

## Response to Pre-Hearing Note 2

### Response 2.1

1	<p><b>Can the Council confirm whether separate comments on the Sustainability Appraisal and/or the Habitat Regulations Assessment (HRA) were made by representors, further to those within the Local Plan consultation spreadsheet?</b></p> <p><b>If so, the Council is requested to supply these representations and upload them to the Examination library website.</b></p>
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2.1.1 There were a very small number of representations regarding the Sustainability Appraisal and the Habitats Regulations Assessment during the Regulation 19 consultation period.

2.1.2 All comments that were received about the SA and HRA have been included within the listing already supplied.

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## Response to Pre-Hearing Note 2

### Response 2.2

<b>1</b>	<b>Can the Council confirm what the main changes are in the updated HRA (2019), compared to the June 2018 version, and the purpose of the update? Has Natural England and other stakeholders been consulted on the updated version? If so, copies of any comments received should be forwarded and included in the Examination library.</b>
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- 2.2.1 Following on the Natural England's comments at Publication, it was recognised that the HRA June 2018, did not address effectively the potential implications of the Calderdale Local Plan for the SPA/SAC.
- 2.3.2 Natural England required that further work addressing the impacts of traffic flows along the M62 within Calderdale, adjoining the SPA/SAC, together with further addressing the implications of sites allocations.
- 2.4.3 These amendments are reflected in para 6.36 and the new Traffic Flow table on page 32.  
Further amendments were made reflecting the potential for sites to have effects on the SPA/SAC. The Tables at 10.7 and 10.11 have been amended to show which sites have the potential for being functionally connected to the SPA/SAC and therefore could cause physical disturbance for further consideration.  
Paragraph 10.13 has been deleted in its entirety as it referred to potential Sustainable Urban Extensions (LP1458 and LP1461), which have been deleted from the Plan.
- 2.5.4 An Addendum to the HRA is in preparation and will be sent to Natural England after Easter for their views. This Addendum is providing more information about the potential for sites to impact upon the SPA/SAC which could require mitigation depending upon the nature of the effects that could be identified.
- 2.5.5 There is also a further analysis of the impact of the traffic along the M62 on air quality for the SPA/SAC and the extent to which this is attributable to development in Calderdale.
- 2.5.6 This work also is ongoing and will be provided to Natural England soon after Easter for their views. Once the comments have been received the Inspector will be informed and the Examination Library updated.

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## Response to Pre-Hearing Note 2

### Response 2.3

<b>3</b>	<p><b>The Council's response to Question 9 of the Inspector's Pre-Hearing Note 1 indicates there are two separate housing trajectories; one informing Figure 9 in the Plan, and the other informing the five year housing supply calculation in Table 6.4.</b></p> <p><b>The Council is requested to confirm whether this is the case; and if so, confirm which of the trajectories is based on the data in Appendices 3 and 4 in the Council's Housing Technical Paper?</b></p> <p><b>The second set of data should be published and included in the Examination library.</b></p>
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- 2.3.1 The Calderdale Local Plan Written Statement (SD 01.1) contains a single housing trajectory. This is the Calderdale Housing Trajectory 2018/19 to 2032/33 (Picture 6.1/Table 6.3). It is assumed that the Inspector's reference to Figure 9 is a reference to Picture 6.1. A trajectory is not shown in relation to the 5 year housing land supply.
- 2.3.2 As stated in paragraph 1.9.4 of the Council's Response to Pre-Hearing Note 1, the references to the annual five year supply requirement in Picture 6.1/Table 6.3 are confusing and the Council recognises the need for a minor modification to remove these (see para. 1.9.4 below).
- 2.3.3 The Housing Trajectory (Picture 6.1/Table 6.3) is based on the data shown in Appendix 3 (Positioning of Local Plan New Housing and Mixed Use Sites with residential element) and Appendix 4 (Sites with Planning Permission Not Yet Completed 30.9.2017) of the Housing Technical Paper (EV 33).
- 2.3.4 The Five Year Housing Land Supply (Table 6.4) is based on data which represents variations of Appendices 3 and 4. For the planning permissions source the sites in Appendix 4 (planning permissions) are all included but not discounted - Total 2007 dwellings. For the allocations source sites have been moved forward from later in the Plan period where it is considered, on the basis of the best information available, that they could be delivered in Years 1 to 5 - Total 3228. An allowance is also made for windfalls - Total 324 dwellings (See HTP Appendix 1). These form the basis of the figures in Table 6.4 (Five Year Supply Position 2018) and this is the only illustration of the Five Year Housing Land Supply in the Local Plan. The actual allocations component of the Five Year Housing Land Supply is contained in an unpublished working document which includes additional site notes. For this document to be published it would have to be edited and re-worked into a publishable form.

## **Background – Council Response to Pre-Hearing Note 1 - Appendix 1.9**

*Question 9: Can the Council clarify whether the Plan proposes a stepped housing trajectory or an average annual housing requirement? A stepped trajectory is referred to in paragraph 6.7 and illustrated in Table 6.3, but does not appear to be reflected in the Council's five year supply position in Table 6.4.*

- 1.9.1 The Local Plan Trajectory of deliverable housing sites is stepped (Calderdale Local Plan - paragraph 6.7 and Table 6.3/Picture 6.1 - Submission Document SD01.1) and (Housing Technical Paper - paragraph 10.10 - Evidence Document EV 33). The requirement associated with the Local Housing Needs (LHN) is an annual average over the plan period.*
- 1.9.2 A 5 year housing land supply (including a 20% buffer) is considered deliverable in the first 5 years of the Plan and is achieved with the inclusion of new land allocations, many of which are only likely to be delivered after adoption. It includes sites brought forward from later in the Plan period as these are available and deliverable but may have been positioned in the Local Plan Trajectory to reflect other factors such as the proximity of sites. This is a separate assessment to that of the Local Plan Trajectory.*
- 1.9.3 The Local Plan Trajectory takes into account a number of factors such as the lead in times and delivery rate assumptions as well as the significant step change in delivery rates required to meet the housing requirement figure in the Local Plan. The Council therefore decided to follow an approach which staggers delivery over the early years of the Plan with delivery lower in the first 3 years and rising over the remainder of the Plan period. The Council considers this to be a pragmatic approach. It does not preclude other sites coming forward earlier.*
- 1.9.4 Therefore, in essence, the Local Plan Trajectory (Figure 6.1/Table 6.3) and the 5 Year Housing Land Supply Position (Table 6.4) represent two separate assessments and are not comparable. As the row entitled "Annual Five Year Supply Requirement" in Table 6.3 and the line in Picture 6.1 (derived from this data) are potentially confusing the Council recognises the need for a minor modification to the Local Plan to delete this information.*

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### **Explanatory Note Regarding Data behind Housing Trajectory and Five Year Housing Land Supply**

**Housing Trajectory and 5YHLS** – For sites of 10 or more dwellings stalled sites are not included in Appendix 4 to the HTP (Housing Technical Paper paras. 6.4 -6.8). Small sites (fewer than 10 dwellings) and large sites with fewer than 10 dwellings remaining had a 10% discount applied to them. The overall figure upon which the trajectory is based includes this 10% discount (1888 units) whilst Appendix 4 shows the sites without discounting. Being a 'global' discount it cannot be attributed to individual sites not being brought forward. The

undiscounted figure of 2007 dwellings was used for the Five Year Supply period of 2018/19 to 2022/23.

**Average v Stepped Housing Requirement-** As stated in the response above to the Council's Response to Pre-Hearing Note 1, the Local Plan housing Trajectory of deliverable sites is stepped in relation to the supply of sites but the actual requirement is an annual average over the plan period as agreed by Cabinet (see Background Paper BP 01 Cabinet Report 12.2.18 Housing Requirements and Allocations and BP 02 Minutes of Cabinet meeting 12.2.18). This approach reflects the facts that the majority of allocations are not anticipated coming forward before Year 4 whilst the Council had made the decision to pursue the requirement as an annual average.

The Council recognises that it would have been more appropriate to step the housing requirement (stepped trajectory) to more closely reflect realistic levels of delivery in the early part of the Plan period given the step change represented by the housing requirement figure of 840 dwellings pa. Such an approach would also enable a closer alignment of the Housing Trajectory and the Five Year Housing Land Supply when calculated at the base date of the Local Plan (2018/19).

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## Response to Pre-Hearing Note 2

### Response 2.4

4	<b>The Council is requested to include the UDP and the Inspector's report in the Examination library.</b>
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2.4.1 Both the RCUDP Written statement and the Inspector's Report have been uploaded to the Examination Library.

2.4.2 It has not been possible to scan the 7 Proposals Maps that are the printed form of the RCUDP

2.4.3 Access to the Proposals Map is through the following web-link:  
<https://www.calderdale.gov.uk/v2/maps/udp>

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## Response to Pre-Hearing Note 2

### Response 2.5

<b>5</b>	<p><b>I am unable to access the online maps of potential Sustainable Urban Extension (SUE) sites, linked to the 2015 consultation on site options (as referred to in paragraph 2.2 in the Council's 'Justification for Southeast Calderdale Garden Suburbs' paper (July 2018)).</b></p> <p><b>Could the Council:</b></p> <ul style="list-style-type: none"><li><b>i) provide me with a map showing the 14 potential SUE sites;</b></li><li><b>ii) confirm whether any additional SUE sites were assessed as options, e.g. identified between 2015 and 2018;</b></li><li><b>iii) confirm the site size/other selection criteria for a SUE.</b></li></ul>
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2.5.1 It appears that the link to this consultation was broken. The Web-Team was requested to reactivate it. It is viewable through the following link : <https://www.calderdale.gov.uk/v2/maps/local-plan-potential-sites-archived>

2.5.2 Document EV40 "Justification for the Garden Suburbs" (July 2018) should have an Appendix which shows the potential SUEs considered. Unfortunately this was missed off from the evidence document provided.

2.5.3 A plan has been provided to the Inspector and placed within the Examination Library.

2.5.4 Other than the 14 potential areas, no additional potential SUEs were assessed between 2015 and 2018.

2.5.5 There was no specific criteria as such that SUEs had to meet. The manner in which the areas were identified related to knowledge within the planning team about the district and the manner in which land-owners had offered sites into the assessment process through the "Call for Sites". Where a large range of individual "Call for Sites" submissions were received these were combined to consider potential as a SUE.

2.5.6 The assessment of all sites has been considered as part of a standard process. This is set out in EV51.1 "Site Allocations Assessment Methodology". Earlier versions of the Methodology are available to view at <https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/local-plan/evidence-base/site-allocations>

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## Response to Pre-Hearing Note 2

### Response 2.6

6	<b>Can the Council confirm whether other evidence/documentation is currently being prepared to inform the Local Plan (other than related to the requests I have made to date), and the likely production date of these items? For example, the Council's HRA 2019 refers to additional visitor survey work (paragraph 10.28) and traffic modelling (paragraph 10.26), and the Duty to Cooperate Statement refers to further strategic work on air quality (paragraph 4.13).</b>
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Additional Work is being undertaken as follows:

#### 2.6.1 **HRA:**

- a) Addendum being prepared addressing the implications of traffic on Air Quality – referred to in paragraph 10.26;
- b) Assessment of the potential implications on disturbance from sites within the 2.5km buffer zone. (Makes use of Natural England Report NECR150 – Monitor of Engagement with the Natural Environment Survey (2009 – 2012): Visit taking in the South Pennines);

2.6.2 The need for survey work regarding visitors to the Calderdale part of the South Pennines is recognised, but this has not been commissioned.

2.6.3 **Strategic Air Quality** (DtC Statement para 4.13) this is the same work as that required for the HRA, and is not in addition.

2.6.4 **Employment Technical Paper** (EV01) – update to incorporate the Council's Inclusive Growth Strategy – to be available May 31<sup>st</sup> 2019.