

Calderdale Local Plan

Pre-hearing Note 1 from the Inspector to the Council

13th February 2019

By email via the Programme Officer

Thank you for sending through the Calderdale Local Plan submission documents and arranging the provision of other requested documents. I am still at an early stage in my preparation and reading. However, I have a number of initial questions for the Council on which clarification would be appreciated. This will help me to determine how best the Examination should proceed, and to better focus my Matters, Issues and Questions (MIOs). It also includes several requests for further information. As my preparation develops I am likely to have further initial questions of this nature.

General

1. Appendix 2 of **the Council's report on 'Exceptional Circumstances for the Release of Green Belt'** is missing from the online version (Local Plan Working Party Report on the Distribution of Growth, as referenced in paragraph 3.10). It would be appreciated if you could add it to the examination website and provide me with a printed copy.
2. Does the Council have any further supporting information available relating to the suitability, availability and deliverability of the proposed Garden Suburbs and other individual site allocations, which could be included in the examination library? For example, draft Masterplans, technical reports and other evidence?
3. Can the Council confirm what progress has been made towards the production of a South-East Calderdale/North Huddersfield Delivery Plan, and the scope/purpose of the document?

Housing need and supply

4. Can the Council explain the basis of the local housing need figure of 840 dwellings per annum, and how this was calculated? Detailed workings should be provided as part of this response.
5. Can the Council confirm why it has elected to use the standard method to determine local housing need, rather than objectively assessed needs identified in the Strategic Housing Market Assessment (SHMA) 2018?
6. Can the Council confirm when housing and employment monitoring data for 2018/19 is due to be published, and how it intends to deal with this during the examination process?
7. Can the Council confirm how the employment-based housing need of 1001 dwellings in the SHMA 2018 was derived (as set out in chapter 5 and table 5.3)?

[the response should include detailed workings of how the Experian baseline jobs growth figure of 9,430 (496 jobs per year) was used to identify a housing need figure of 1001 dwellings. This should confirm the demographic scenario used.]

8. Can the Council confirm the total estimated supply of housing likely to come forward over the Plan period from housing allocations and mixed use allocations?
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.

Employment land supply

10. The Council is requested to provide further information on all potential sources of employment land supply over the Plan period, including completions since 2016, outstanding commitments, potential intensification on Primary Employment Areas, supply from employment allocations and supply from mixed use allocations (in hectares) – and to confirm the total estimated supply figure between 2016 and 2032.

Spatial strategy

11. The Council is requested to provide further information on the distribution of growth over the Plan period. This should include:
 - A table setting out the distribution of housing growth by settlement (in **addition to Table 6.10 which is broken down by 'area'**).
 - A table which shows employment growth by area, which is broken down by the various sources of supply (building on Table 6.11 in the Plan, and reflecting the approach in Table 6.10).
 - A table which sets out the distribution of employment growth by settlement.

Green Belt

12. The Council is requested to clarify the number of dwellings and extent of employment land that could be accommodated on non-Green Belt land, and the amount that would be provided on land released from the Green Belt.

Next steps

13. It would be appreciated if you could provide me with the requested information/evidence by Wednesday 27th February. If you require additional time please let me know via the Programme Officer.

Thank you for your assistance.

Katie Child

INSPECTOR