

# CALDERDALE LOCAL PLAN

## HOUSING AVAILABILITY

Calderdale Metropolitan Borough Council

2019



The National Planning Policy Framework (NPPF) requires Local Planning Authorities to demonstrate the availability of Allocated Housing Sites in their Local Plans.

In order for a site to be delivered within the plan period, a site must be available. The Framework states that “a site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.”

A significant amount of work has been undertaken with regards to the availability of the Allocated Housing Sites, and where the landowners have informed the Council that the site is unavailable, it has not been allocated. The vast majority of sites have been confirmed as available. The availability of only a small proportion is unknown, and these have been positioned in the later years in the trajectory as it is anticipated that these are likely to be picked up by the market given the housing need in the Borough.

In total there are 9 New Housing Sites where availability of part or the entire site is unknown. The specific Local Plan References can be found in Appendix 3.

In 2017, as part of the site assessment process for the Local Plan Initial Draft, an initial availability exercise was carried out. Using the information within the Call for Sites, relevant planning history and using the Land Registry, the Council sent letters to all owners of the potential allocations to establish ownership details and intentions for development. The questionnaire requested that the owner identified their intentions, whether the site has any constraints and when the site is likely to come forward.

As the plan reached publication stage (2018), a further availability exercise was carried out on the Allocated Housing Sites to be included in the Local Plan. The questionnaire was similar in detail to the previous version, with some additional questions included regarding delivery such as timescales, build out rates and housebuilder agreements.

## Calderdale Housing Availability Report

Both versions of the questionnaire are included as appendices to this report, along with the results of the survey in tabular form (Appendix 3). Please note that the Council holds copies of completed questionnaires and other detailed information regarding site availability in Access database format.

# CALDERDALE LOCAL PLAN

Site Allocations

Land Availability Questionnaire



## 1. Current site details – our records

LP Ref:

Site Address:

Council Proposed Use:

## 2. Intentions

Are you the sole owner of this site? Yes  No

If no, please provide the names of any other owners below (continue on a separate sheet if necessary):

Is the site available for development? Yes  No

If you do not intend to develop the above site, please explain why. For example, a desire to continue existing use or site constraints.

If you own part of the site, are the other owners in agreement for this site to be put forward for development? Yes  No  Unknown

Do you agree with the councils proposed use for the site? Yes  No

If "No", is it your intention to develop or market the above site for:

Housing

Employment

Other

If other please specify:

Please indicate the broad predicted timescale for commencement of the development?

1-7 years

8-12 years

13-17 years

18+ years

Please indicate why the development of the site may be delayed.


If known, please give an indication of the earliest start date on site and the earliest date of completion (of the first unit).

If you have any comments on the site boundary please indicate on the map enclosed.

3. Constraints	
Please indicate any known constraints to developing the site:	
Constraint:	Specify action and timescale required to address the constraint:
Access	<input type="checkbox"/> Is land owned by anyone other than yourself required to access the site? Yes <input type="checkbox"/> No <input type="checkbox"/> (Please mark on the map the way you intend to access the site)
Adjacent Uses	<input type="checkbox"/>
Contamination	<input type="checkbox"/>
Covenants	<input type="checkbox"/>
Flooding	<input type="checkbox"/>
Pylons	<input type="checkbox"/>
Restrictive Covenants	<input type="checkbox"/>
Rights of Ways	<input type="checkbox"/>
Topography	<input type="checkbox"/>
Other – Please Specify (Please continue overleaf if necessary)	<input type="checkbox"/>

4. Contact Details	
Please provide your contact details below: (An email address and/or phone number will help to speed up the allocation process)	
Company	
Name	
Address	
Email	
Telephone	
If an agent is to represent you, would you prefer any future correspondence to go through them? Yes <input type="checkbox"/> No <input type="checkbox"/> Please provide details of your agent below:	
Company	
Name	
Address	
Email	
Telephone	

5. Returning information	
Thank you for taking the time to complete this questionnaire. <b>Please sign and date this form below and return in the enclosed pre-paid envelope, including the map if you have made any annotations.</b>	
Alternatively send to: Calderdale Council, Economy & Environment Directorate, Planning Services Westgate House, HALIFAX, HX1 1PS or <a href="mailto:spatial.planning@calderdale.gov.uk">spatial.planning@calderdale.gov.uk</a>	
Signature:	Date:
<b>Please return no later than .....</b>	

<b>CALDERDALE LOCAL PLAN</b>	
<b>Site Allocations</b>	
<b>Questionnaire</b>	

<b>1.</b>	<b>Current site details – our records</b>
LP Ref:	
Site Address:	
Councils Proposed Use:	

<b>2.</b>	<b>Intentions</b>
<p>Is the site available for development as a New Housing Site? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If you do not intend to develop the above site for the use proposed, please explain why. For example, a desire to continue existing use or site constraints.</p>	
<p>Please indicate the broad predicted timescale for commencement of the development?          2018/19 - 2022/23 <input type="checkbox"/>    2023/24 - 2027/28 <input type="checkbox"/>    2028/29 - 2032/33 <input type="checkbox"/>    2033 - <input type="checkbox"/></p>	
<p>Please indicate why the development of the site may be delayed, for example, overcoming constraints.</p>	
<p>If known, please give an indication of an anticipated timescale for the submission of a planning application.</p>	
<p>If known, please set out the likely delivery timescales/build out rates for the site.</p>	

<b>3.</b>	<b>Housebuilder Interest</b>
<p>Please advise whether you have entered into an agreement with a housebuilder in relation to the development of the site. Yes <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>If you have entered into an agreement, please explain the nature of this agreement and provide the details of the housebuilder.</p>	

<b>4. The Site Boundary</b>
<p>It is important that the site boundary is correct. If you have any comments on the site boundary please indicate on the map enclosed, and/or briefly describe below.</p>          

<b>5. Contact Details</b>																				
<p>Please complete your contact details below:  <i>(An email address and/or phone number will help to speed up the allocation process)</i></p> <table border="1"> <tr><td>Company</td><td></td></tr> <tr><td>Name</td><td></td></tr> <tr><td>Address</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Telephone</td><td></td></tr> </table> <p>If an agent is to represent you, would you prefer any future correspondence to go through them?          Yes <input type="checkbox"/> No <input type="checkbox"/> Please provide details of your agent below:</p> <table border="1"> <tr><td>Company</td><td></td></tr> <tr><td>Name</td><td></td></tr> <tr><td>Address</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Telephone</td><td></td></tr> </table>	Company		Name		Address		Email		Telephone		Company		Name		Address		Email		Telephone	
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<b>6. Returning information</b>		
<p>Thank you for taking the time to complete this questionnaire. <b>Please sign and date this form below and return to us, including the map if you have made any annotations.</b></p> <p>Alternatively send to: Calderdale Council, Planning Services, Town Hall, Crossley Street, Halifax, HX1 1UJ, or <a href="mailto:spatial.planning@calderdale.gov.uk">spatial.planning@calderdale.gov.uk</a></p> <table border="1"> <tr> <td>Signature:</td> <td>Date:</td> </tr> </table>	Signature:	Date:
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<b>Appendix 3 - New Housing Sites</b>		
<b>LPRef</b>	<b>Available</b>	<b>Comments</b>
<b>Brighthouse Housing Allocations</b>		
174	Yes	Single land owner has confirmed that the land is available.
338	Yes	Landowners have confirmed that the site is available.
548	Yes	Available - subject to long term lease to adjoining houses
565	Yes	The site has two owners who both indicate the site is available.
568	Yes	Single landowner has confirmed that the land is available.
571	Yes	Planning Application submitted for residential - site available
846	Yes	Owners confirmed during phone call 11.07.2018 that the land is available
945	Yes	Single landowner has confirmed that the land is available.
1000	Yes	Available - open space covenant to be overturned
1032	Yes	Single landowner has confirmed that the land is available.
1033	Part unknown	Small section of land to east availability unknown
1053	Yes	Single landowner has confirmed that the land is available.
1054	Yes	Single landowner has confirmed that the land is available.
1060	Yes	Landowner has confirmed that the land is available.
1077	Yes	Landowner has confirmed that the land is available.
1078	Yes	Landowner has confirmed that the site is available.
1093	Part unknown	Small section of land to east availability unknown.
1095	Yes	Landowners have suggested that the land is available.
1116	Yes	Single landowner has confirmed the site is available.
1322	Yes	Available - planning permission obtained
1469	Yes	Single landowner has confirmed that the land is available.
1648	Yes	Submitted during LPID consultation
<b>Elland Housing Allocations</b>		
37	Yes	Single landowner has confirmed that the site is available.
65	Yes	Land available - eastern section will be available in 8-12 years
75	Yes	Land available
146	Yes	Land available
964	Yes	Landowner has confirmed that the land is available.
978	Yes	Landowner has confirmed that the land is available
1030	Yes	Landowner has confirmed that the land is available.
1283	Yes	Landowner has confirmed that the land is available.
1407	Yes	Single landowner has confirmed that the land is available.
1657	Yes	Landowner has confirmed that the land is available.
<b>Halifax Housing Allocations</b>		
46	Yes	Owner confirms that land is available - decision on existing buildings not yet made.
103	Yes	Landowner has confirmed that the land is available
164	Yes	Single land owner has confirmed that the land is available.
234	Yes	Single landowner has confirmed that the site is available.
238	Yes	Two landowners, both confirming land is available.
242	Yes	Landowner has confirmed that the land is available
261	Yes	Landowner has confirmed that the land is available
353	Yes	Landowner has confirmed that the land is available
397	Yes	The trustees have power to act on behalf of the owners. Land is available.
400	Yes	Single landowner has confirmed that the land is available.
407	Yes	Reserved matters application - site available
452	Yes	Single landowner has confirmed that the land is available.
454	Yes	Landowner has confirmed that the land is available
478	Yes	Landowner has confirmed site is available
523	Yes	Landowner has confirmed that the land is available
531	Yes	Landowner has confirmed that the land is available
683	Yes	Single landowner has confirmed that the site is available.
814	Yes	Single landowner has confirmed that the land is available.
815	Yes	Land available
950	Yes	Single landowner has confirmed that the land is available.
968	Yes	Landowner has confirmed that the site is available.
990	Yes	Confirmation received - land available
1004	Yes	Land available - 8/12 year timescale
1009	Yes	Confirmation received - land available
1019	Yes	Land owners have confirmed that the land is available.
1137	Yes	Both landowners have confirmed that the land is available.

LPRef	Available	Comments
1180	Yes	Historic England in contact with owners - land available
1194	Part unknown	Vast majority of site available, availability of southern section unknown.
1196	Yes	Both landowners have confirmed land is available
1197	Part unknown	Mixed ownership, former cricket ground land availability unknown
1215	Yes	Both owners have confirmed that the land is available.
1216	Part unknown	Majority of land available
1229	Yes	Multiple ownership - land available
1368	Yes	Land available
1379	Yes	Land available
1425	Yes	Single landowner has confirmed in the questionnaire that the land is available.
1429	Yes	Document submitted as part of 2017 consultation confirming availability of site.
1481	Yes	Confirmation received by agent submission
1486	Yes	Single landowner has confirmed that the land is available
1487	Yes	Single landowner has confirmed that the land is available
1488	Yes	Single landowner has confirmed that the land is available
1489	Yes	Single landowner has confirmed that the land is available
1547	Yes	Single landowner has confirmed that the land is available
1603	Yes	Landowner has confirmed that the site is available.
1609	Yes	Single landowners has confirmed in the questionnaire that the land is available.
<b>Hebden Bridge Housing Allocations</b>		
1501	Yes	Both landowners have confirmed the land is available
1503	Yes	Available - boundary reflects DTA.
<b>Mytholmroyd Housing Allocations</b>		
11	Yes	Single land owner has confirmed that the land is available.
253	Unknown	(Coach and Horses)
<b>Northowram and Shelf Housing Allocations</b>		
221	Yes	Single landowner has confirmed that the site is available.
589	Yes	Landowner has confirmed that the site is available.
759	Yes	Land available
782	Yes	Land available
1041	Yes	Single landowner has confirmed that the site is available.
1543	Yes	All four landowners have confirmed in the questionnaire that the land is available.
<b>Ripponden Housing Allocations</b>		
938	Yes	Single landowner has confirmed that the land is available.
1023	Yes	Land available - access arrangements to be confirmed
1027	Yes	Planning activity suggest land is available
1224	Yes	Planning activity suggest land is available
<b>Sowerby Bridge Housing Allocations</b>		
44	Yes	Single landowner has confirmed that the site is available.
287	Yes	Single landowner has confirmed that the site is available.
435	Yes	Agent has confirmed land is available
438	Yes	Both landowners have confirmed the land is available.
1356	Yes	Available
1391	Yes	Available
1398	Yes	Single landowner has confirmed that the site is available.
1412	Yes	Single landowner has confirmed that the land is available.
1415	Part unknown	Majority of land available - small section to west unknown.
1654	Yes	Outline application pending consideration (6.6.18)
1655	Yes	Single landowner has confirmed that the land is available.
<b>Todmorden Housing Allocations</b>		
53	Yes	Confirmation that land is available - agent
635	Yes	Landowner has confirmed that the site will be available within the plan period (8-12 years)
640	Yes	Both landowners have confirmed land is available
651	Yes	Landowners have confirmed the land is available
658	Yes	Single landowner has confirmed that the site is available.
659	Unknown	Rear Halifax Road
901	Yes	Available
914	Part unknown	Majority of site available. Land containing building (north) unknown
1534	Yes	Single landowner has confirmed that the land is available.
1637	Yes	Call for sites confirms land available