

Calderdale Local Plan – Housing Requirement Update – January 2020

Summary for Members

1. General

A Housing Requirement Update and Potential Supply statement was issued on 16 January 2020 in response to the Inspector's post Hearing letter (16 July 2019) in which Ms Katie Child (the independent Planning Inspector appointed by the Secretary of State) outlined her interim conclusions and expressed a concern regarding the housing requirement figure and its alignment with forecasted economic growth. Calderdale Council's Cabinet met on 14 October 2019 to consider the three options available. It resolved that the number of 997 dwellings per annum will provide the basis of the Council's case at the forthcoming Local Plan Hearings.

2. Current Consultation

The purpose of this consultation is to gather views from local communities on potential changes that may come forward as Main Modifications from the Planning Inspector later in the Local Plan Examination process. Comments are sought on:

- a. The proposed change to the housing requirement;
- b. Additional sites that would be needed to meet the increased housing requirement;
- c. The Sustainability Appraisal (2019) supporting the proposed changes;
- d. Habitats Regulations Assessment: Recreational Use and Urban Edge Impacts Update (2019).

These are the only aspects that are open for consultation. Comments on the rest of the Calderdale Local plan will not be accepted at this point.

Comments are preferred online through the Calderdale Planning Portal.

3. Consultation Period

The consultation period ends Monday 24th February 2020 at 5pm.

4. Proposals for the Whole of Calderdale

The increased revised proposal is to have an annual increase of 1040 houses for 10 years (10,400 between 2018/19 to 2027/28) and an annual increase of 910 for the next 5 years (4,550 between 2028/29 to 2032/33). The revised proposal for the full 15 years is an annual increase of 4 (14,950 in total).

The argument behind this is that there is a greater uncertainty around forecasting for the last 5-year period (2028/33) and therefore the revised figure has been based on the baseline growth assessment by Mr Turley, who was commissioned by Calderdale Council.

5. Proposals Specific for Todmorden

The updated proposals include one additional site for mixed use. This site is behind Rose St in the centre of town off Halifax Rd. is off Halifax Rd, OL14 5AT.

The outline site plan for this is attached.

The full list of sites identified for Todmorden is attached – the sites are highlighted, and the additional site is in capital letters.

6. Stage 2 Hearings

After the consultation period has closed the next stage is the Stage 2 hearings are likely to be around spring 2020 (dates to be confirmed) and will cover:

- Matters raised during the Stage 1 hearings.
- Spatial development strategy.
- Soundness of individual site allocations.
- Other policy matters.

Calderdale Local Plan - Todmorden Sites - November 2019			
Site No	Area	Site Capacity	Population at Calderdale average of 2.267ppd
LP0053	Land off, Key Syke Lane, Kilnhurst, Todmorden, OL14 6AW	13	29
LP0327	Land off, Halifax Road, Todmorden, OL14 5AT	38	86
LP0635	Land off, Fir Street, Walsden, Todmorden	37	84
LP0640	Land off, The Hollins, Standfield Hall Road, Todmorden,	53	120
LP0651	Land off, Stoney Royd Land, Todmorden	62	141
LP0658	Cinderhill Mills, Halifax Road, Todmorden, OL14 5TH	24	54
LP0659	Land rear of 302, Halifax Road, Todmorden	17	39
LP0901	Land off, Woodlands Avenue, Todmorden	16	36
LP1534	Birks Mill, Birks Lane, Walsden, Todmorden	18	41
LP1637	Land in front of, Bradnor House, Todmorden, OL14 8RA	25	57
	Total	303	687