

Calderdale Local Plan examination
Note from the Inspector on Matters 3 and 4
20 June 2019

Matter 3 – Housing need

The Council is requested to provide two additional sets of Local Housing Need workings, further to those in Appendix 1.4 in the Council’s Response to the Inspector’s Pre-Hearing Note 1. Firstly, workings using the base date of the published Plan, e.g. a baseline of 2018 (2018-28) and the affordability ratio for 2017 (published March 2018). Secondly, workings using the baseline of 2018 and applying the affordability ratio for 2016 (published March 2017).

This information is presented below.

	Households – 2014 Based Published 2016	Calculations
2018	94,281	101,952 – 94,281 = 7671 7671/10 = average 767 per year
2028	101,952	
Affordability ratio 2017	5.01	5.01-4 = 1.01/4 = 0.2525 x 0.25 = 0.63125
		Minimum Annual Figure: 1 + 0.063125 x 767 = 815 Overall Requirement = 15 x 815 = 12,225

	Households – 2014 Based Published 2016	Calculations
2018	94,281	101,952 – 94,281 = 7671 7671/10 = average 767 per year
2028	101,952	
Affordability ratio 2016	5.14	5.14-4 = 1.14/4 = 0.285 x 0.25 = 0.7125
		Minimum Annual Figure: 1 + 0.07125 x 767 = 822 Overall Requirement = 15 x 822 = 12,330