

Publication of Calderdale Local Plan

Report of Director of Regeneration and Strategy

1. Purpose of Report

- 1.1 Over the life of the Local Plan (2018-33) the number of households living in Calderdale is projected by the Office for National Statistics to increase by about 11,000. The need to plan effectively flows directly from the demographic changes that are projected to occur.
- 1.2 The adoption of the Local Plan will make an important contribution to the achievement of the Council's Vision 2024 – in particular the Plan sets out a distinct vision that will enable us to grow whilst protecting and enhancing our valued landscape and heritage.
- 1.3 The Plan is also fundamental to all three of the Council's priorities to 'Grow the Economy', 'Reduce Inequalities' and 'Build a Sustainable Future'. In relation to this the Plan will help to ensure that everyone has access to a decent home; that there are opportunities for fulfilling employment; that people can move around the district and travel beyond, safely and conveniently; and that the environment is protected and enhanced for future generations.
- 1.4 The purpose of this report is to provide Cabinet with the information required to agree the Plan content and recommend to Council that the Submission Draft Local Plan is published.

2. Need for a decision

- 2.1 The Local Plan has reached the stage where officers consider that it is ready for publication. The decision to publish must be made by Council following a recommendation from Cabinet.

3. Recommendation

- 3.1 It is recommended that Cabinet approves and recommends the following to Council:-
 - 3.1.1 That the Submission Draft of the Local Plan (comprising the Local Plan Written Statement and Policies Map) is published alongside the other proposed submission documents;
 - 3.1.2 That the Director of Regeneration and Strategy be given delegated authority to make any typographical or presentational/format changes to the Submission Draft Local Plan to address any errors and/or improve clarity prior to the start of the publication period;

- 3.1.3 That the Director of Regeneration and Strategy in consultation with the Cabinet Member for Planning, Housing and Environment be given delegated authority following the 6 week representation period to submit the Submission Draft Local Plan to the Planning Inspectorate for Examination;
- 3.1.4 That the revised Local Development Scheme attached at Appendix 4 is approved to include the preparation of a Gypsy and Traveller Development Plan Document.

4. Background

- 4.1 Between August and October 2017 the Council undertook a consultation on the Initial Draft Local Plan, which resulted in over 8,000 individual comments being made. Each and every comment has been considered and where appropriate policies and sites have been amended to reflect the comments made. The 2017 consultation was based on a housing requirement of 16,871 homes over the life the Plan.
- 4.2 Important decisions were taken by Cabinet in December 2017 and February 2018. In December Cabinet resolved to adopt an approach to housing requirements based on the emerging standard national method; and endorsed the Revised Local Development Scheme (LDS) (setting out the milestones for the adoption of the Local Plan). The Revised LDS was approved by Full Council in January 2018. In February Cabinet took the issue of housing requirements a stage further and endorsed a specific housing requirement figure for the Local Plan – 12,600 homes over the life of the Plan.
- 4.3 The National Planning Practice Guidance (NPPG) establishes that the ‘Publication Stage’ plan should be the document that the local authority considers ready for examination. This Plan must be published by the Local Planning Authority, for representations, together with other “proposed submission documents¹”, before it can be submitted to the Secretary of State for examination. This provides a formal opportunity for the local community and other interests to consider the Local Plan, which the local planning authority would like to adopt. The specific publication requirements are set out at regulations 17, 19 and 35 (and 21) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The period for representations to be made is six weeks.
- 4.4 The NPPG also establishes that appropriate and proportionate evidence is essential for producing a sound Local Plan, and paragraph 158 onwards of the National Planning Policy Framework sets out the types of evidence that may be required. This is not a prescriptive list; the evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan. Evidence of cooperation and considering different options for meeting development needs will be key for this process. A list of evidence is attached to this report at Appendix 1. This evidence can be viewed on the Council’s website at

¹ “Proposed submission documents” means the following documents—

- (a) the local plan which the local planning authority propose to submit to the Secretary of State,
- (b) the submission policies map,
- (c) the sustainability appraisal report of the local plan,
- (d) a statement setting out—
 - (i) which bodies and persons were invited to make representations under regulation 18,
 - (ii) how those bodies and persons were invited to make such representations,
 - (iii) a summary of the main issues raised by those representations, and
 - (iv) how those main issues have been addressed in the DPD [i.e. Local Plan], and
- (e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

<https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/evidence-base>

- 4.5 For the purposes of the decisions that need to be taken by Cabinet and Council, the key documents are the Local Plan Written Statement (i.e. the document containing the policies and reasoned justification); Policies Map (i.e. the map showing the site allocations and other designations such as the extent of the Green Belt); Sustainability Appraisal; Habitat Regulations Assessment; and Site Assessments. The aforementioned documents have been printed and placed in Member’s Group rooms. The Policies Map can be viewed at the Council’s website at <https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/local-plan>

Key proposals

- 4.6 In February 2018 Cabinet considered five different housing requirement scenarios and endorsed what was identified as ‘option B’ – i.e. a housing requirement based on the emerging National Standard Methodology. This requirement is for 12,600 dwellings over the 15 year lifespan of the Plan (2018-33) – an average of 840 dwellings per year. In practice 840 dwellings per year would be difficult to achieve in the early years of the Plan and as such a more realistic stepped delivery in table 1 is proposed.

2018/19 – 2020/21	560 dwellings per year
2021/22 - 2032/33	910 dwellings per year

- 4.7 Table 2 shows the sources of housing land supply assuming a requirement for 12,600 dwellings. It can be seen from the table that in these circumstances 9,418 dwellings would need to be provided on allocated sites.

		Number	Comments
A	HOUSING NEED (2018/19 - 2032/33)	12,600	15 years at 840 dwellings per year
B	SOURCES OF SUPPLY		
	Extant planning permissions	1,888	Council's Housing Land Availability database, permissions up to 30.09.17
	Windfalls	1,294	162 units delivered in Years 4 & 5, and 97 units per delivered each year thereafter
	Sub-total	3,182	
C	Number of dwellings required on new land allocations	9,418	Housing need minus extant planning permissions and windfalls. Proposed allocations have a capacity of 9,467

- 4.8 The February 2018 Cabinet report included an appendix that set out an indicative list of potential site allocations. However, the report also noted that it was important that the Council did not fetter its judgment for the forthcoming publication stage. It was therefore recommended that the indicative list of housing site allocations in Appendix 2 of that report was noted subject to further consideration of consultation results and other relevant factors.
- 4.9 Since February officers have fully considered every comment made during the 2017 consultation and also further explored the potential of previously developed sites; sites in the urban areas; and Council owned land. There has also been refinement to the 'option B' site list reflecting the latest information on site appraisal and fine tuning of site distribution and impact. Officers have also need to take account of the impact of a 2018-32 Plan period on assumptions about existing planning permissions and windfalls.
- 4.10 Appendix 2 of this report shows all of the sites that are recommended to be allocated for either housing, employment or mixed use. The appendix identifies whether they were included in 'option B' and where they were not a short note is provided setting out the rationale. Appendix 3 lists sites that were included in 'option B', which have now been removed, again with the rationale provided. In relation to the key changes to preferred allocations following February Cabinet, the following points should be noted:
- 163 sites are listed in Appendix 2;
 - 41 sites in Appendix 2 have been added since February Cabinet;
 - 31 sites in Appendix 3 have been removed since February Cabinet;
 - In relation to the post February sites, 495 dwellings would be provided on two adjoining sites in Shelf; however, this has been broadly balanced by the removal of other sites in Shelf that would have contributed to the merging of Shelf and Buttershaw, or which have other constraints, and 472 dwellings would be provided on a site in Boothtown that has received more favourable feedback. The aforementioned sites in Shelf and Boothtown account for 41% of the post February capacity;
 - Of the 41 post February sites 27 are in the urban area and/or previously developed; the majority of sites are also modest in scale;
 - Since February Cabinet the potential residential capacity of a number of sites has been reduced to account for issues such as ecology, heritage and flooding (the reduction in capacity equates to land for approximately 300 dwellings).
- 4.11 The proposed 'Housing Delivery Test' threshold of 75% of the authority's housing requirement was announced in the 2017 Budget. This means that if 75% of the Borough's housing requirement is not delivered then the Council risks loss of significant government grant. The local government finance settlement technical consultation in September 2017 on New Homes Bonus revision set out how this could be implemented in 2019-20. This could include linking payment of the New Homes Bonus to the Housing Delivery Test. In order to meet our housing requirement and avoid financial penalties it is therefore critical that we have a supply of deliverable housing sites.

- 4.12 In terms of employment, the Employment Land Study has identified a gross need for between 47 ha and 78 ha of new land for B1, B2 and B8 (office, light industrial, general industrial and storage and distribution) uses. The Plan allocates 97 ha for these purposes, which allows for some choice, flexibility and optimism in terms of take-up.
- 4.13 The aforementioned 97 ha comprises of 30 sites. It will be noted from table 3 below that it has been difficult to identify new land of any significant size, reflecting the topographical and environmental constraints of the Borough. Furthermore the majority of the larger areas have been allocated previously in the Replacement Unitary Development Plan.

Size	No. sites	Total ha
< 1ha	11	6
1-5 ha	13	32
5.1 - 10ha	5	34
10.1 - 26	1	25
Total	30	97

- 4.14 The Local Plan is about much more than allocations of land for housing and employment. It is the primary device for protecting Calderdale’s landscape and environment and for securing sustainable development. Table 4 shows the effect of the Local Plan on the Green Belt, and also on open countryside around Todmorden beyond the Green Belt.

Change to GB (ha)	Existing	Local Plan	Difference	%
Area Around Todmorden	8,769	8,769	0	0.00
Green Belt	22,821.5	22,414.9	406.6	1.78

- 4.15 It is important to note that the change to the Green Belt and countryside noted above also include the existing village envelopes which will be inset within the Green Belt² and some amendments to Green Belt boundaries required for tidiness. In view of this loss of Green Belt and countryside directly resulting from development proposed through the Local Plan is only 0.96%.

² Government policy introduced by the National Planning Policy Framework since the adoption of the Replacement Calderdale Unitary Development Plan (RCUDP) requires that villages are either inset within (i.e. removed from) the Green Belt, or washed-over by the Green Belt. As a consequence of this, all of the Village Envelopes shown in the RCUDP have either been inset or washed-over, depending on their characteristics.

4.16 The Plan introduces new policies to manage growth, which are organised into chapters relating to: health and wellbeing; infrastructure and masterplanning; employment and economy; retailing and town centres; housing; built environment; historic environment; Green Belt and rural areas; green infrastructure and natural environment; environmental protection; minerals and waste. All of these policies will enhance and protect the Borough for many years to come. Some examples of the progressive approach taken by the submission Draft Local Plan include:

- Supporting proposals for natural flood management in order to *Slow the Flow*;
- Encouraging larger developments to connect to District Heat Networks;
- Requiring larger developments to be accompanied by a Health Impact Assessment;
- Promoting sustainable local food production;
- Restricting new takeaways near to schools;
- Reducing travel demand, traffic growth and congestion through the promotion of sustainable development and travel modes;
- Requiring developments to facilitate the provision of broadband;
- Supporting residential development in town centres;
- Requiring homes to be accessible and adaptable;
- Promoting self-build and custom house building;
- Requiring the inclusion of an element of affordable homes in planning applications for housing developments of 11 or more homes;
- Requiring high quality inclusive design;
- Designing out crime;
- Requiring public conveniences and baby facilities in larger commercial developments;
- Ensuring a joined-up green infrastructure network.

Infrastructure

4.17 The Infrastructure Delivery Plan (IDP) was considered by the Local Plan Working Party (LPWP) on 10 April 2018. Following consideration by the LPWP aspects of the IDP have been refreshed to reflect the feedback received. The IDP has demonstrated that there is an infrastructure funding gap. In view of this the Council has justification for the adoption of Community Infrastructure Levy (CIL). The CIL is considered in a separate report to the same Cabinet meeting. However, based on the Council's need for new housing and retail floor space the maximum potential receipt from CIL is £24,469,500 over the 15 year life of the LP (£1,631,300 per year).

Gypsy and Traveller Site

4.18 The Local Plan evidence base has established that there is a need for a gypsy and traveller site to be provided within Calderdale (although there are still some questions about the precise extent of that need on account of recent rules defining when a traveller living in 'bricks and mortar' ceases to be a traveller). No sites have been suggested by private landowners to accommodate this need, and as such the Council has explored a number of different options on Council owned land. The merits of these sites are set out in a technical paper. It is clear though that none of the options are entirely perfect. Overall it is considered that further assessment and

consultation is required to properly address this issue. Officers have therefore drafted the Local Plan policy text to act as a pre-cursor to a separate Gypsy and Traveller Development Plan Document that will allocate a site. In view of this it is not recommended to allocate a Gypsy and Traveller site in the Submission Draft Local Plan. This approach will require an update to the Council's Local Development Scheme and the recommendations above reflects this. A revision to the Local Development Scheme (LDS) is attached at Appendix 4. The revised LDS also includes some minor changes to ensure consistency with the milestones show in table 5 of this report.

Duty to Cooperate

4.19 The emerging Government policy in the National Planning Policy Framework Draft Text for Consultation states that:

26. Local planning authorities... have a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

29. In order to demonstrate effective and on-going joint working, strategic plan-making authorities should prepare and maintain one or more statements of common ground, documenting the cross boundary matters being addressed and progress in cooperating to address these.

4.20 West Yorkshire Combined Authority has coordinated the preparation of a high level Statement of Common Ground (SoCG) between the Leeds City Region (LCR) Local Planning Authorities. The SoCG reflects the well-established close working relationships between authorities and the substantial joint evidence base that has been prepared at the LCR level. The most significant point to note is that all LCR authorities have agreed to meet their own objectively assessed housing needs.

4.21 At a more local level the Calderdale has worked particularly closely with Kirklees Council to co-ordinate plans across Southeast Calderdale and North Huddersfield. This cooperation has extended to establishing joint governance arrangements to coordinate the delivery of cross-boundary infrastructure.

4.22 Additionally Calderdale has coordinated its plan making activities with Bradford Council and the Lancashire/Greater Manchester authorities to the West.

4.23 Overall it is considered that Calderdale has satisfied the duty to cooperate. SoCGs will be signed in advance of the Local Plan being submitted.

Overall position

4.24 The Submission Draft Local Plan is a result of over four years' work. During this time the emerging Plan has been subject to two periods of formal public consultation; numerous meetings of the Cabinet Local Plan Working Party; and decisions by Cabinet at important junctures.

4.25 The Submission Draft Local Plan has been supported by a detailed and wide ranging evidence base. Officers consider that what is now before Cabinet

represents a sound proposition that reconciles the environmental, economic and social dimensions of sustainable development.

- 4.26 On 23rd March 2018 the then Secretary of State for Housing, Communities and Local Government, Sajid Javid MP, wrote to the Leader of the Council. The letter stated that:

I note that your Council has made some progress since my letter of 16 November 2017. Whilst this is welcome, your Council still remains without an up to date Local Plan which undermines public confidence in the plan-led planning system.

Therefore I will hold you to account for your Council's actions. Your Council needs to continue to meet your published timetable. I will continue to monitor your progress closely and any further significant delays in meeting your timetable will cause me to have considerable doubt as to whether your Council is doing everything that is necessary in connection with the preparation of its Local Plan. I will not hesitate to consider how to use the full range of powers Parliament has given me to ensure that a Plan is in place.

- 4.27 Further correspondence from the Government's Director of Planning stated that:

For clarity, we are monitoring your progress against your Local Development Scheme published January 2018 with the following milestones:

- *Publication of draft Local Plan (Regulation 19): August 2018*
- *Submission of draft Local Plan for examination (Regulation 22): Early 2019*

- 4.28 The Council approved a revised Local Development Scheme (LDS) in January 2018 that set out the key milestones towards adoption of the Local Plan. Progress since January and the setting of dates in June 2018 for Cabinet and Council decisions are in accordance with the LDS. The Council's commitment to meeting the milestones in the refreshed LDS was evidently an important factor in the Secretary of State's decision not to intervene in our plan making; however, it is important to note that any material delays to the publication of the Plan will result in a significant risk of Government intervention.

Next steps

- 4.29 Following approval from Cabinet and Council it is intended to publish the Submission Draft Local Plan on 10 August 2018, with the period for representations closing on 24 September (note Calderdale schools' autumn term starts 3 September 2018). At publication, stakeholders and local people are given an opportunity to put forward their final comments and reasons regarding the "soundness" of the Local Plan and whether it has been prepared in accordance with the procedures governing Local Planning (set out in the Town & Country Planning (Local Planning) (England) Regulations 2012). Comments can also be made on whether the Plan complies with the Duty to Cooperate.

- 4.30 The Planning Inspectorate has produced a model representations form for use when a Local Plan is published. This form is included as appendix 5 to this report. It can be seen from the form and accompanying guidance that the procedure for making representations is tightly structured around whether the Plan is:
- 1) Legally compliant;
 - 2) Sound;
 - 3) Complies with the Duty to Cooperate.
- 4.31 In terms of whether the Plan is sound the Planning Inspector will consider whether it is:
- 1) **Positively prepared** – provides a strategy which will, as a minimum, meet as much as possible of the area’s objectively assessed needs (particularly for housing, using a clear and justified method to identify needs); and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - 2) **Justified** – an³ appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - 3) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - 4) **Consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in this Framework.
- 4.32 The Council cannot make further changes to the Plan after publication; however, all comments received during this representation period will be presented to the Inspector appointed by the Secretary of State to undertake the Public Examination into compliance with the tests outlined above.
- 4.33 The most straight forward way to make comments will be on-line using the links embedded within the document and mapping, but there is also a Representation Form available to download and print or available for pick-up at local libraries or consultation deposit points.
- 4.34 It is anticipated that submission of the Plan to the Secretary of State will happen by the end of 2018. The Secretary of State will then appoint a Planning Inspector to examine the Plan and consider whether it is sound. It is normal practice for the Council to request that an Inspector recommend any Main Modifications that they consider are necessary to make the Plan sound and/or legally compliant. These

³ It should be noted that the Draft Revised National Planning Policy Framework (2018) amends this test of soundness from the ‘the most appropriate’ to ‘an appropriate strategy’. The Government have stated that this change is in order to avoid the need for disproportionate work to demonstrate that a strategy is optimal. This policy change comes into effect on release of the revised NPPF.

Main Modifications will be released for further comments, with the resulting representations being presented to the Inspector for consideration. Experience from other Council's suggests that the Examination could last for 12 months; however, only a proportion of these would be actual hearing days. The final step will be for the Council to adopt the Plan and this is expected to happen in 2020.

4.35 In order to support the Inspector the Council must appoint a programme Officer. It is anticipated that this will need to happen over the summer of 2018.

4.36 The Local Plan milestones are summarised in the table below.

11 June 2018	Cabinet consider reports seeking approval to publish and submit the Submission Draft Local Plan; and Community Infrastructure Levy Draft Charging Schedule
21 June 2018	Full Council considers the above matters
Friday 10 August 2018	Publication of Submission Draft Local Plan and Draft CIL Charging Schedule
5.00pm Monday 24 September 2018	Period for representations to Submission Draft Local Plan and Draft CIL Charging Schedule closes
December 2018	Submission of the above to the Secretary of State
Early 2019	Planning Inspector appointed to examine Submission Draft Local Plan and Draft CIL Charging Schedule
During 2019	Examination of the above by Planning Inspector
Late 2019	Planning Inspector recommends any main modifications required to make the Plan sound
Early 2020	Adoption of the above by Calderdale Council (following a vote by Full Council)

5. Options considered

5.1 Numerous different options have been considered during the preparation of the Submission Draft Local Plan. The Sustainability Appraisal report demonstrates that this is the most sustainable option. The iteration before Members therefore represents the preferred option.

6. Financial implications

6.1 All of the Council's costs in relation to the Local Plan are currently being funded by the reserve established in a previous financial year for this specific purpose. It is difficult to precisely determine at this stage whether or not the funding will be sufficient to meet all of the estimated costs including those attached to the Independent Inspector appointed to complete the examination of the Council's overall plan.

6.2 Adoption of the Local Plan will potentially bring a number of significant financial benefits to the Council. In particular this will support New Homes Bonus and Council Tax Base increase achieved through an accelerated housing delivery, enhanced business rate income from commercial development as well as the introduction of a Community Infrastructure Levy.

- 6.3 In accordance with previous Budget Council decisions the budget for the Regeneration and Strategy Directorate allows for additional new Homes Bonus of £100k to be received in 2018/19 and £200k in total in 2019/20 onwards. It is also anticipated that the Directorate will be able to utilise £150k by the introduction of a Community Infrastructure Levy to support the budget process in 2019/20 onwards.

7. Legal Implications

- 7.1 The Submission Draft Local Plan has been produced for publication under Regulation 19 of the Town and Country Planning (England) Regulations 2012 (“the Regulations”) as the version to be submitted to the Planning Inspectorate for Examination.
- 7.2 The Council is required by law to prepare a Local Plan for its administrative area and the process for doing that is governed by statute. The Regulations require local planning authorities to notify and invite comments from a range of specified persons and organisations on their local plan proposals.
- 7.3 Under Regulation 19, before submitting a local plan to the Planning Inspectorate for Examination, the Council must make a copy of all of the proposed submission documents and a statement of the representations procedure available via their website, their principal office and such other places within their area as they consider appropriate for a period of 6 weeks.
- 7.4 The Submission Draft Local Plan has been prepared in accordance with the Regulations and the guidance set out in the National Planning Policy Framework (2012) and the national Planning Practice Guidance.
- 7.5 The Submission Draft Local Plan has been prepared in accordance with the Duty to Co-operate set out in the Localism Act 2011.

8. Consultation

- 8.1 Consultation and engagement are central to the preparation of the Local Plan. Public and political engagement through two formal consultations in 2015/16 and 2017 has influenced the proposals as they have evolved. The most recent 2017 consultation resulted in over 8,000 individual comments.
- 8.2 As noted above the proposed submission documents include a statement setting out which bodies and persons were invited to make representations under regulation 18; how those bodies and persons were invited to make such representations; a summary of the main issues raised by those representations; and how those main issues have been addressed in the Local Plan.
- 8.3 A Consultation Statement has been prepared detailing how the Council has engaged with local people and stakeholders, and how this has shaped the Plan. This document can be viewed on the Local Plan pages of the website.
- 8.4 At publication there is a formal opportunity to make representations concerning the three questions set out under paragraph 4.30 of this report. Whilst these representations will be considered by the Planning Inspector, publication of the Plan

should not be seen as commencing a further consultation process because the Council cannot amend the Plan further.

9. Environment, Health and Economic Implications

9.1 Environment, health and economic considerations are central themes to the Local Plan. They have therefore had an important influence on the drafting of policies and identification of potential sites.

9.2 In relation to the above the Submission Draft of the Plan has been subject to Sustainability Appraisal. Following discussion with the Public Health Directorate, health objectives were incorporated into the Sustainability Appraisal template. The Submission Draft Local Plan has been assessed to be in compliance with the Leeds City Region Strategic Economic Plan.

10. Equality and Diversity

10.1 It is considered that the Local Plan will make an important contribution to the Council's priority to reduce inequality. In particular the Local Plan will seek to increase residents' access to suitable homes and employment.

10.2 The Submission Draft of the Local Plan has been subject to an Equality Impact Assessment. This assessment demonstrates that the Local Plan will impact positively on a wide range of equality aspects; however, careful consideration will need to be given to the organisation of the Examination phase in order to ensure that all sections of the community can attend and participate.

11. Summary and Recommendations

11.1 The Submission Draft Local Plan is a culmination of over four years' work. It is underpinned by a substantial body of evidence, and has been influenced by public consultation. The Plan is considered to represent a sound proposition and should therefore be published and submitted to the Secretary of State.

For further information on this report, contact:

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The documents used in the preparation of this report are:

1. National Planning Policy Framework
2. National Planning Practice Guidance
3. Town and Country Planning (Local Planning) (England) Regulations 2012
4. Procedural Practice in the Examination of Local Plans (2016)

The documents are available for inspection at:

www.gov.uk

www.calderdale.gov.uk

<https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

Appendix 1 - Submission Draft Local Plan Evidence Base

General Planning Matters

Sustainability Appraisal (incorporating the Strategic Environmental Assessment) (2018)
Local Plan Viability Appraisal (2017)
Settlement Hierarchy (2013)
Spatial-atlas (2009)
Consultation Statement (2018)
Site Assessments (2018)

Housing Evidence

Brownfield Land Register (2017)
Strategic Housing Land Availability (SHLAA) (2014)
Strategic Housing Market Assessment (SHMA) (2015)
Refreshed Strategic Housing Market Assessment (SHMA) (2018)
Housing Technical Paper (2018)
Self-build and custom house building register (2017)
Calderdale and Kirklees Baseline Census, Gypsy and Traveler Communities (2015)
Calderdale Gypsy and Traveler and Travelling Show person accommodation assessment (2015)
Strategic vision for Southeast Calderdale (2016)
Justification for Southeast Calderdale Garden Suburbs (2018)
Cross-boundary implications of housing markets (Leeds City Region) (2016)

Employment Evidence

Employment Land Study (2018)
LCR Employment Land Review (2016)
Leeds City Region Labour Market Report 2017/18 (2017)

Environment Evidence

Environment thresholds study (2014)
Green Belt Review (2016)
Exceptional Circumstances for the Release of Green Belt (2018)
Safeguarded Land (2018)
Habitats Regulations Assessment (2017)
Landscape Character Assessment (2016)
South Pennines Wind Energy Landscape Study (2014)
Areas of Suitability for Wind Developments in Calderdale (2017)
Renewable and Low Carbon Energy Study (2010)
Strategic Flood Risk Assessment (2016)
Level Two Flood Risk Assessments (2018)

Waste data evidence report - update 2016 (2016)
Waste sites assessment (2016)
Mineral evidence report (2017)
Leeds City Region Green Infrastructure Strategy (2010)

Town Centre Evidence

Retail Needs Report (2016)

Infrastructure Evidence

Infrastructure Delivery Plan (2018)

Open Space and Recreation

Open Space, Sport and Recreation Strategy (2015)
Playing Pitch Strategy (2017)
Local Green Space Report (2017)

Transport Evidence

Technical note 1: future network baseline (June 2016): a baseline of the existing situation, including the known interventions.
Technical note 2: implications of settlement growth (July 2016): an initial assessment of the implications of the growth proposed by the Local plan.
Technical note 3: preferred spatial strategy (April 2017): an assessment of the Implications of the spatial strategy.
Technical note 4: assessment of cumulative impact (May 2017): cumulative Impact.
Technical note 5: Hipperholme sensitivity test (March 2017): Hipperholme Sensitivity.
Technical note 6: Site Apportionment (July 2017).
Technical note 7: Air Quality Constraints Assessment (August 2016).
Technical note 8: Strategic Vision for South East Calderdale (October 2016): traffic statement.
Calderdale Strategic Model Update – Local Model Validation Report (June 2015)
Calderdale Strategic Model Update – Local Model Validation Report (October 2016)
Refresh of Transport Evidence Base and Modelling (2018)

Heritage Evidence

Heritage Impact Assessments (2018)

Appendix 2 – Proposed allocations

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP0009	New Employment Site	Elland	Elland Ward	Land to the south of premises on	Lowfields Way	0	3.03	Mixed	Urban Area	No	YES	
LP0011	New Housing Site	Mytholmroyd	Luddenden-foot Ward	Tenterfields	Burnley Road	63	2.62	Greenfield	Urban Area	No	YES	
LP0021	New Employment Site	Elland	Elland Ward	Land at Ainley Top	Brighouse Road	0	4.58	Greenfield	Meets 3-5 of the identified purposes	No	YES	
LP0025	New Employment Site	Elland	Elland Ward	Land to the south of Dewsbury Road	adj. Copperas Cottages	0	1.66	Mixed	Meets 3-5 of the identified purposes	No	YES	
LP0032	New Employment Site	Brighouse	Hipperholme and Lightcliffe Ward	Land to the rear of Crosslee PLC	Brighouse Road	0	1.94	Brownfield	Urban Area	No	YES	
LP0044	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Cemetery Lane	Lower Bentley Royd	112	2.94	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0046	New Housing Site	Halifax	Illingworth and Mixenden Ward	Goosegate Farm	Heathy Lane	25	0.74	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0053	New Housing Site	Todmorden	Calder Ward	Land off Key Syke Lane	Kilnhurst	13	0.43	Brownfield	Urban Area	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP0059	New Employment Site	Elland	Greetland and Stainland Ward	Land to west of Medical Centre	Stainland Road	0	0.29	Brownfield	Urban Area	No	YES	
LP0065	New Housing Site	Elland	Greetland and Stainland Ward	Land north-west	Nab End Lane	23	1.00	Greenfield	Urban Area	No	YES	
LP0075	New Housing Site	Elland	Greetland and Stainland Ward	Land at Laithe Croft Farm	Bowling Green Road	11	0.32	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0103	New Housing Site	Halifax	Northowram and Shelf Ward	Land at	Horley Green Road	56	1.25	Greenfield	Urban Area	No	YES	
LP0105	New Employment Site	Halifax	Northowram and Shelf Ward	Land at	Listers Road	0	0.30	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0146	New Housing Site	Elland	Greetland and Stainland Ward	Land to the west of West View	Church Lane	31	0.86	Greenfield	Meets 3-5 of the identified purposes	No	YES	
LP0164	New Housing Site	Halifax	Park Ward	Site of High Level Works	Pellon Lane	34	0.38	Brownfield	Urban Area	No	YES	
LP0174	New Housing Site	Brighouse	Brighouse Ward	End of	Wilton Street	15	2.82	Mixed	Urban Area	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP0221	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land at	Spring Head	46	1.82	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0238	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land at rear of former St Bernadettes Church	Clough Lane	12	0.31	Greenfield	Urban Area	No	YES	
LP0261	New Housing Site	Halifax	Ovenden Ward	Land at	Turner Avenue South	91	2.68	Mixed	Urban Area	No	YES	
LP0264	Mixed Use Site	Halifax	Town Ward	Car Park Between	Well Lane / King Street	10	0.39	Brownfield	Urban Area	No	YES	
LP0287	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Land rear of 287	Willowfield Road	8	0.84	Greenfield	Urban Area	No	YES	
LP0289	Mixed Use Site	Halifax	Town Ward	Land off	King Cross Street	10	0.45	Brownfield	Urban Area	No	YES	
LP0332	New Employment Site	Brighouse	Hipperholme and Lightcliffe Ward	Brow Mills Industrial Estate	Brighouse Road	0	0.52	Mixed	Urban Area	No	YES	
LP0338	New Housing Site	Brighouse	Brighouse Ward	Land adjacent Whinney Hill Park	Whinney Hill	22	0.60	Greenfield	Urban Area	No	YES	
LP0353	New Housing Site	Halifax	Town Ward	Land to the rear 109	Fairfax Crescent	9	0.32	Greenfield	Urban Area	No	YES	

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LP0355	New Employment Site - with Planning Permission	Elland	Elland Ward	Ainleys Industrial Estate	Ainley Bottom	0	0.33	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0397	New Housing Site	Halifax	Skircoat Ward	Land adjacent to Daisy Bank		10	0.51	Greenfield	Urban Area	No	YES	
LP0400	New Housing Site - with Planning Permission	Halifax	Skircoat Ward	Land off	Birdcage Lane	6	0.31	Greenfield	Urban Area	No	YES	
LP0407	New Housing Site	Halifax	Park Ward	Spring Hall Mills	Mile Cross Road	16	0.47	Brownfield	Urban Area	No	YES	
LP0409	New Employment Site	Halifax	Warley Ward	Land off	Bob Lane/Hubert Street	0	0.71	Brownfield	Urban Area	No	YES	
LP0438	New Housing Site	Sowerby Bridge	Ryburn Ward	Land off	Dean Lane	13	0.63	Greenfield	Urban Area	No	YES	
LP0452	New Housing Site	Halifax	Ovenden Ward	Land at Ovenden Green		98	2.44	Greenfield	Urban Area	No	YES	
LP0454	New Housing Site	Halifax	Ovenden Ward	Land off	Wheatley Road	20	1.08	Greenfield	Urban Area	No	YES	
LP0472	New Employment Site	Halifax	Town Ward	Land off	Lilly Lane	0	0.78	Greenfield	Urban Area	No	YES	
LP0478	New Housing Site	Halifax	Skircoat Ward	Hartwell Ford garage	Skircoat Road	11	0.28	Brownfield	Urban Area	No	YES	
LP0523	New Housing Site	Halifax	Ovenden Ward	Land at	Furness Avenue	100	3.45	Greenfield	Urban Area	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP0531	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off Whitehill Road	Keighley Road	130	7.16	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0565	New Housing Site	Brighouse	Rastrick Ward	Land at	Bowling Alley/Scholey Avenue	10	0.52	Greenfield	Urban Area	No	YES	
LP0568	New Housing Site	Brighouse	Elland Ward	Land south of Clough Lane	Rear of New Hey Road	83	4.32	Greenfield	Urban Area	No	YES	
LP0579	Mixed Use Site	Brighouse	Brighouse Ward	126- 128	Bradford Road	60	0.42	Brownfield	Urban Area	No	YES	
LP0585	New Employment Site	Brighouse	Rastrick Ward	Land west of	Anchor Place	0	0.82	Greenfield	Urban Area	No	YES	
LP0589	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land Adjacent to & Rear of 8 Back Clough		15	0.37	Greenfield	Urban Area	No	YES	
LP0635	New Housing Site	Todmorden	Todmorden Ward	Land off	Fir Street	37	0.93	Greenfield	Urban Area	No	YES	
LP0640	New Housing Site	Todmorden	Todmorden Ward	Land off The Hollins,	Stansfield Hall Road	52	1.32	Greenfield	Urban Area	No	YES	
LP0651	New Housing Site	Todmorden	Todmorden Ward	Land off	Stoney Royd Lane	64	2.33	Greenfield	Urban Area	No	YES	
LP0658	New Housing Site	Todmorden	Calder Ward	Cinderhill Mills	Halifax Road	24	0.47	Brownfield	Urban Area	No	YES	
LP0659	New Housing Site	Todmorden	Calder Ward	Land rear off 302	Halifax Road	17	0.58	Greenfield	Urban Area	No	YES	

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LP0749	Mixed Use Site	Halifax	Town Ward	Stoney Royd Mill Albion Mills	Bailey Hall Road	79	1.51	Brownfield	Urban Area	No	YES	
LP0759	New Housing Site - with Planning Permission	Northowram and Shelf	Northowram and Shelf Ward	Land off	Belle Vue Rise	10	0.54	Greenfield	Urban Area	No	YES	
LP0805	New Employment Site	Halifax	Illingworth and Mixenden Ward	Holmfield railway line	Holdsworth Road	0	1.36	Brownfield	Urban Area	No	YES	
LP0814	New Housing Site	Halifax	Park Ward	Land at Richmond Street	Stannary Place	30	0.99	Brownfield	Urban Area	No	YES	
LP0815	New Housing Site	Halifax	Park Ward	Works Depot	Stannary Place	72	1.61	Brownfield	Urban Area	No	YES	
LP0846	New Housing Site	Brighouse	Rastrick Ward	The Bramble Inn	Field Lane	12	0.30	Brownfield	Urban Area	No	YES	
LP0914	New Housing Site	Todmorden	Todmorden Ward	Land Opposite 46-48	Hollins Road	46	1.32	Mixed	Urban Area	No	YES	
LP0922	Mixed Use Site	Hebden Bridge	Calder Ward	Former Hebden Bridge Fire Station	Valley Road	11	0.37	Brownfield	Urban Area	No	YES	
LP0938	New Housing Site	Ripponden	Ryburn Ward	Holme House	Holme House Lane	11	0.53	Greenfield	Urban Area	No	YES	
LP0945	New Housing Site	Brighouse	Brighouse Ward	Pond Quarry	Lightcliffe Road	62	1.82	Brownfield	Urban Area	No	YES	

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LP0960	New Employment Site	Elland	Elland Ward	Land off	South Lane	0	5.86	Greenfield	Urban Area	No	YES	
LP0968	New Housing Site	Halifax	Warley Ward	Land at West End Golf Club	Paddock Lane	81	2.71	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP0976	New Employment Site	Halifax	Park Ward	Clarence Mill	Pellon lane	0	0.43	Brownfield	Urban Area	No	YES	
LP0978	New Housing Site	Elland	Elland Ward	Land off	Lower Edge Road/Shaw Lane	248	8.28	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP1004	New Housing Site	Halifax	Warley Ward	Land off	Burnley Road	26	0.78	Brownfield	Urban Area	No	YES	
LP1009	New Housing Site	Halifax	Illingworth and Mixenden Ward	Site of demolished School	Clough Lane / Brow Bottom Lane	55	1.52	Mixed	Urban Area	No	YES	
LP1018	New Employment Site	Halifax	Illingworth and Mixenden Ward	West of Holmfield Industrial Estate	Riley Lane & Holdsworth Road	0	6.10	Greenfield	Urban Area	No	YES	
LP1019	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land adjacent to White House Farm	Riley Lane	39	1.28	Mixed	Meets 0-2 of the identified purposes	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1023	New Housing Site	Ripponden	Ryburn Ward	Land off	Halifax Road	17	1.40	Brownfield	Urban Area	No	YES	
LP1032	New Housing Site	Brighouse	Rastrick Ward	Southages Quarry	Ogden Lane & Toothill Bank	42	1.65	Greenfield	Urban Area	No	YES	
LP1033	New Housing Site	Brighouse	Rastrick Ward	Land off	Toothill Bank	64	3.22	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP1041	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land at	West Street & Halifax Road	20	1.55	Greenfield	Urban Area	No	YES	
LP1053	New Housing Site	Brighouse	Brighouse Ward	Squire Hill Quarry		68	3.75	Greenfield	Urban Area	No	YES	
LP1054	New Housing Site	Brighouse	Brighouse Ward	Land off	Brookfoot Lane	32	1.23	Greenfield	Urban Area	No	YES	
LP1077	New Housing Site	Brighouse	Hipperholme and Lightcliffe Ward	Southedge Quarry	Brighouse Road	216	13.02	Greenfield	Urban Area	Part	YES	
LP1088	Mixed Use Site	Elland	Greetland and Stainland Ward	West Vale Works	Stainland Road, West Vale	14	0.80	Brownfield	Urban Area	No	YES	
LP1093	New Housing Site	Brighouse	Brighouse Ward	Former Hill Crest Quarry	Halifax Road	35	1.22	Brownfield	Urban Area	No	YES	
LP1095	New Housing Site	Brighouse	Brighouse Ward		Halifax Road	150	4.83	Greenfield	Meets 0-2 of the identified purposes	Part	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1116	New Housing Site	Brighthouse	Hipperholme and Lightcliffe Ward		Brighthouse Road	50	1.83	Greenfield	Urban Area	No	YES	
LP1133	New Employment Site	Halifax	Town Ward	Land off	Sedbergh Road and Siddal New Road	0	4.35	Brownfield	Urban Area	No	YES	
LP1134	New Employment Site	Halifax	Skircoat Ward	Shaw Lodge Mill Complex	Shaw Lane	0	1.41	Brownfield	Urban Area	No	YES	
LP1170	Mixed Use Site	Halifax	Town Ward		Mulcture Hall Road	40	3.23	Brownfield	Urban Area	No	YES	
LP1194	New Housing Site	Halifax	Town Ward	Barn Cottage	5 Lower Exley	35	1.18	Greenfield	Urban Area	No	YES	
LP1196	New Housing Site	Halifax	Town Ward	Land off	Park Lane	20	0.81	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP1203	New Employment Site	Halifax	Skircoat Ward	Star Garage	Wakefield Road	0	1.01	Mixed	Meets 0-2 of the identified purposes	No	YES	
LP1215	New Housing Site	Halifax	Northowram and Shelf Ward	Land adjacent	Boothtown Road	11	0.27	Greenfield	Meets 0-2 of the identified purposes	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1216	New Housing Site	Halifax	Town Ward	Land off	Mill Lane and Old Lane	196	9.54	Mixed	Urban Area	No	YES	
LP1217	New Employment Site	Halifax	Illingworth and Mixenden Ward	Land and Premises	Holmfield Industrial Estate	0	1.40	Mixed	Urban Area	No	YES	
LP1218	New Employment Site	Halifax	Illingworth and Mixenden Ward	Land to South east of	Holmfield Industrial Estate	0	0.49	Brownfield	Urban Area	No	YES	
LP1219	New Employment Site	Halifax	Illingworth and Mixenden Ward	North of Holmfield Industrial Estate	Holmfield Industrial Estate	0	6.80	Greenfield	Urban Area	No	YES	
LP1220	New Employment Site	Sowerby Bridge	Sowerby Bridge Ward	Adjacent Loyds	Wakefield Road	0	3.98	Greenfield	Urban Area	No	YES	
LP1223	New Employment Site	Elland	Elland Ward	Lowfields	Lacy Way	0	2.26	Brownfield	Urban Area	No	YES	
LP1224	New Housing Site	Ripponden	Ryburn Ward	Land North of Meadowcroft Lane	Halifax Road	30	1.84	Greenfield	Urban Area	No	YES	
LP1231	New Employment Site	Halifax	Ovenden Ward		Shay Lane	0	3.95	Greenfield	Urban Area	No	YES	
LP1232	New Employment Site	Brighouse	Brighouse Ward	Land at	Wakefield Road/Clifton Common	0	25.44	Greenfield	Urban Area	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1283	New Housing Site	Elland	Greetland and Stainland Ward	Glenholme	Green Lane	11	0.52	Mixed	Urban Area	No	YES	
LP1292	Mixed Use Site	Halifax	Town Ward	Cow Green Car Park		141	0.34	Brownfield	Urban Area	No	YES	
LP1368	New Housing Site	Halifax	Ovenden Ward	Furness Drive/Turner Avenue South		9	0.26	Brownfield	Urban Area	No	YES	
LP1379	New Housing Site	Halifax	Illingworth and Mixenden Ward	Heathmoor Park Road/Field Head Lane		41	1.13	Greenfield	Urban Area	No	YES	
LP1391	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Upper Bentley Royd		20	0.40	Greenfield	Urban Area	No	YES	
LP1398	New Housing Site	Sowerby Bridge	Ryburn Ward	Land on the West Side of Brockwell Lane		87	4.10	Greenfield	Urban Area	No	YES	
LP1412	New Housing Site	Sowerby Bridge	Ryburn Ward	Land North of	Lower Brockwell Lane	8	0.61	Greenfield	Urban Area	No	YES	
LP1415	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward		Wakefield Road	12	0.24	Mixed	Urban Area	No	YES	
LP1425	New Housing Site	Halifax	Town Ward	Land South of	Phoebe Lane	105	3.29	Mixed	Urban Area	No	YES	
LP1429	New Housing Site	Halifax	Illingworth and Mixenden Ward	Former St Catherines High School	Holdsworth Road	82	2.72	Brownfield	Urban Area	No	YES	

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1431	Mixed Use Site	Halifax	Park Ward	Former Mayfield Garage	Queens Road	17	0.87	Brownfield	Urban Area	No	YES	
LP1433	New Employment Site	Halifax	Ovenden Ward	Land off	Old Lane	0	0.38	Mixed	Urban Area	No	YES	
LP1443	New Employment Site	Elland	Elland Ward	Land between	Wistons Lane and Jubilee Way	0	0.50	Brownfield	Urban Area	No	YES	
LP1451	Garden Suburbs	Brighouse	Rastrick Ward	Land between	Bradley Wood and Woodhouse Lane	1257	63.00	Greenfield	Meets 3-5 of the identified purposes	No	YES	
LP1463	Garden Suburbs	Brighouse	Brighouse Ward	Land between	Highmoor Lane and Bradford Road	1998	140.66	Greenfield	Meets 3-5 of the identified purposes	No	YES	
LP1469	New Housing Site	Brighouse	Rastrick Ward	Land at Stoney Hill	Lillands Lane	20	0.44	Greenfield	Urban Area	No	YES	
LP1486	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off	Hambleton Drive	27	0.76	Greenfield	Urban Area	No	YES	
LP1487	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off	Balkram Road	14	0.34	Greenfield	Urban Area	No	YES	

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LP1488	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off	Hambleton Crescent	11	0.27	Greenfield	Urban Area	No	YES	
LP1489	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land south of	Hambleton Crescent	14	0.35	Greenfield	Urban Area	No	YES	
LP1503	New Housing Site	Hebden Bridge	Calder Ward	Land at	Stoney Lane	30	0.44	Greenfield	Urban Area	No	YES	
LP1534	New Housing Site	Todmorden	Todmorden Ward	Birks Mill	Birks Lane	18	0.71	Mixed	Urban Area	No	YES	
LP1547	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land at	Abbey Park	75	2.50	Brownfield	Urban Area	No	YES	
LP1603	New Housing Site	Halifax	Northowram and Shelf Ward	Land rear of 115	Claremount Road	16	0.45	Greenfield	Meets 0-2 of the identified purposes	No	YES	
LP1609	New Housing Site	Halifax	Northowram and Shelf Ward	Land at	Titan Works, Claremount Road	49	0.98	Mixed	Meets 0-2 of the identified purposes	No	YES	
LP1618	New Employment Site	Brighouse	Rastrick Ward	Land west of	Huddersfield Road	0	6.98	Greenfield	Meets 3-5 of the identified purposes	No	YES	

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LP1622	New Employment Site	Mytholmroyd	Luddendenfoot Ward	Top Land		0	8.38	Mixed	Meets 3-5 of the identified purposes	Yes	YES	
LP1632	Mixed Use Site	Halifax	0	Land at	Horton Street/New Road	47	1.56	Brownfield	Urban Area	No	YES	
LP1640	New Employment Site	Ripponden	Sowerby Bridge Ward	Zodian House	Station Road	0	1.32	Mixed	Urban Area	Yes	YES	
LP0037	New Housing Site	Elland	Greetland and Stainland Ward	Long Heys Farm	Long Heys	30	0.95	Greenfield	Meets 0-2 of the identified purposes	No	NO	In the Green Belt, but adjoining the urban area, could help support Elland Station if parkway option is progressed
LP0234	New Housing Site	Halifax	Illingworth and Mixenden Ward	Swinton	Hays Lane	93	3.32	Mixed	Urban Area	No	NO	Former Provident Insurance premises; site in the urban area and previously developed; already has outline planning permission
LP0242	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land opposite 109-119	Mixenden Road	14	0.40	Greenfield	Urban Area	No	NO	Site in the urban area of Mixenden; previously filtered in error

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LP0253	New Housing Site	Mytholmroyd	Luddendenfoot Ward	Junction of Grosvener Place	Burnley Road	11	0.28	Brownfield	Urban Area	No	NO	Very small previously developed site in the urban area; helps to meet requirements in Upper Calder Valley
LP0370	Mixed Use Site	Halifax	Park Ward	Land off	Armitage Road	0	0.26	Greenfield	Urban Area	No	NO	Site in the urban area adjacent to King X junction
LP0435	New Housing Site	Sowerby Bridge	Ryburn Ward	Land off	Haugh End Lane	14	1.91	Greenfield	Urban Area	No	NO	Previously developed, but in the urban area; Protected Land in RCUDP so should come forward before Green Belt
LP0509	Mixed Use Site	Elland	Elland Ward	Land and Buildings opposite B & M	Dewsbury Road	0	1.90	Brownfield	Urban Area	No	NO	Site previously proposed for ASDA store; previously developed in urban area; and in need of regeneration; will also support Elland station
LP0520	Transport Infrastructure	Elland	Elland Ward	Land between Lowfields	Wistons Lane	0	1.02	Greenfield	Urban Area	No	NO	Elland Station site
LP0548	New Housing Site	Brighouse	Brighouse Ward	Land at junction of	Granny Hall La. & Blackburn Rd	19	0.54	Greenfield	Urban Area	No	NO	Site with the urban area that could provide affordable housing on Council owned land

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LP0571	New Housing Site	Brighouse	Rastrick Ward	Site to the rear of 9A	Birds Royd Lane	100	0.48	Mixed	Urban Area	No	NO	Previously developed site in the urban area, opposite the railway station; current application for residential development
LP0573	Mixed Use Site	Brighouse	Brighouse Ward	Land adjacent Mill Royd Street	Mill Royd Street	0	2.81	Brownfield	Urban Area	No	NO	Sugdens Mill site Brighouse; previously developed; in urban area; and in need of regeneration
LP0683	New Housing Site	Halifax	Town Ward	Land at	Bank Top/Common Lane	12	0.32	Greenfield	Meets 0-2 of the identified purposes	No	NO	Green Belt, but adjoining the urban area
LP0771	Mixed Use Site	Brighouse	Hipperholme and Lightcliffe Ward	Firth's Carpets	432 Bradford Road	30	0.60	Brownfield	Urban Area	No	NO	Previously developed site in the urban area
LP0782	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land off	Cock Hill Lane	165	5.84	Greenfield	Meets 3-5 of the identified purposes	No	NO	Green Belt; adjacent to the urban area and logical relationship to urban form; preferred to alternative sites in Shelf because would not cause merging with Bradford
LP0901	New Housing Site	Todmorden	Todmorden Ward	Land off	Woodlands Avenue	33	0.73	Greenfield	Urban Area	No	NO	In the urban area of Todmorden; helps to meet housing needs in the Upper Calder valley

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LP0590	New Housing Site	Halifax	Town Ward	Beacon Lodge Quarry	Long Lane	54	2.16	Greenfield	Meets 3-5 of the identified purposes	No	NO	Former quarry in the Green Belt, but well related to the urban area
LP0964	New Housing Site	Elland	Greetland and Stainland Ward	Land off	Rochdale Road	14	0.64	Greenfield	Urban Area	No	NO	In the urban area already benefiting from outline planning permission; will support Elland Station if a parkway option is progressed
LP0990	New Housing Site	Halifax	Ovenden Ward	Land off	Denfield Lane	31	1.06	Greenfield	Meets 0-2 of the identified purposes	No	NO	Greenfield but with the urban area
LP1000	New Housing Site	Brighouse	Rastrick Ward	Land off	Woodhouse Lane	24	0.54	Greenfield	Urban Area	No	NO	Not previously developed but in the urban area
LP1027	New Housing Site	Ripponden	Ryburn Ward	Land North of	Stonelea	12	0.55	Greenfield	Urban Area	No	NO	Small site adjacent to the existing village; not urban, but outside the Green Belt
LP1030	New Housing Site	Elland	Elland Ward	Land adjoining South Parade	Adj Maple Fold	14	0.54	Greenfield	Meets 3-5 of the identified purposes	No	NO	Site in the Green Belt on the edge of Elland; would help support Elland Station
LP1060	New Housing Site	Brighouse	Hipperholme and Lightcliffe Ward	Land at	Shirley Grove	23	0.64	Greenfield	Urban Area	No	NO	Greenfield site but within the urban area

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LP1078	New Housing Site	Brighthouse	Elland Ward	Land between	Dewsbury Road and New Hey Road	150	10.62	Greenfield	Urban Area	No	NO	Amendment and reallocation of previous mixed use to housing; Green Belt land now excluded
LP1123	Mixed Use Site	Elland	Elland Ward		Kinnaird Close	38	1.73	Greenfield	Urban Area	No	NO	Previously developed site in the urban area; will support Elland Station
LP1137	New Housing Site	Halifax	Northowram and Shelf Ward	Horley Green Works	Horley Green Road	27	0.84	Mixed	Meets 0-2 of the identified purposes	Yes	NO	In the Green Belt, but previously developed and on the edge of the urban area
LP1180	New Housing Site	Halifax	Town Ward	Old Lane Dyeworks	Old Lane	63	2.60	Mixed	Urban Area	No	NO	Previously developed and in the urban area; in need of regeneration
LP1197	New Housing Site	Halifax	Town Ward		Park Lane	40	1.12	Greenfield	Urban Area	No	NO	Green Belt but on the edge of the urban area; sandwiched between two 'option B' sites (1196 and 1194) so logical inclusion in the Plan
LP1229	New Housing Site	Halifax	Ovenden Ward		Near Royd	472	16.63	Greenfield	Meets 0-2 of the identified purposes	No	NO	Green Belt; site is widely supported and would help to deliver LP1216 that was not delivered through the RCUDP
LP1287	Mixed Use Site	Halifax	Town Ward	Northgate House / Central Library	Northgate	40	0.92	Brownfield	Urban Area	No	NO	Previously developed site in Halifax Town Centre

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1322	New Housing Site - with Planning Permission	Brighouse	Rastrick Ward	George Street		65	0.48	Greenfield	Urban Area	No	NO	Previously developed site in the urban area with permission planning already
LP1356	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Hollins Park	Cemetery Lane	10	1.20	Greenfield	Urban Area	No	NO	Under-used open space in the urban area; an opportunity to provide affordable housing on Council owned land
LP1407	New Housing Site	Elland	Greetland and Stainland Ward	Land Off	Scar Bottom Lane	16	0.76	Greenfield	Meets 3-5 of the identified purposes	No	NO	Green Belt, but well related to the urban area; could support Elland Station if parkway option is progressed
LP1481	New Housing Site	Halifax	Illingworth and Mixenden Ward	Former St Catherine's High School Grounds	Holdsworth Road	32	1.05	Mixed	Urban Area	No	NO	Former sports pitches in the urban area; school has now closed and this represents a logical extension 'option B' allocation 0949
LP1501	New Housing Site	Hebden Bridge	Calder Ward	Land east of	Manor Drive	29	0.65	Greenfield	Meets 0-2 of the identified purposes	Yes	NO	Green Belt, but well related to the urban area; will help to meet housing needs in the Upper Calder Valley
LP1543	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land North and North West of	Wade House Road	330	11.14	Greenfield	Meets 3-5 of the identified purposes	No	NO	Green Belt; adjacent to the urban area and logical relationship to urban form; preferred to alternative sites in Shelf because would not cause merging with Bradford

Local Plan Site Ref	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Site Area	Land type	Green Belt Review	Special Landscape Area	Option B	Comments
LP1544	New Housing Site	Todmorden	Todmorden Ward	Gully House	Stansfield Hall Road	19	0.43	Mixed	Urban Area	No	NO	In the urban area of Todmorden that will contribute to meeting housing requirements in the Upper Calder Valley
LP1637	New Housing Site	Todmorden	Todmorden Ward	Land in front of	Bardnor House	25	0.66	Greenfield	Urban Area	No	NO	In the urban area of Todmorden; helps to meet housing needs in the Upper Calder valley
LP1648	New Housing Site	Brighouse	Hipperholme and Lightcliffe Ward	Land north of	Crosslee, Brighouse Road	30	0.84	Brownfield	Urban Area	No	NO	In the urban area providing logical extension to 'option B' site 1116
LP1654	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Politt Fields	8 Ripon House	44	1.51	Brownfield	Urban Area	No	NO	Previously developed and in the urban area
LP1655	New Housing Site	Sowerby Bridge	Ryburn Ward	Rawson Wood	Wood Croft	22	1.45	Brownfield	Urban Area	No	NO	Previously developed site in the urban area
LP1657	New Housing Site	Elland	Elland Ward	Land at	Whitwell Green Lane	34	0.76	Greenfield	Urban Area	No	NO	Site in the urban area of Elland that would help support a railway station and provide affordable housing on Council owned land

Appendix 3 – Filtered ‘Option B’ sites

Site Reference	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Land Type	Green Belt Review Outcome	Special Landscape Area	Comment
LP0003	New Housing Site	Mytholmroyd	Luddendenfoot Ward	Land at	Victoria Terrace	23	Greenfield	Urban Area	Outside SLA	Unavailable element filtered; available element merged into adjacent site
LP0006	New Housing Site	Brighouse	Rastrick Ward	Land at 164	Huddersfield Road and Toothill Lane	10	Greenfield	Meets 3-5 of the identified purposes	Outside SLA	Small site with poor relationship to Listed Building
LP0026	New Housing Site	Elland	Greetland and Stainland Ward	The Gate Farm	Saddleworth Road	67	Greenfield	Meets 3-5 of the identified purposes	Outside SLA	the site is high sensitive Green Belt, and having regard to the Council’s housing need, the Local Plan’s spatial strategy, the supply of more suitable and available sites elsewhere and the need to protect the Green Belt as far as possible, this site has been filtered
LP0073	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Land at Wood Nook Lane	Dam Head	13	Greenfield	Urban Area	Outside SLA	Too small for allocation once area of ecological value has been removed
LP0112	New Housing Site	Halifax	Town Ward	Works and associated land	Siddal Top Lane	54	Mixed	Urban Area	Outside SLA	Merged with LP1425
LP0152	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land adjacent to 81	Hunter Hill Road	14	Greenfield	Urban Area	Outside SLA	Too small for allocation once area of flooding constraint has been removed
LP0248	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off	Beechwood Road	10	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Sub-standard access - better sites available
LP0327	Mixed Use Site	Todmorden	Todmorden Ward	Land off	Halifax Road	10	Brownfield	Urban Area	Outside SLA	Filtered due to flood risk following level 2 FRA
LP0406	New Housing Site	Halifax	Park Ward	Land off	Mile Cross Road/Westbury Place	13	Brownfield	Urban Area	Outside SLA	Viability assessment indicates the site is not viable for housing; owner has not responded to availability questionnaire
LP0538	New Housing Site	Brighouse	Brighouse Ward	Land off	Brookfoot Lane	22	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Numerous constraints, specifically proximity to Marshalls and encroachment into the Green Belt

Site Reference	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Land Type	Green Belt Review Outcome	Special Landscape Area	Comment
LP0779	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Stanage Lane		11	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Land owner has not come forward; and site is too small for allocation once area in setting of Listed Building has been removed
LP0781	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land off	Raw Lane/Abbey Park Road	63	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Having reduced the developable area of the site to address the ecological and heritage constraints the residual developable area is much smaller and on its own would not form a logical extension to the urban area
LP0893	Mixed Use Site	Brighouse	Rastrick Ward	Boothroyd Farm	Boothroyd Lane	221	Mixed	Meets 0-2 of the identified purposes	Outside SLA	given the numerous constraints, specifically site access and ecology, and having regard to the Council's housing need, the Local Plan's spatial strategy, the supply of more suitable and available sites elsewhere
LP0915	New Housing Site	Hebden Bridge	Calder Ward	Callis Mill	Halifax Road	10	Brownfield	Meets 0-2 of the identified purposes	Within SLA	Given the recommendations made by the SFRA Level 2, the site has been filtered due to flood risk
LP0931	New Housing Site	Mytholmroyd	Luddendenfoot Ward	Land at	Greave House Field	44	Greenfield	Urban Area	Outside SLA	The Council is not aware that agreement has been made regarding access via Greave House Fields. The alternative accesses through adjacent Local Plan site LP1372 is no longer an option as this site is filtered, and the Council's Highways Development Management Section consider that access from Dean View is not suitable.
LP0949	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Carr House Farm		126	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	More suitable sites are available having regard to the site's relationship to Listed Buildings

Site Reference	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Land Type	Green Belt Review Outcome	Special Landscape Area	Comment
LP0984	New Housing Site	Halifax	Warley Ward	Land off	Ovenden Wood Road	86	Brownfield	Urban Area	Outside SLA	Previous planning permission already implemented and stalled; site assessed as not viable for housing
LP1021	New Housing Site	Halifax	Illingworth and Mixenden Ward	Land at	White House Farm	27	Brownfield	Urban Area	Outside SLA	Already benefits from reserved matters approval so filtered to prevent double counting with existing commitments
LP1034	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land off Soaper Lane		71	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Development would erode the Green Belt gap between Shelf and Bradford
LP1035	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land at	30 Burned Road	34	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	Development would erode the Green Belt gap between Shelf and Bradford
LP1037	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Land off	Burned Road	32	Mixed	Meets 0-2 of the identified purposes	Outside SLA	Development would erode the Green Belt gap between Shelf and Bradford
LP1044	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	Hud Hill Farm		73	Mixed	Meets 3-5 of the identified purposes	Outside SLA	Development on the fields to the north and west of the site will substantially affect the setting of the listed building and important views of the building in its rural setting. Also concern about road traffic noise
LP1047	New Housing Site	Northowram and Shelf	Northowram and Shelf Ward	18 Yarborough Croft		13	Greenfield	Meets 3-5 of the identified purposes	Outside SLA	Ecological constraints and most sensitive Green Belt
LP1068	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Land at	Hollins Mill Lane	10	Brownfield	Urban Area	Outside SLA	Owing to access restrictions, flood depths and hazards the recommendation for this site is to remove from the allocations process.

Site Reference	Draft Plan Proposed Use	Local Plan Area	Ward	Property Name/Number	Road/Street Name	Residential Capacity	Land Type	Green Belt Review Outcome	Special Landscape Area	Comment
LP1069	New Housing Site	Sowerby Bridge	Sowerby Bridge Ward	Hollins Mill	Hollins Mill Lane	19	Brownfield	Urban Area	Outside SLA	Due to the significant flooding constraints, and on the recommendation from the Exception Test, the site will not be taken forward as a site allocation in the Local Plan
LP1183	New Housing Site	Halifax	Town Ward	Grantham Works	Grantham Road	72	Brownfield	Urban Area	Outside SLA	The viability study has concluded that the site is unviable. It is therefore filtered and will not be taken forward.
LP1228	New Housing Site	Halifax	Illingworth and Mixenden Ward	Drakes Industrial Estate	Blackmires/Shay Lane	37	Brownfield	Urban Area	Outside SLA	The site has been assessed as being unviable, both with and without the policy requirements of the Plan.
LP1409	New Housing Site	Halifax	Warley Ward	Wood Lane	Off Ovenden Wood Road	124	Greenfield	Meets 0-2 of the identified purposes	Outside SLA	The site is detached from the Urban Area and would therefore not form a logical settlement boundary if developed. Development of the site would harm the rural character of the area and fail to support the key principles of sustainable development.
LP1432	New Housing Site	Halifax	Park Ward	Former Dairy	Queens Road	10	Brownfield	Urban Area	Outside SLA	the site has been assessed as being unviable, both with and without the policy requirements of the Plan.
LP1509	New Housing Site	Hebden Bridge	Calder Ward	Land adjacent to	Albion Terrace	27	Greenfield	Urban Area	Outside SLA	Site would be too small allocate once it has been reduced in size to account for heritage constraints
LP1556	New Housing Site	Mytholmroyd	Luddendenfoot Ward	Land at Rowan House	Scout Road	13	Greenfield	Urban Area	Outside SLA	Due to flood depths, residential development in considered unsuitable within Flood Zone 3
LP1599	New Housing Site	Halifax	Illingworth and Mixenden Ward	Hebble Court	Mixenden Road	16	Brownfield	Urban Area	Outside SLA	Together Housing are currently in the process of selling the site, and it is understood that the new owner does not intend to use the site for residential development

Appendix 4 – Revised Local Development Scheme



LOCAL DEVELOPMENT SCHEME **2018** REVISION:

Brought into effect **21 June 2018**

INTRODUCTION

- 1.1 The publication of a Local Development Scheme (LDS) is required under the Planning & Compulsory Purchase Act 2004. The LDS sets out the timetable for the production of the Local Plan.
- 1.2 The latest advice from the Government indicates that the LDS should be kept as short as possible in order to provide accessible information about the timetable proposed by the Council for the production of Development Plan Documents. There are no longer requirements for the LDS to be prepared in collaboration with the Secretary of State.

WHAT DEVELOPMENT PLAN DOCUMENTS ARE PROPOSED?

- 2.1 Calderdale Council is currently producing one Development Plan Document (DPD) as follows: -
 - **CALDERDALE LOCAL PLAN (DPD)**
 - **NOTE: the *REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (RCUDP)* Adopted in August 2006 and amended by Direction of the Secretary of State in August 2009 remains the Statutory Development Plan for Calderdale but is not a DPD in terms of the requirements of the Planning and Compulsory Purchase Act 2004 having been adopted under the requirements of the Town and County Planning Act 1990. The RCUDP should be read in conjunction with the National Planning Policy Framework (NPPF) March 2012. The RCUDP will be replaced by the Calderdale Local Plan upon its adoption.**

WHAT IS THE PURPOSE OF THE LOCAL PLAN?

- 3.1 The Local Plan will form a single local plan combining both the strategic elements from the Core Strategy as previously developed with the land allocations required to deliver the development strategy. The local Plan will be accompanied by a Policies Map which will replace the Proposals Map which was part of the RCUDP. Preparation of the new Local Plan has to take into account and be consistent with the National Planning Policy Framework (NPPF) and follow the guidance contained in the Planning Practice Guidance (nPPG).
- 3.2 The purpose of the Local Plan is to provide the planning framework for Calderdale comprising: -
- a spatial vision;
 - a spatial strategy;
 - strategic objectives;
 - core/strategic policies for development management, minerals management and waste disposal;
 - a review of Green Belt;
 - land allocations including sites for housing, employment and retailing, and other uses of land requiring allocation to be identified;
 - a new Policies/Proposals Map; and
 - a monitoring and implementation framework.
- 3.3 The Local Plan will set out: -
- **What** development is expected over the period to 2032;
 - **Where** this development will go;
 - **When** it will be delivered;
 - **By whom** it will be delivered;
 - **The Infrastructure** needed to support delivery of the strategy; (what is needed, where and by whom it will be provided);
- 3.4 In order to get to a position where the Local Plan can effectively lead development in the district it must understand the environmental, transport, economic and social consequences of changing circumstances, mitigate undesirable effects, support communities to shape the place that they live in, and provide the overall framework to allow communities to undertake neighbourhood planning.
- 3.5 The Local Plan will be supported by a range of appraisals which will be prepared alongside and published with it. These appraisals are: -
- **Sustainability Appraisal** (incorporating Strategy Environmental Assessment (SEA) required by European Law) and incorporating a Health Impact Assessment;
 - an **Habitats Regulations Assessment** (HRA) also known as Appropriate Assessment (AA) required by European Law;

- an **Infrastructure Delivery Plan**;
- an **Equalities Impact Assessment (EqIA)**;

3.6 The Local Plan will be examined by a Planning Inspector who will assess the “soundness” of the plan. Under the terms of the draft NPPF the “Tests of Soundness” are as follows: -

- **POSITIVELY PREPARED** – the plan should be prepared or based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so, consistent with the presumption in favour of sustainable development;
- **JUSTIFIED** – the plan should be the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;
- **EFFECTIVE** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **CONSISTENT WITH NATIONAL POLICY** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework (NPPF).
- The Government have indicated that there could be additional Tests of Soundness introduced in the NPPF, with which the Local Plan will have to comply including :
 - Plans should be prepared based on a strategy informed by agreement over the wider area;
 - Plans should be based on effective joint working on cross-boundary strategic priorities, which are evidence in the statement of common ground;

GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT

3.7 The Local Plan evidence base has established that there is a need for a gypsy and traveller site to be provided within Calderdale. No sites have been suggested by private landowners to accommodate this need, and as such the Council has explored a number of different options on Council owned land. None of the potential options are entirely perfect, and as such further assessment and consultation is required to properly address this issue. The Council has therefore resolved to address this issue through a Gypsy and Traveller Development Plan Document.

3.8 The above DPD will follow the same steps as the Local Plan. Work will commence on the DPD in 2020 once resources have been freed up following the adoption of the Local Plan. General time-frames are set out in the tables below. More precise time details will be provided in later iterations of this LDS.

NEIGHBOURHOOD DEVELOPMENT PLANS (NPDs)

- 3.9 The Localism Act 2011 introduces powers for communities and Parish /Town Councils to develop Neighbourhood Development Plans. These are required to be in conformity with the strategic aims and policies of the local Plan but can, if communities wish, seek to amend the actual land allocations. Whilst they cannot reduce the amount of development expected within an area, they can redistribute this to meet local aspirations.
- 3.10 Neighbourhood Plans will be subject to independent assessment, and a Referendum within the area to which the plan applies. If the referendum results in over 50% of those voting in favour of the plan, the Council must “make” the NDP, and it then becomes part of the statutory development plan for the area.
- 3.11 Any NDPs that are adopted will be highlighted in the Council’s Annual Monitoring Report (AMR), but they will not be programmed within the LDS as they are not the responsibility of the Council to programme and produce.
- 3.12 The Localism Act 2011 introduced powers for Parish Councils and designated local community forums to bring forward Neighbourhood Development Plans, Neighbourhood Development Orders of Community Right to Build Orders. In Calderdale the following are currently proposed: -
- Park Ward, Halifax Neighbourhood Development Plan;
 - Hebden Royd and Hill Top Parishes Neighbourhood Development Plan;
 - Ripponden Parish Council Neighbourhood Development Plan;
 - Todmorden Town Council Neighbourhood Development Plan;
 - Greetland, Norland and West Vale Neighbourhood Development Plan;
 - Sowerby Neighbourhood Development Plan;
 - Rastrick Neighbourhood Development Plan;
- 3.13 Once these plans have passed through the regulatory process they will be “made” by the Council and become part of the Statutory Development Plan for the district.

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

- 3.14 Under the changes introduced by the 2009 Regulations governing the production of the LDF, there is no requirement for the Council to set out or plan for Supplementary Planning Documents in the LDS. There is currently one SPD in effect - Central Elland. This is now quite old and out of date.
- 3.15 There are no new SPDs currently proposed, but any additional ones will be identified within the Local Plan pages of the Council’s web-site.

WHAT IS THE TIME TABLE FOR PREPARATION OF THIS PLAN?

- 4.1 The Local Plan will be produced in accordance with the Town & Country Planning (Local Development) (England) Regulations 2004, as amended in

2008, 2009 and 2012. The changing requirements of the Government relating to planning together with the NPPF and nPPG will also influence the development of the plan.

- 4.2 The Local Plan is begin brought forward as a single document delivering both the strategic policies and strategy and the sites and land allocations/policies map required to deliver sustainable development across the Borough.
- 4.3 The proposed timetable for the delivery of the Local Plan is set out in the following Table: -

TIMETABLE FOR THE LOCAL PLAN

4.4 The timetable included within the LDS 2014 – takes account of the work already undertaken on the Core Strategy. This work will not need to recommence but will be developed and revisited as the Local Plan progresses.

Phase of Plan Making	Purpose of Stage	Dates
INITIAL DRAFT PLAN – including Options for Sites	<p>Bringing together the strategic and land allocation elements, this will state the scale of development that is likely to be proposed and bring forward options for the use of sites.</p> <p>This will set out the preferences for the Council’s approach to the scale of development and the likely land that it would prefer to be included as part of the draft plan. It will include a proposed Policies Map and details of the Land Allocations that the Council would prefer to consider as part of the plan making process.</p>	August to October 2017
APPROVAL OF PUBLICATION OF THE LOCAL PLAN	<p>This is the version of the Plan that the Council wishes to put forward for Examination. All the evidence will be in place at the time of publication. It is the version that the Council considers “sound” in terms of the legal requirements placed on plan preparation and to be justified and deliverable.</p> <p>Following the Council’s approval of the Publication version of the plan the policies and proposals plan will have significant weight in the decision-taking process.</p>	June 2018
PUBLICATION OF LOCAL PLAN	<p>This will be the formal period for representations to the draft plan, and will give communities, stakeholders and other interested persons the final opportunity to make comments on the plan.</p> <p>Formal objections regarding the “soundness” of the Local Plan will need to be submitted at this stage.</p>	August 2018
SUBMISSION	<p>This is an administrative stage and relates to the formal submission of the documents (including all formal representations received during the Publication Deposit period) to the Secretary of State for independent examination by a Planning Inspector.</p> <p>At this stage the Council can request that the Inspector makes recommendations which would address the issues identified during the Examination in order to ensure that the plan is “sound”.</p>	Late 2018
INDEPENDENT EXAMINATION	<p>The formal examination of the Local Plan will start when the plan is submitted. Hearings will be held into specific aspects of the plan during the examination, and “objectors” will have the right to be involved in that process.</p>	During 2019
ADOPTION	<p>The Council will receive the inspector’s Report and consider the recommendations, before it formally “adopts” the Local Plan,</p>	End 2019 early 2020

TIMETABLE FOR THE GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT

Phase of Plan Making	Purpose of Stage	Dates
INITIAL DRAFT DPD	<p>Bringing together the strategic evidence and potential land allocations.</p> <p>This will set out the preferences for the Council's approach to the scale and location of gypsy and traveller site provision.</p>	June 2020
APPROVAL OF PUBLICATION OF THE DPD	<p>This is the version of the DPD that the Council wishes to put forward for Examination. All the evidence will be in place at the time of publication. It is the version that the Council considers "sound" in terms of the legal requirements placed on plan preparation and to be justified and deliverable.</p> <p>Following the Council's approval of the Publication version of the DPD the policies and proposals plan will have significant weight in the decision-taking process.</p>	Second half of 2020
PUBLICATION PLAN CONSULTATION	<p>This will be the formal period for representations to the DPD, and will give communities, stakeholders and other interested persons the final opportunity to make comments on the plan.</p> <p>Formal objections regarding the "soundness" of the Local Plan will need to be submitted at this stage.</p>	2021
SUBMISSION	<p>This is an administrative stage and relates to the formal submission of the documents (including all formal representations received during the Publication Deposit period) to the Secretary of State for independent examination by a Planning Inspector.</p> <p>At this stage the Council can request that the Inspector makes recommendations which would address the issues identified during the Examination in order to ensure that the DPD is "sound".</p>	2021
INDEPENDENT EXAMINATION	<p>The formal examination of the DPD will start when the plan is submitted. Hearings will be held into specific aspects of the plan during the examination, and "objectors" will have the right to be involved in that process.</p>	2021
ADOPTION	<p>The Council will receive the inspector's Report and consider the recommendations, before it formally "adopts" the DPD.</p>	2021

RESOURCES: FINANCES AND STAFFING

FINANCES

The budget for the preparation of the Local Plan and DPDs has two elements, staffing and evidence/ consultation. The staffing budget is held within Planning & Highways whilst the Local Plan budget is centrally held and is drawn down as needed to pay for consultancy or other aspects of the evidence base, consultations (including the license fees for the Consultation Portal) and other work essential to the preparation of the Local Plan. The budget will need to pay for the Examination and Programme Officer at a future date and also fund the finalisation of the evidence for the draft plan.

The Council is considering whether the remaining financial resources are adequate to fund the preparation of the Local Plan and will address the issues.

STAFFING

There are currently (December 2014) ten staff on the establishment for the Planning Policy Team. This is made up of the following in-house staff resources:-

- 1 Planning Policy Manager;
- 2 Principal Planning Officers;
- 5 Planning Officers
- 1 Planning Technician;
- 1 Technical Clerk;

In addition to these “in-policy team” staff resources, assistance will be provided from other Calderdale Council Services (most particularly from the Engineering/Highways, Environmental Health, Housing, Business and Economy, Recreation, Sport and Streetscene, Emergency Planning, Legal and Chief Executive’s Services). These staff resources will all be involved at various times in the plan-making activities.

The Council is considering whether this staffing resource is adequate to meet the timetable and work required, and will address the issues.

Risk Assessment

It is considered that the awareness of these risks has allowed an appropriate element of contingency to be built into the LDS programme such that the level of risk has been reduced. The Scheme is realistic, and matched, as far as can be ascertained, by the ability to deliver its component parts. The programme, in addition will help focus corporate decision making across the Council to ensure commitment to the Local Plan process. The effects of unforeseen circumstances on the programme, together with further mitigation arrangements will be identified in the Annual Monitoring Reports and reflected in changes to the LDS that will occur in the future.

Likelihood (1 not likely, 5 very likely); Impact (1 low impact, 5 very high impact); Risk score = Likelihood x Impact

Risk No.	Description	Consequence	Likelihood	Impact	Risk Score	Mitigation / Contingencies	Target	Current State
1	A Team member may leave - Staff turnover and recruitment difficulties	Slippage in programme and inability to undertake required work	Moderate (3)	Significant (5)	15	Ensure ability is spread throughout the Spatial Planning Team and no-one individual has too much specific knowledge. Reappoint as soon as possible. Manage Team to support staff retention – issues relating to succession planning.	LOW	HIGH
2	New National Legislation	Slippage in programme; Juddering in the programme, as matters are reappraised.	Moderate (3)	Moderate (3)	9	Having had significant changes to the national planning framework – it is considered that additional further changes are less likely	LOW	Moderate
3	Legal Challenge	Delay in final adoption of the plan	Low (1)	High (5)	5	Ensure the plan process follows Regulations. Be aware of issues as they develop to see if there are changes to the Local Plan that Members are willing to accommodate – before a Legal Challenge position arises.	LOW	LOW
4	Duty to Cooperate – problems associated with joint/collaborative/co operative working	Inability to get Plan Examined; Failure of the process;	Low/Moderate (2)	High (5)	10	Try to ensure that the Local Plan is prepared with DtC / Collaboration and joint understanding of strategic issues with neighbouring LPA's; Monitor outcomes from Bradford/Natural England discussion re SPA/SAC; Log discussions and outcomes on DtC	LOW	MODERATE
5	Submitted Document found not to be “Sound”	Failure of the Plan making process;	Low/Moderate (2)	HIGH (5)	10	Use PAS “Soundness” checklist and audit to ensure submission of a “sound” plan	LOW	LOW
6	Failure to secure agreement of Council	Failure of the Plan making process;	Moderate (3)	HIGH (5)	15	Keep Members informed and seek views on various issues and aspects during the Plan Making process; Review of delegations and Council decision making – relating to Plan making (inc NDP)	LOW	MODERATE/ HIGH

Risk No.	Description	Consequence	Likelihood	Impact	Risk Score	Mitigation / Contingencies	Target	Current State
7	Issues relating to Inspector's Report which the Council finds difficult to accept	Delays in final Adoption of the Plan	Low (1)	HIGH (5)	5	Keep Members informed of plan Examination progress;	LOW	LOW
8	Volume of work, in all its aspects, greater than anticipated	Slippage in process and problems in bringing forward a "sound" plan	Moderate (3)	Moderate/HIGH (4)	12	Try to understand the implications for staff; Ensure staff are trained and cover the issues appropriately; Mini-projects are developed using project management principles; Recruitment is an opportunity to address skill issues;	LOW	MODERATE/HIGH
9	Policy Team skill base not adequate	Delay in plan preparation; Inability to produce "sound" document	Moderate (3)	MODERATE (3)	9	Ensure staff are trained and cover the issues appropriately; Recruitment is an opportunity to address skill issues; Possible need for additional staff or outsourcing to assist on the plan-making process; (MapInfo/Viability)	LOW	MODERATE
10	High levels of public opposition	Difficulties in managing plan preparation;	Moderate/HIGH (4)	Moderate/HIGH (4)	16	Ensure adequate consultation and engagement in the process; Ensure Engagement Strategy is established and followed; Keep Members informed and seek views on various issues and aspects during the Plan Making process; Ensure consultation / engagement allows area specific issues to be raised;	LOW	HIGH

Risk No.	Description	Consequence	Likelihood	Impact	Risk Score	Mitigation / Contingencies	Target	Current State
11	Insufficient financial resources to cover Examination	Inability to pay for the Examination	LOW /Moderate (2)	Moderate (2)	4	Management Budget and understand requirements; Growth bids or agreement that funding will be made available centrally – particularly for the Examination Process	LOW	LOW
12	Insufficient financial resources for technical work and staff	Inability to commission research or to recruit staff/outsource work	Moderate (3)	Moderate/ High (4)	12	Use resource assessment to identify additional staffing requirements in order seek resources in a timely manner;	LOW	MODERATE/ HIGH
13	Local Plan programme too ambitious	Inability to meet programme. Slippage,	MODERATE (3)	HIGH (5)	15	Try to ensure that LDS and project plan is adequately resourced and based on good understanding of what is involved in plan making; Allow timetable to work though properly;	LOW	MODERATE/ HIGH
14	Administrative delays arising from the Council's Reporting Procedures and lead-in times to Cabinet and Council	Slippage in programme and delays in decision-making	MODERATE (3)	MODERATE (3)	9	Plan in the Council's "Lead-in Time" to the plan making process	LOW	MODERATE/

Awareness of these risks has allowed an appropriate element of contingency to be built into the LDS program such that the level of risk has been reduced. The LDS is realistic, and matched, as far as can be ascertained, by the ability to deliver its component parts. The program, in addition will help focus corporate decision making across the Council to ensure commitment to the Local Plan process. The effects of unforeseen circumstances on the program, together with further mitigation arrangements will be identified in the Authority's Monitoring Reports and reflected in changes to the LDS that will occur in the future.

Appendix 5 – Planning Inspectorate Model Representations Form

The Planning Inspectorate

Model Representation Form for Local Plans

LPA Logo	Local Plan Publication Stage Representation Form	Ref: (For official use only)
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Name of the Local Plan to which this representation relates:

Please return to [LPA] BY [time/ date/year]

This form has two parts –
 Part A – Personal Details
 Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*	2. Agent's Details (if applicable)
<i>*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</i>	
Title	<input style="width: 100%; height: 20px;" type="text"/>
First Name	<input style="width: 100%; height: 20px;" type="text"/>
Last Name	<input style="width: 100%; height: 20px;" type="text"/>
Job Title (where relevant)	<input style="width: 100%; height: 20px;" type="text"/>
Organisation (where relevant)	<input style="width: 100%; height: 20px;" type="text"/>
Address Line 1	<input style="width: 100%; height: 20px;" type="text"/>
Line 2	<input style="width: 100%; height: 20px;" type="text"/>
Line 3	<input style="width: 100%; height: 20px;" type="text"/>
Line 4	<input style="width: 100%; height: 20px;" type="text"/>
Post Code	<input style="width: 100%; height: 20px;" type="text"/>
Telephone Number	<input style="width: 100%; height: 20px;" type="text"/>
E-mail Address (where relevant)	<input style="width: 100%; height: 20px;" type="text"/>

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the Matter you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:

Date:

Notes to Accompany Model Representation Form

1. Introduction

1.1. The plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published plan when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004¹⁷ (as amended) (PCPA) states that the purpose of the examination is to consider whether the plan complies with the legal requirements, the duty to co-operate and is sound.

2. Legal Compliance and Duty to Co-operate

2.1. The Inspector will first check that the plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

2.2. You should consider the following before making a representation on legal compliance:

- The plan in question should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents (LDDs)¹⁸ it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for independent examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.
- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement (SCI) (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of LDDs (including plans) and the consideration of planning applications.
- The plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (the Regulations)¹⁹. On publication, the LPA must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The LPA must also notify the various persons and organisations set out in the Regulations and any persons who have requested to be notified.

¹⁷ View at <http://www.legislation.gov.uk/ukpga/2004/5/contents>

¹⁸ LDDs are defined in regulation 5 – see link below.

¹⁹ View at <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

- The LPA is required to provide a Sustainability Appraisal Report when it publishes a plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- In London, the plan should be in general conformity with the London Plan (the Spatial Development Strategy).

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- The duty to co-operate came into force on 15 November 2011 and any plan submitted for examination on or after this date will be examined for compliance. LPAs will be expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the plan.

3. Soundness

3.1. Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector has to be satisfied that the plan is positively prepared, justified, effective and consistent with national policy:

- **Positively prepared:** This means that the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified:** The plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.
- **Effective:** The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy:** The plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or the London Plan)? If so it does not need to be included?
- Is what you are concerned with covered by any other policies in the plan on which you are seeking to make representations or in any other plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should make clear in what way the plan or part of the plan is inadequate having regard to legal compliance, the duty to cooperate and the four requirements of soundness set out above. You should try to support your representation by evidence showing why the plan should be modified. It will be helpful if you also say precisely how you think the plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

4.2. Where there are groups who share a common view on how they wish to see a plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.