Calderdale Local Plan

Authority Monitoring Report 2017- 2018

January 2019

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Contents

List of Tables and Figures

1. Introduction

1.1 The Council is required to produce an Authority Monitoring Report by the Localism Act 2011, and the Town and Country Planning Regulations 2012. As Calderdale intends to submit its Publication Draft Local Plan to the Secretary of State in January 2019 it is placed in an indeterminate position whereby it is inappropriate to monitor the policies and targets of the Replacement Calderdale Unitary Development Plan, but those proposed in the new Local Plan have yet to be adopted.

1.2 This report therefore presents monitoring data of key aspects from the Council's current monitoring systems. The data requirements and definition of indicators in future Monitoring Reports will be refined during the Local Plan Examination process in order to establish a robust baseline position to monitor the implementation of the Plan from adoption.

1.3 The key monitoring Outcomes, Indicators and Targets identified for each policy in the draft Local Plan will provide the framework for a new set of indicators that are appropriate for Calderdale.

2. Local Development Scheme

2.1 A revised Calderdale Local Plan Local Development Scheme (LDS) was published in 2018. It specified the timetable for the preparation of the Local Plan, and referred to other Development Plan Documents.

Local Plan

2.2 The timetable for preparation and adoption of the Local Plan indicated in the LDS is shown in Table 1 below.

Table 1. Timeline for adoption of Local Plan (LDS)

Timetable	Dates
Local Plan – Initial Draft including Options for Sites consultation	August to October 2017
Council Approval of Publication of the Local Plan	June 2018
Publication of the Local Plan for Consultation (Reg. 19)	August to September 2018
Submission to Secretary of State	December 2018
Independent Examination	February to September 2019
Modifications	August to October 2019
Adoption	November 2019 to January 2020

2.3 The Council has met the timetable in regard to the first three stages, and intends to submit the draft Local Plan to the Secretary of State in mid - January 2019 which is less than 2 weeks later than anticipated.

Development Plan Documents

2.4 The Local Development Scheme indicates that a Development Plan Document will be prepared in relation to Gypsies, Travellers and Travelling Show People. The timescale is indicated in Table 2.

Table 2. Gypsies, Travellers and Travelling Show People DPD Timetable

Phase of Plan Making	Purpose of Stage	Dates
Initial Draft DPD	Bringing together the strategic evidence and potential land allocations for gypsies and travellers. This will set out the preferences for the Council's approach to the scale and location of gypsy and traveller, and travelling show people site provision.	**March 2020**
Approval of Publication of DPD	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. 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.	**Second half of 2020**
Publication Plan Consultation	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. Formal objections regarding the "soundness" of the Local Plan will need to be submitted at this stage.	**2021**
Submission	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. 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".	**2021**
Independent Examination	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.	**2021**
Adoption	The Council will receive the inspector's Report and consider the recommendations, before it formally "adopts" the DPD.	**2021**

Statement of Community Involvement

2.5 The Council's Statement of Community Involvement (SCI) was adopted in April 2016 and establishes the Council's approach to community involvement in regard to the Local Plan and the Community Infrastructure Levy.

2.6 The Council has consulted with the public and stakeholders regarding the Local Plan Policies and Site allocations/Policies Map on three occasions during the last three years.

Table 3. Consultation 2015-2018

Document	Regulation	Timescale
Potential Sites and other Aspects of the Local Plan	Reg. 18	Nov 2015 to March 2016
Initial Draft Local Plan	Reg. 18	August to October 2017
Publication Draft Local Plan	Reg. 19	August to October 2018

Community Infrastructure Levy

2.7 The Council's Draft Charging Schedule for the Community Infrastructure Levy was approved by Council in June 2018, and consultation took place concurrently with that for the Local Plan in August/October 2018. The Council intend to submit the Draft Charging Schedule to the Secretary of State in January 2019, and the expected timescale corresponds to that of the Local Plan (see Table 1).

3. Neighbourhood Development Plans

3.1 There are eight areas in the District that were approved for Neighbourhood Planning purposes in 2014 - 2018, and progress in their preparation is indicated in Table 4 below. The majority of Plans are at the stage of preparing for public consultation on a draft plan.

3.2 A map showing the boundaries of the Neighbourhood Planning Areas can be viewed on the Council's website.[1]

[1] https://www.calderdale.gov.uk/v2/sites/default/files/map-of-approved-neighbourhood-areas.pdf.

Table 4. Calderdale Neighbourhood Planning Areas

Area	Organisation	Date Area Approved	Current progress
Clifton	Clifton Village Neighbourhood Forum	1 August 2018	Regulation 14 Consultation in preparation.
Greetland, Norland and West Vale	Greetland, Norland and West Vale Neighbourhood Forum	2 September 2016	Regulation 14 Consultation in preparation.
Hebden Royd and Hill Top Parishes	Hebden Royd Town Council (lead) with Blackshaw, Erringden, Heptonstall, and Wadsworth Parish Council's	3 December 2014	Regulation 14 Consultation in preparation.
Park Ward	Park Ward Neighbourhood Forum	2 October 2014	Regulation 14 Consultation in preparation.
Rastrick	Rastrick Neighbourhood Forum	2 May 2017	Regulation 14 Consultation in preparation.
Ripponden	Ripponden Parish Council	18 February 2015	Regulation 14 Consultation undertaken. Preparing to Submit to the Council
Sowerby	Sowerby Neighbourhood Forum	26 April 2017	Regulation 14 Consultation in preparation.
Todmorden	Todmorden Town Council	27 April 2016	Regulation 14 Consultation in preparation.

4. Duty to Co-operate

4.1 Calderdale shares its boundaries with local authorities in West Yorkshire (Bradford and Kirklees), Greater Manchester (Burnley, Oldham), and Lancashire (Burnley, Pendle and Rossendale).

4.2 Calderdale is one of the authorities that form the West Yorkshire Combined Authority, and is part of the Leeds City Region Local Enterprise Partnership.

4.3 The Council has completed its Duty to Cooperate Statement, in accordance with the requirements of S.110 Localism Act 2011 and the National Planning Policy Framework.

4.4 The Statement is available to view on the Council's website.[2]

5 Brownfield Register

5.1 The Council first published its Brownfield Land Register in December 2017, with a revised register published in December 2018. The Register provides up to date information on sites that the Council considers appropriate for new housing development. Sites included on the register must be considered suitable, available and achievable for residential development. Placing sites on the register does not grant planning approval for housing, but shows the supply of brownfield land within the Borough which the Council considers could accommodate new housing.

5.2 The 2018 Brownfield Land Register identifies 64 sites, totalling 26.63ha of brownfield land. It is considered that these sites could accommodate almost 1350 new dwellings.

5.3 The 2018 Brownfield Land Register can be viewed *here*[3].

6 Self build Register

6.1 The Self-build and Custom Housebuilding Act (2015) has established a responsibility for local authorities to keep a Self-build and Custom Housebuilding Register.

6.2 The register provides valuable information on the demand for self-build and custom housebuilding in Calderdale and forms a key part of the authority's evidence base of demand for this type of housing. This should be a component of (and not additional to) the overall housing need identified.

6.3 From 1 April 2016 the Council has kept a register of individuals and associations who are interested in purchasing serviced plots of land to build their own homes. The Register had eighty one entries at May .2018, including one association of individuals.

Table 5. Self Build Register

Base Period	Number of New Entries
1 – (Up to and including 31st October 2016)	19
2 – (1st November 2016 to 31st October 2017)	49
3 – (1st November 2017 to 31st October 2018)	13 (as of 25.05.2018)
Total	**81**

[2] https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/evidence-base/duty-cooperate.

[3] https://dataworks.calderdale.gov.uk/dataset/brownfield-land-register

7 Housing

Housing completions

7.1 The Council monitors the completion of dwellings on a quarterly basis, together with an assessment of the remaining dwelling capacity of sites with planning permission using its Housing Land Availability database.

7.2 The total number of housing completions by year since 2001/02 is indicated in Table 6 below, and the annual net increase in dwellings is shown in Table 7. The annual number of affordable housing completions is in Table 8.

Table 6. Housing completions (gross)*

Year	Conversions	New Build	Total
2001/02	149	418	567
2002/03	161	377	538
2003/04	247	490	737
2004/05	271	772	1043
2005/06	414	823	1237
2006/07	321	1085	1406
2007/08	412	987	1399
2008/09	188	580	768
2009/10	360	350	710
2010/11	183	311	494
2011/12	172	347	519
2012/13	108	415	523
2013/14	99	292	391
2014/15	175	243	418
2015/16	110	245	355
2016/17	134	264	398
2017/18	174	217	391
Total	**3678**	**8216**	**11894**

*Data differs from 2018 Housing Technical Paper, due to updating in January 2019

Table 7. Housing Completions (net)*

Year	Losses			Completions	Net increase in dwellings
	Conversions / Changes of Use of Dwellings to Other uses	Demolitions	Total	Gross	
2001/02	10	105	115	567	452
2002/03	20	70	90	538	448
2003/04	5	150	155	737	582
2004/05	10	205	215	1043	828
2005/06	20	35	55	1237	1182
2006/07	9	25	34	1406	1372
2007/08	5	44	49	1399	1350
2008/09	8	51	59	768	709
2009/10	0	3	3	710	707
2010/11	4	3	7	494	487
2011/12	16	7	23	519	496
2012/13	0	5	5	523	513
2013/14	0	34	34	391	357
2014/15	0	103	103	418	315
2015/16	1	2	3	355	352
2016/17	0	108	108	397	289
2017/18	16	83	99	388	289
Total	**119**	**1,033**	**1,152**	**1,1894**	**10,740**

*Data differs from 2018 Housing Technical Paper, due to updating in January 2019.

Table 8. Affordable housing completions

Year	Total
2002/03	88
2003/04	14
2004/05	105
2005/06	43
2006/07	140
2007/08	183
2008/09	92
2009/10	65
2010/11	47
2011/12	100
2012/13	195
2013/14	126
2014/15	53
2015/16	13
2016/17	64
2017/18	22

Housing Completions on Brownfield Land

7.3 The tightly drawn Green Belt boundaries, a plentiful supply of brownfield land and challenging topography has enabled Calderdale to focus development into existing settlements thereby achieving a very high proportion of development on previously developed land. Policy GH2 in the Replacement Calderdale Unitary Development Plan (RCUDP) included a target of 85% for brownfield development. The table below shows the levels of new housing achieved on brownfield land since the start of the RCUDP plan period in 2001.

Table 9. Proportion of Housing Completions on Brownfield land

Year	Brownfield		Greenfield		Total
	Number	%	Number	%	
2001/02	361	63.7	206	36.3	567
2002/03	394	73.2	144	26.8	538
2003/04	570	77.3	167	22.7	737
2004/05	847	81.2	196	18.8	1043
2005/06	1114	90.1	123	9.9	1237
2006/07	1302	92.6	104	7.4	1406
2007/08	1346	96.2	53	3.8	1399
2008/09	744	96.9	24	3.1	768
2009/10	668	94.1	42	5.9	710
2010/11	474	96.0	20	4.0	494
2011/12	486	93.6	33	6.4	519
2012/13	448	85.7	75	14.3	523
2013/14	300	76.7	91	23.3	391
2014/15	333	79.7	85	20.3	418
2015/16	280	78.9	75	21.1	355
2016/17	317	79.6	81	20.4	398
2017/18	317	81.1	74	18.9	391
Total	**10301**	**86.6**	**1593**	**13.4**	**11,894**

7.4 The 2018 Local Plan Publication Draft does not include a target for brownfield land. However, this does not mean the Council no longer has the aspiration of maximising the use of brownfield land, it simply reflects the reality of the land allocations needed to deliver the scale of housing growth planned and the reduced supply of suitable and deliverable sites.

Housing Requirement

7.5 The Council has used the standard housing methodology, as required in the 2018 National Planning Policy Framework, to calculate the Borough's Local Housing Need in Calderdale over a 15 year period - 2018/19 - 2032/33. The draft Local Plan makes provision for 12,600 dwellings equating to 840 per annum.

7.6 Whilst the housing needs of the Borough are to be met largely from new land allocations, the Draft Local Plan makes allowances for various aspects of housing supply that contribute to delivery. The Draft Local Plan makes allowances for the implementation of existing planning permissions and the delivery of windfall sites. The table below shows the composition of the sources of housing supply.

Table 10. Sources of Housing Supply

	Number
Housing need 2018/19 – 2032/33	**12,600**
Sources of supply	
Extant Planning permissions	1,888
Windfalls	1,294
Sub total	3,182
Number of dwellings required on new land allocations	**9,418**

Housing trajectory

7.7 The housing trajectory in the draft Local Plan indicates when housing and mixed use sites (that include an element of residential), and sites with planning permission for residential development, are likely to come forward. It is based on information regarding constraints, infrastructure requirements, developers' intentions and build out rates. It is not a phasing of sites, but a reflection of likely delivery rates, based on analysis of historic trends in Calderdale, site specific information provided by landowners, and availability and viability evidence on specific sites.

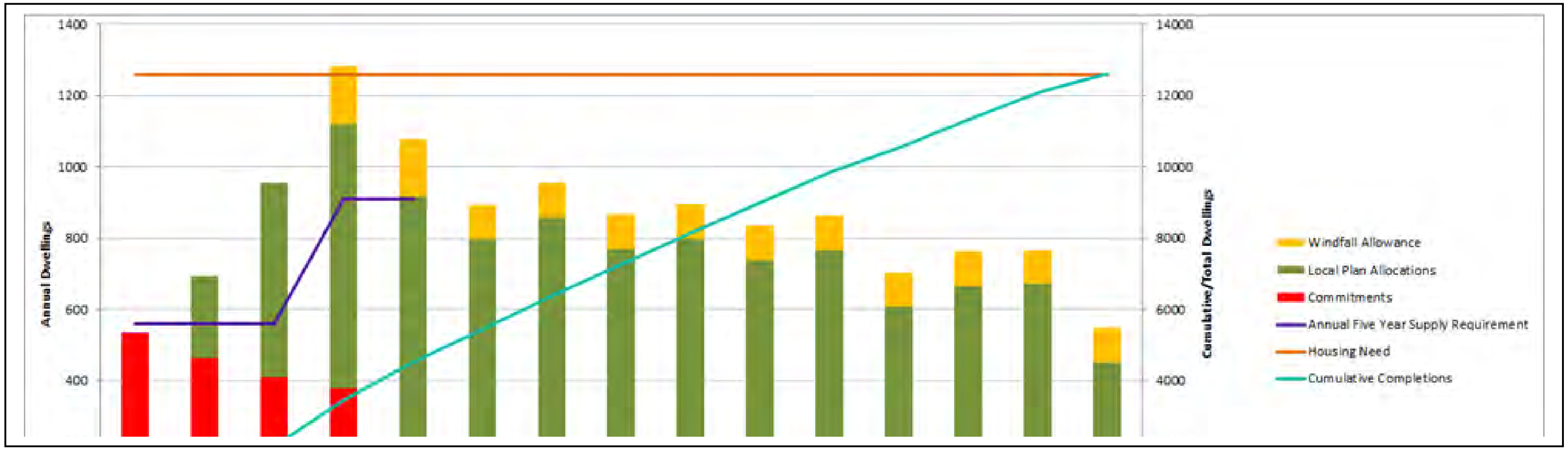
7.8 The Council can demonstrate that it has a supply of sites (including a 20% buffer) that are considered deliverable in the first five years of the Plan, but reliance is placed on new land allocations, and delivery on these sites will take place after adoption of the Local Plan. With this in mind, the Council has opted to take an approach which staggers the housing requirement over the first five years. Housing delivery will be lower in the first three years, rising in the rest of the Plan period. The Council considers that a stepped approach to the housing requirement is appropriate in Calderdale, as there is to be a significant change in the level of housing delivery required compared to recent levels, and a stepped trajectory is a realistic reflection on future delivery rather than an obstruction to sites coming forward.

7.9 The draft Local Plan housing trajectory is shown in Figure 1 below.

Five Year Housing Land Supply

7.10. The Council is currently unable to demonstrate that it has a five year supply of housing sites (including a 20% buffer), as set out in the Table 11 below. This was calculated in March 2017, when assessment for the Local Plan had identified a housing requirement of 946 dpa.

Figure 1 Housing Trajectory



YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2018/19	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**
Commitments	532	464	410	380	102										
Local Plan Allocations		231	545	740	815	797	859	770	799	738	767	608	667	671	453
Windfall Allowance				162	162	97	97	97	97	97	97	97	97	97	97
Housing Need	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600
Annual Five Year Supply Requirement	560	560	560	910	910										
Cumulative Completions	532	1227	2182	3464	4543	5437	6393	7260	8156	8991	9855	10560	11324	12092	12642
Total	532	695	955	1282	1079	894	956	867	896	835	864	705	764	768	550

Table 11. Five Year Housing Land Supply

FIVE YEAR SUPPLY (calculated 15.03.17)	
Plan Provision Annual Requirement	**946**
Requirement 2012/13 - 2015/16	3784
Completions 2012/13 - 2015/16	1675
Undersupply/Backlog	2109
Five Year Requirement plus Undersupply	6839
Five Year Supply Requirement	**6839**
5% NPPF Buffer	**341.95**
Five Year Supply Requirement + 5%	**7180.95**
Five Year Supply Requirement + 5% ANNUAL	**1436.19**
20% NPPF Buffer	**1367.8**
Five Year Supply Requirement + 20%	**8206.8**
Five Year Supply Requirement + 20% ANNUAL	**1641.36**
Current Supply – Planning permissions (PPs), Identified Sites etc (includes discount of 10% for non-implemented PPs and removal of large sites considered unlikely to come forward)	2964
Windfalls (159 pa in Years 4 and 5)	318
Total Five Year Supply	**3282**
No. Years of Supply (with 5% Buffer)	**2.29**
No. Years of Supply (with 20% Buffer)	**2.00**

8. Employment Land

8.1 The term ‘employment use’ in the Local Plan refers to land, premises or floorspace which is currently in use, was last used, or is proposed for future activities falling within the B Use Classes (Town and Country Planning Use Classes Order).

8.2 Changes in the amount of employment land and floorspace are identified by monitoring the construction or change of use to new employment floorspace, and the loss of existing employment land to other uses. Annual data is shown in the tables below.

Table 12. Completion of New Employment Floorspace (m2 and ha)

Year	B1a	B1b	B1c	B2	B8	Total
2002/03	6,000	0	0	1,926	1,763	9,689
2003/04	2,947	0	0	20,658	5,375	28,980
2004/05	1,255	0	0	1,850	16,806	19,911
2005/06	8,063	0	0	2,890	14,321	25,274
2006/07	5,743	0	0	9,698	12,181	27,622
2007/08	1,487	0	0	4,116	20,568	26,171
2008/09	9,692	250	0	5,100	5,179	20,221
2009/10	3,075	0	161	1,100	1,090	5,426
2010/11	863	112	224	22,921	1,760	25,880
2011/12	1,177	0	3,716	1,261	0	6,154
2012/13	7,076	0	696	2,072	5,282	15,126
2013/14	1,580	0	29	5,056	1,000	7,665
2014/15	2,336	0	0	2,738	2,900	7,974
Total	51,294	362	4,826	81,386	88,225	226,093
Annual average (sqm)	**3,946**	**28**	**371**	**6,260**	**6,787**	**17,392**
Annual average (ha)	**0.99**	**0.01**	**0.09**	**1.57**	**1.70**	**4.35**

Table 13. Annual Loss of Employment Floorspace (m2 and ha)

Year	B1a	B1b	B1c	B2	B8	Total
2008/09	3,145	0	0	6,139	170	**9,454**
2009/10	1,016	0	0	26,843	2,562	**30,421**
2010/11	225	0	324	3,860	265	**4,674**
2011/12	1,028	0	272	1,482	240	**3,022**
2012/13	3,249	0	996	11,715	3,551	**19,511**
2013/14	754	0	950	8,796	4,345	**14,845**
2014/15	2,652	0	746	3,101	0	**6,499**
Total	**12,069**	**0**	**3,288**	**61,936**	**11,133**	**88,426**
Annual average (sqm)	**1,724**	**0**	**470**	**8,848**	**1,590**	**12,632**
Annual average (ha)	**0.43**	**0.00**	**0.12**	**2.21**	**0.40**	**3.16**

8.3 The tables illustrate that in a number of years there has been a net loss in the amount of industrial premises.

8.4 The requirement for new employment land is assessed in the Employment Land Study with additional information provided in the Employment Technical Paper.[4] The employment Land Study identifies a requirement for an additional 72.54 ha, over the Plan period, taking into account growth in employment and the need to replace losses, and also a provision for flexibility and choice. The draft Local Plan proposes an allocation of 97 ha of land (84 ha net developable land), to take into

[4] https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/evidence-base/employment

account factors that can affect both the retention of existing land/premises, and the delivery of new development.

8.5 A fundamental factor in the assessment of the land requirement is the forecast economic growth in Borough. The Regional Econometric Model maintained by WYCA produces a range of economic forecasts providing robust and consistent data for local authorities within the Leeds City Region.

8.6 Extant planning permissions are a source of potential land supply. However the amount of land available is small in relation to the requirement. An assessment of the land available for commercial development for new premises shows that In March 2016 there were 6 sites with planning permission comprising 6.47 ha providing 16,500 m2 of floorspace. These figures exclude permissions on sites less than 0.25 ha, and extensions to, or land within the curtilage of existing premises as whilst these will make a limited contribution to meeting need, they will be available on the open market. All sites are less than 1.5 ha in size.

9 Retail and Town Centres

9.1 Town Centres are at the heart of Calderdale's communities and are a key part of the economy in terms of performing a vital role in providing local jobs, services, facilities and for social, leisure and recreational activities. The Calderdale Spatial Planning Team undertakes land use surveys to monitor the health and vitality of the district's main town centres. This assists with providing an overview of the health of the centres; monitors the effectiveness of existing planning policies and informs future retailing and town centre policies. The main town centres are considered to be the Strategic Town Centre, Town Centres and District Centres within the Settlement Hierarchy as shown in Table 14 below.

Table 14. Retail Hierarchy

Centre Tier	Centre
Strategic Town Centre	Halifax
Town Centres	Brighouse, Elland, Hebden Bridge, Sowerby Bridge, Todmorden
District Centres	Hipperholme, King Cross, Mytholmroyd, Queens Road, Ripponden, West Vale
Local Centres	Bailiff Bridge; Boothtown (and Akroydon), Luddendenfoot, Northowram, Ovenden Cross, Rastrick, Shelf, Skircoat Green, Walsden
Neighbourhood Centres	Highroad Well, Holywell Green, Hove Edge, Illingworth, Lee Mount, Mixenden, Ovenden North, Siddal, Southowram, Sowerby, Stainland

9.2 The data is collected on the occupant of each building unit at ground floor level for those units occupied by 'main town centre uses' as defined in the National

Planning Policy Framework. The occupancy type is recorded against the following Experian GOAD groupings:

- Convenience Retail
- Comparison Retail
- Retail Services
- Leisure Services
- Financial & Business Services
- Vacant

9.3 The surveys are undertaken every year for alternate centres, therefore the 2018 results are compared with results from 2014 when the last time all centres had been surveyed. The results are presented in the sub sections below.

Strategic Town Centre – Halifax

Table 15. Halifax Strategic Town Centre

Halifax	2014		2018		% change 2014 - 2018	
GOAD Grouping	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**
Convenience Retail	7,868 8.28%	71 9.48%	7,762 9.43%	65 9.26%	-1.35%	-8.45%
Comparison Retail	32,056 33.74%	215 28.70%	27,685 33.62%	189 26.92%	-13.64%	-12.09%
Retail Services	6,034 6.35%	85 11.35%	3,533 4.29%	91 12.96%	-41.45%	7.06%
Leisure Services	24,798 26.10%	143 19.09%	15,990 19.42%	129 18.38%	-35.52%	-9.79%
Financial & Business Services	10,658 11.22%	99 13.22%	8,779 10.66%	81 11.54%	-17.63%	-18.18%
Vacant	13,584 14.30%	136 18.16%	18,590 22.58%	147 20.94%	36.86%	8.09%
Total	**94,999**	**749**	**82,339**	**702**	**-13.33%**	**-6.28%**

9.4 The 2018 survey of Halifax town centre boundary shows that there are 702 units in convenience retail (9.3%), comparison retail (26.92%), retail services (12.96%), leisure services (18.38%) or financial and business services (11.54%) with a vacancy rate of 20.94%. Between 2014 and 2018 there has been an increase in vacancy in both net floorspace and shop units of 36.86% and 8.1% respectively. The retail service has seen the largest increase in units of 7.1%; however, it has the largest decrease of floorspace (- 41.5%). Convenience retail has seen the smallest change in terms of floorspace at -1.4%

Town Centres

Brighouse

Table 16. Brighouse Town Centre

Brighouse	2014		2018		% change 2014 - 2018	
GOAD Grouping	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units
Convenience Retail	6,666 28.98%	20 10.10%	6,677 29.21%	21 10.77%	0.17%	5.00%
Comparison Retail	6,916 30.08%	60 30.30%	6,824 29.86%	59 30.26%	-1.33%	-1.67%
Retail Services	2,174 9.45%	37 18.69%	2,008 8.79%	35 17.95%	-7.61%	-5.41%
Leisure Services	3,197 13.90%	31 15.66%	3,529 15.44%	33 16.92%	10.40%	6.45%
Financial & Business Services	1,967 8.55%	26 13.13%	1,762 7.71%	24 12.31%	-10.42%	-7.69%
Vacant	2,078 9.03%	24 12.12%	2,056 8.99%	23 11.79%	-1.06%	-4.17%
Total	**22,997**	**198**	**22,856**	**195**	**-0.61%**	**-1.52%**

9.5 The 2018 survey of Brighouse town centre boundary shows that there are 195 units in convenience retail (10.77%), comparison retail (30.26%), retail services (17.95%), leisure services (16.92%) or financial and business services (12.31%) with a vacancy rate of 11.79%. Between 2014 and 2018 there has been a decrease in vacancy in both net floorspace and shop units of -1.06 % and - 4.17% respectively. The leisure service has seen the largest increase in units of 6.45%, and has the largest increase of floorspace (10.40%). Financial and Business services has seen the largest decrease in terms of floorspace (-10.4%) and units (-7.7%).

Elland.

Table 17: Elland Town Centre

Elland	2014		2018		% change 2014 - 2018	
GOAD Grouping	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**
Convenience Retail	2,289 23.06%	13 10.32%	1,490 15.35%	12 9.45%	-34.89%	-7.69%
Comparison Retail	1,746 17.59%	25 19.84%	2,711 27.92%	27 21.26%	55.28%	8.00%
Retail Services	1,103 11.11%	25 19.84%	1,158 11.93%	26 20.47%	5.04%	4.00%
Leisure Services	2,485 25.04%	28 22.22%	2,316 23.85%	26 20.47%	-6.79%	-7.14%
Financial & Business Services	915 9.22%	13 10.32%	839 8.64%	13 10.24%	-8.33%	0.00%
Vacant	1,387 13.98%	22 17.46%	1,196 12.32%	23 18.11%	-13.80%	4.55%
Total	**9,924**	**126**	**9,709**	**127**	**-2.16%**	**0.79%**

9.6 The 2018 survey of Elland town centre boundary shows that there are 127 units in convenience retail (9.45%), comparison retail (21.26%), retail services (20.47%), leisure services (20.47%) or financial and business services (10.24%) with a vacancy rate of 18.11%. Between 2014 and 2018 there has been a decrease in vacancy floorspace (-13.8%), however an increase in shop units of 4.55%. Elland has seen an increase in Comparison Retail of floorspace and shop units (55.28% and 8.00% respectively, and a decrease in Convenience Retail floorspace of -34.89% and -7.69% of shop units.

Hebden Bridge

Table 18: Hebden Bridge Town Centre

Hebden Bridge	2014		2018		% change 2014 - 2018	
GOAD Grouping	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units
Convenience Retail	1,354 11.38%	16 8.16%	1,271 10.56%	14 7.04%	-6.11%	-12.50%
Comparison Retail	3,551 29.85%	82 41.84%	3,403 28.27%	77 38.69%	-4.19%	-6.10%
Retail Services	1,101 9.26%	25 12.76%	1,164 9.67%	25 12.56%	5.70%	0.00%
Leisure Services	4,157 34.95%	45 22.96%	4,080 33.90%	46 23.12%	-1.85%	2.22%
Financial & Business Services	1,053 8.85%	18 9.18%	779 6.47%	14 7.04%	-26.02%	-22.22%
Vacant	679 5.71%	10 5.10%	1,338 11.12%	23 11.56%	97.05%	130.00%
Total	**11,896**	**196**	**12,035**	**199**	**1.17%**	**1.53%**

9.7 The 2018 survey of Hebden Bridge town centre boundary shows that there are 199 units in convenience retail (7.04%), comparison retail (38.69%), retail services (12.56%), leisure services (23.12%) or financial and business services (7.04%) with a vacancy rate of 11.56%. Between 2014 and 2018 there has been an increase in vacancy in both net floorspace and shop units of 97.05% and 130% respectively. There has been an increase in Retail Services floorspace, however this has not changed in terms of number of units. The largest decrease in floorspace and shop units has been Financial and Business Services of -26.02% and -22.22% respectively.

Sowerby Bridge

Table 19. Sowerby Bridge Town Centre

Sowerby Bridge	2014		2018		% change 2014 - 2018	
GOAD Grouping	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**	**Net Ground Floor Floorspace (sq.m.)**	**Shop Units**
Convenience Retail	1,252 10.09%	14 9.33%	1,184 9.54%	12 8.00%	-5.40%	-14.29%
Comparison Retail	2,462 19.84%	33 22.00%	2,437 19.64%	30 20.00%	-1.01%	-9.09%
Retail Services	1,572 12.67%	32 21.33%	1,442 11.62%	31 20.67%	-8.27%	-3.13%
Leisure Services	4,368 35.20%	40 26.67%	4,399 35.45%	40 26.67%	0.72%	0.00%
Financial & Business Services	799 6.44%	11 7.33%	817 6.58%	12 8.00%	2.24%	9.09%
Vacant	1,957 15.77%	20 13.33%	2130.46 17.17%	25 16.67%	8.86%	25.00%
Total	**12,409**	**150**	**12,409**	**150**	**0.00%**	**0.00%**

9.8 The 2018 survey of Sowerby town centre boundary shows that there are 150 units in convenience retail (8%), comparison retail (20%), retail services (20.67%), leisure services (26.67%) or financial and business services (8%) with a vacancy rate of 16.67%. Between 2014 and 2018 there has been an increase in vacancy in both net floorspace and shop units of 8.86% and 25.00% respectively. The Financial and Business Service has seen the largest increase in units of 9.09% and floorspace of 2.24%. Convenience Retail has seen a decrease of -14.29% units and Retail Services has seen a decrease of -8.27% floorspace.

Todmorden

Table 20. Todmorden Town Centre

Todmorden	2014		2018		% change 2014 - 2018	
GOAD Grouping	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units
Convenience Retail	1,665 14.73%	24 13.33%	1,647 16.51%	25 14.53%	-1.10%	4.17%
Comparison Retail	2,607 23.06%	46 25.56%	2,284 22.90%	43 25.00%	-12.38%	-6.52%
Retail Services	1,576 13.94%	37 20.56%	1,756 17.60%	40 23.26%	11.39%	8.11%
Leisure Services	2,608 23.07%	34 18.89%	2,968 29.75%	36 20.93%	13.78%	5.88%
Financial & Business Services	863 7.63%	16 8.89%	773 7.74%	13 7.56%	-10.49%	-18.75%
Vacant	1,986 17.57%	23 12.78%	548 5.49%	15 8.72%	-72.43%	-34.78%
Total	**11,306**	**180**	**9,975**	**172**	**-11.77%**	**-4.44%**

9.9 The 2018 survey of Todmorden town centre boundary shows that there are 172 units in convenience retail (14.53%), comparison retail (25%), retail services (23.26%), leisure services (20.93%) or financial and business services (7.56%) with a vacancy rate of 8.72%. Between 2014 and 2018 there has been a large decrease in vacancy in both net floorspace and shop units of -72.43% and -34.78% respectively. Retail services have seen the largest increase of units (8.11%) whereas leisure services has seen the largest increase of floorspace (13.78%). Comparison retail has seen the largest decrease in terms of floorspace (-12.38%) and units (-6.52%).

District Centres

Table 21. District Centres

District Centres	2014		2018		% change 2014 - 2018	
GOAD Grouping	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units	Net Ground Floor Floorspace (sq.m.)	Shop Units
Convenience Retail	6,357 29.64%	37 12.54%	6,437 31.55	35 12.64%	1.25%	-5.41%
Comparison Retail	5,854 27.30%	75 25.42%	3,727 18.27	60 21.66%	-36.32%	-20.00%
Retail Services	2,706 12.62%	64 21.69%	2,691 13.19	67 24.19%	-0.53%	4.69%
Leisure Services	3,432 16.00%	63 21.36%	3,264 16.00	57 20.58%	-4.89%	-9.52%
Financial & Business Services	1,028 4.79%	22 7.46%	1,039 5.09	20 7.22%	1.06%	-9.09%
Vacant	2,069 9.65%	34 11.53%	3,239 15.88	38 13.72%	56.61%	11.76%
Total	**21,445**	**295**	**20,398**	**277**	**-4.88%**	**-6.10%**

9.10 The 2018 survey of the District Centres shows that there are 277 units in convenience retail (12.64%), comparison retail (21.66%), retail services (24.19%), leisure services (20.58%) or financial and business services (7.22%) with a vacancy rate of 13.72%. Between 2014 and 2018 there has been an increase in vacancy in both net floorspace and shop units of 56.61% and 11.76% respectively. The retail service has seen the largest increase in units of 4.69%, however has seen a small decrease in floorspace (-0.53%). Comparison retail has seen the largest decrease in terms of floorspace (-36.32%) and units (-20%).

10. Waste

Current Waste Management

10.1 The Local Plan is required to consider a number of different types of waste arising from Local Authority collected waste (household and secondary), Commercial and industrial, construction and demolition, excavation, and agricultural and hazardous.

10.2 Data which can be monitored is available from the West Yorkshire Authorities' Waste Assessment Model, and the Environment Agency's data interrogator.

10.3 The WYCA Waste Assessment Model indicates there are 38 permitted sites in the Borough that regularly accept waste. Combined, these have an overall minimum capacity of 887,000 tonnes per annum. The Waste Data Update Report (2016) provides an analysis on waste infrastructure in Calderdale and estimates that permitted sites in Calderdale have a combined maximum permitted capacity of 1,892,250 tonnes per annum. However, when reviewing the total inputs, it became clear that the vast majority of this spare capacity was not suitable or operational.

10.4 The current level of waste arising from different waste streams is indicated in Table 22.

10.5 During 2014/15 83,631 tonnes of municipal solid waste was collected and Table 22 indicates how this was managed.

Table 22. Management of Municipal Waste

		Amount of Municipal Solid Waste Arisings (tonnes)				
Management type	Landfill	Incineration	Sent directly for energy recovery	Recycled or composted	Other	Total
2009/10	39,836	5,880		37,875	26	83,617
2010/11	44,694	1,222		37,535	33	83,484
2011/12	37,744		127	37,026	7,725	82,622
2012/13	841		127	35,318	45,355	81,641
2013/14	3,390		123	35,806	44,524	83,843
2014/15	696		145	34,801	47,989	83,631

Future Need

10.6 The forecast level of waste arisings in shown in Table 22 below.

Table 23. Estimated Arisings from Waste Streams

Waste Stream	2017 Waste Arisings pa (tonnes) estimate	2032 Waste Arisings pa (tonnes)
Local Authority collected Waste Household	85,203	88,386
Local Authority collected Waste Secondary	51,837	53,770
Commercial and industrial	162,953	171,618
Construction and Demolition	52,543	55,337
Excavation	136,104	143,341
Agricultural and Hazardous	6,015	6,335