

CALDERDALE LOCAL PLAN
HEARINGS

AGENDA

Friday 28th June 2019 at 10.00am
Shelf Village Hall, Halifax Road, Shelf, HX3 7NT

MATTER 4 – HOUSING SUPPLY

Does the Plan identify sufficient land to enable the housing requirement of 12,600 dwellings to be delivered over the Plan period?

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- References to questions in brackets are those posed by the Inspector in the Matters Issues and Questions (MIQs) document. This has already been circulated and can be viewed on the Examination website.
- Please see the Hearings Programme for a list of the participants at each session.

1. Inspector's opening remarks

2. Extant planning permissions [Matter 4a]

- Date and extent of source
- Exclusion of small sites with outline planning permission
- Lapse rate for small sites
- Lapse rate relating to large sites

3. Windfalls – rates and evidence base [Matter 4b]

4. Demolitions/change of use

- Justification for current approach
- Data on demolitions/change of use

5. Lead-in times and phasing rates for the Garden Suburb allocations [Matter 4c viii]

- Woodhouse site (LP1451)
- Thornhills Lane site (LP1463)

6. Other site allocations [Matter 4c i to vii and ix]

- Density multipliers
- Standard lead-in times and build-out rates
- Inclusion of sites where availability is unknown
- Justification for a lapse rate?

7. Justification for a buffer? [Matter 4d]

8. Five year land supply [Matters 4e and 4f]

- Updated five year housing land supply (in the Council's Hearing Statement)
– general approach and sources of supply
- Differences between five year supply projections and housing trajectory
- Presentation of housing supply in the Plan

9. Any other issues