	0	0	0	48
LP0846	New Housing Site	12	30		25	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
LP0901	New Housing Site	16	30	Delivery Vehicle	25	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
LP0914	New Housing Site	46	30		25	0	0	0	4	8	0	0	0	0	0	0	0	0	0	0	12
LP0922	Mixed Use Site	11	30		35	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4
LP0938	New Housing Site	11	30		35	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
LP0945	New Housing Site	62	30		25	0	0	0	0	0	0	0	0	8	8	1	0	0	0	0	16
LP0950	New Housing Site	54	40		20	0	0	0	0	0	0	0	0	7	4	0	0	0	0	0	11
LP0964	New Housing Site	14	30		20	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3
LP0968	New Housing Site	81	40		20	0	0	0	4	8	4	0	0	0	0	0	0	0	0	0	16
LP0978	New Housing Site	248	55		20	0	0	0	0	0	11	11	11	11	6	0	0	0	0	0	50
LP0990	New Housing Site	31	30		20	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	6
LP1000	New Housing Site	24	30		25	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
LP1004	New Housing Site	26	30		25	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	7
LP1009	New Housing Site	55	40	North Halifax	25	0	0	0	0	10	4	0	0	0	0	0	0	0	0	0	14
LP1019	New Housing Site	41	30		25	0	0	0	4	7	0	0	0	0	0	0	0	0	0	0	10
LP1023	New Housing Site	17	30		35	0	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
LP1027	New Housing Site	12	30		35	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4
LP1030	New Housing Site	14	30		20	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3
LP1032	New Housing Site	42	30		25	0	0	0	0	0	0	0	8	3	0	0	0	0	0	0	11
LP1033	New Housing Site	64	40		25	0	0	0	5	10	1	0	0	0	0	0	0	0	0	0	16
LP1041	New Housing Site	21	30		30	0	0	0	0	0	0	0	0	0	0	0	0	0	5	2	6
LP1053	New Housing Site	68	40		25	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0	17
LP1054	New Housing Site	32	30		25	0	0	0	0	0	0	0	0	0	8	1	0	0	0	0	8
LP1060	New Housing Site	23	30	CTIP	66	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15

						Affordable Housing Trajectory															
Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP1077	New Housing Site	213	55		25	0	0	0	0	0	14	14	14	12	0	0	0	0	0	0	53
LP1078	New Housing Site	149	55		25	0	0	0	7	14	14	3	0	0	0	0	0	0	0	0	37
LP1088	Mixed Use Site	14	30		20	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
LP1093	New Housing Site	35	40		25	0	0	0	0	0	0	8	1	0	0	0	0	0	0	0	9
LP1095	New Housing Site	149	40		25	0	0	10	10	10	7	0	0	0	0	0	0	0	0	0	37
LP1116	New Housing Site	50	40		25	0	5	8	0	0	0	0	0	0	0	0	0	0	0	0	13
LP1123	Mixed Use Site	38	30		20	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	8
LP1137	New Housing Site	27	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
LP1170	Mixed Use Site	42	40		30	0	0	0	0	0	0	0	0	0	0	0	0	12	1	0	13
LP1180	New Housing Site	63	40		20	0	0	0	0	0	0	0	0	0	0	0	0	0	8	5	13
LP1194	New Housing Site	35	30		30	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	11
LP1196	New Housing Site	21	30		30	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
LP1197	New Housing Site	39	30		30	0	0	0	0	0	0	0	0	0	0	0	0	9	3	0	12
LP1215	New Housing Site	11	30		20	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
LP1216	New Housing Site	197	55		20	0	0	0	0	0	0	0	0	11	11	11	6	0	0	0	39
LP1224	New Housing Site	30	30		35	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	11
LP1229	New Housing Site	474	55		20	0	0	0	0	5	11	11	11	11	11	11	11	11	1	0	95
LP1283	New Housing Site	11	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
LP1287	Mixed Use Site	40	30		30	0	0	0	0	0	0	0	0	0	0	9	3	0	0	0	12
LP1292	Mixed Use Site	141	40	Delivery Vehicle	30	0	0	6	12	12	12	0	0	0	0	0	0	0	0	0	42
LP1322	New Housing Site - with Planning	65	40		25	0	6	10	0	0	0	0	0	0	0	0	0	0	0	0	16
LP1356	New Housing Site	10	30	Delivery Vehicle	25	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
LP1368	New Housing Site	9	30	Delivery Vehicle	20	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
LP1379	New Housing Site	41	30	CTIP	66	0	0	20	7	0	0	0	0	0	0	0	0	0	0	0	27
LP1391	New Housing Site	20	30	CTIP	66	0	0	0	10	3	0	0	0	0	0	0	0	0	0	0	13

						Affordable Housing Trajectory															
Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP1398	New Housing Site	87	40		25	0	0	0	0	0	10	10	2	0	0	0	0	0	0	0	22
LP1407	New Housing Site	16	30		20	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
LP1412	New Housing Site	8	30		25	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
LP1415	New Housing Site	12	30		25	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
LP1425	New Housing Site	105	40		30	0	0	12	12	8	0	0	0	0	0	0	0	0	0	0	32
LP1429	New Housing Site	83	40		25	0	0	0	0	0	10	10	1	0	0	0	0	0	0	0	21
LP1431	Mixed Use Site	17	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3
LP1451	Garden Suburbs	1257	140		25	0	0	0	0	0	0	35	35	35	35	35	35	35	35	34	314
LP1463	Garden Suburbs	1998	222		25	0	0	0	0	0	0	56	56	56	56	56	56	56	56	56	500
LP1469	New Housing Site	20	30		25	0	0	0	4	1	0	0	0	0	0	0	0	0	0	0	5
LP1481	New Housing Site	32	30		25	0	0	0	0	0	0	0	0	0	0	8	1	0	0	0	8
LP1486	New Housing Site	27	30		20	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	5
LP1487	New Housing Site	14	30		20	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
LP1488	New Housing Site	11	30		20	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
LP1489	New Housing Site	14	30		20	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3
LP1501	New Housing Site	29	30		35	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10
LP1503	New Housing Site	27	27		35	0	0	0	5	4	0	0	0	0	0	0	0	0	0	0	9
LP1534	New Housing Site	18	30		25	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	5
LP1543	New Housing Site	331	55		30	0	0	0	0	0	0	0	17	17	17	17	17	17	0	0	99
LP1547	New Housing Site	75	40	CTIP	66	0	0	13	26	10	0	0	0	0	0	0	0	0	0	0	50
LP1603	New Housing Site	16	30		20	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
LP1609	New Housing Site	49	40		20	0	8	2	0	0	0	0	0	0	0	0	0	0	0	0	10
LP1632	Mixed Use Site	47	40		30	0	0	0	0	0	0	0	0	0	0	0	0	0	9	5	14
LP1637	New Housing Site	25	30		25	0	0	0	0	0	0	0	0	0	0	0	0	0	4	3	6
LP1648	New Housing Site	31	30		25	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	8

						Affordable Housing Trajectory															
Local Plan Site Ref	Draft Plan Proposed Use	Residential Capacity	Build out rates	Housing Delivery Programme	Rate of Contribution	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
LP1654	New Housing Site	44	30	CTIP	66	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	29
LP1655	New Housing Site	22	30	CTIP	66	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
LP1657	New Housing Site	34	30	CTIP	66	0	10	13	0	0	0	0	0	0	0	0	0	0	0	0	22
Total Number of Affordable Housing Dwellings						0	80	225	263	220	202	209	191	197	177	189	148	169	162	112	2543