



Local Development Framework

Annual Monitoring Report
2010-2011





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1 . Executive Summary



- 1.1 This is the seventh Annual Monitoring Report (AMR) prepared by Calderdale Council under the requirements of the Planning & Compulsory Purchase Act 2004. It covers the monitoring year 1st April 2010 to the 31st March 2011, providing information on the implementation of the Local Development Scheme (LDS) and the extent to which the aims and objectives of policies within the Replacement Calderdale Unitary Development Plan (Adopted August 2006 and amended by the Secretary of state in August 2009) were met during this period.
- 1.2 The Localism Act 2011 relaxed the requirements placed on Local Authorities in relation to production of the AMR. The most significant changes include the removal of the mandatory reporting on the Core Output Indicators, and the mandatory submission deadline of 31st December each year. The Localism Act requires that each authority still prepares a report no less than annually, however it is up to them when and how this is done. The Localism Act refers to reports as 'Authorities Monitoring Reports' as opposed to 'Annual Monitoring Reports'.
- 1.3 The Localism Act 2011 is not formally enacted until April 2012, along with anticipated new Local Planning regulations and the National Planning Policy Framework. This AMR therefore represents a 'transitional' report, containing the Core Output Indicators reported in previous AMRs, together with brief introductory sections on the anticipated new requirements to report around Neighbourhood Planning, Community Infrastructure Levy and Co-operation and Joint Working. The section on 'Calderdale in Context', and the contextual indicators section of 'Monitoring Indicators', have both been removed due to information generally being available from other sources. The evidence base page of the Local Development Framework website provides a significant resource within this context. The only surviving element of these sections is the housing trajectory related information which now follows after the core output indicators in Section 7.

Key Aspects of the LDS during 2010/11

- 1.4 This AMR reports against the provisions of the LDS which was brought into effect in February 2008 and is viewable on the Calderdale Council website. Recent signals of change to the planning system by the Coalition Government mean that significant changes are now required to the LDS to reflect the new milestones for the Core Strategy and Land Use Allocations Development Plan Documents (DPDs); in particular changes implemented through the Localism Act 2011 and the forthcoming National Planning Policy Framework (NPPF).
- 1.5 In summary, the progress on documents to date is: -
 - **Statement of Community Involvement:** - this was formally Adopted by the Council in February 2008;
 - **Core Strategy:** - work commenced on the Core Strategy in January 2008. An 'Issues and Options' Consultation was undertaken during November/January 2008/09 with a 'Refined Issues and Options' consultation between January and May 2011. Further significant evidence base work has been undertaken during the intervening periods. It is anticipated that a 'Preferred Options' consultation on the Core Strategy will take place in early summer 2012. The Council is keeping a watchful eye upon the Coalition Government's statements about revisions to the planning system and the introduction of neighbourhood planning, local plans and the status of Regional Spatial Strategy, all of which will impact upon the work developed for the Core Strategy;
 - **Land Allocations & Designations DPD:** - work on this commenced in January 2008 at the same time as the Core Strategy. A "Call for Sites" was undertaken around Easter 2008, and submissions are still being accepted. It is anticipated that an initial, more formal, consultation period could take place late summer 2012.
- 1.6 In addition, the Council have undertaken work in the process of preparing two Supplementary Planning Documents (SPDs), the Halifax Town Centre and Piece Hall SPD and Holmes Road, Sowerby Bridge SPD, including a consultation process in Summer 2010 on the Halifax Town Centre and Piece Hall SPD.



However work on both of these documents is now halted until the Core Strategy is adopted, at which point their status and future will be reviewed.

- 1.7 Further details on progress to date and the milestones of each of these LDF documents is provided in 2 'Delivery of Documents within the Local Development Scheme'.

What is happening outside the LDS?

REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (2006)

- 1.8 The RCUDP came into effect on 25 August 2006. The Council received a Direction from the Secretary of State "saving" policies within the RCUDP for an indefinite period in August 2009. A full schedule detailing the "saved" policies is provided in 3 'Saved Plan '.
- 1.9 The Coalition Government have indicated that they intend to revoke and then abolish Regional Spatial Strategies as part of the statutory development plan. The legal position in respect of the RSS is confused and complex. However the Council has indicated that it will establish revised targets for housing numbers and employment growth and does not intend to be bound by the requirements of RSS.

Core Indicators

- 1.10 This AMR represents the 4th annual report to collect and publish information against the revised set of national Core Output Indicators published by the government in 2008 (Regional Spatial Strategy & Local Development Framework - Core Output Indicators - Update 2/2008 (Communities and Local Government, July 2008)). Although it is no longer a mandatory requirement to report against the core indicators, the Council are still intending to do so (apart from H6 - Housing Quality: Building for Life Assessments) to maintain a useful time series of data and measure of performance.

- 1.11 The main findings from the set of revised Core Indicators are:-

- Housing completions (gross) fell again for the 4th year running to 463 dwellings built in 2010/11. This is the lowest figure for Calderdale since 1993/94 and represents only a third of the level of completions seen in 2006/07. Net completions were 456 dwellings in the same period. Despite the significant falls, this year's completions are still broadly in line with the average completion target of 450 per annum set out in the RCUDP, although they are significantly below the average RSS annual requirement of 670;
- The overall housing requirement in the RCUDP to 2016 has already been well exceeded during the period 2001-2010 (see Figure 7.1 'Housing Trajectory 2001 to 2016 based on RCUDP'). The overall requirement in RSS to 2026 is now anticipated to be met by around 2023/24 (see Figure 7.2 'Housing Trajectory 2004 to 2026 based on RSS (2008)');
- The proportion of housing completions on brownfield sites continues to exceed the RCUDP target of 80% and RSS 2008 target of 65%. In 2010/11 95.7% of new housing completions were on previously developed land (up from 93.1% in 2009/10). This high figure includes various sites previously in employment use, therefore the loss of land previously in employment use to residential continues;
- Fewer affordable homes were built again in 2010/11 with only 47 recorded properties in comparison to 75 in 2009/10 and 92 in 2008/09. The proportion also fell back to 10.1% of all housing delivered, following the previous year's figures of 13.3% and a high of 15.4% in 2008/09.
- Employment land development achieved 887sq.m of new net B1 (Business), 22,226sq.m of new net B2 (General Industry), and 1,690sq.m of new net B8 (Storage/Distribution) floorspace. In total therefore a net increase of 24,803sq.m of employment floorspace was seen in the 2010/11 monitoring period, all of which was on previously developed land;

1 . Executive Summary



- In total there is 30.974ha of land around Calderdale that has outstanding or commenced planning permission for employment uses on site. The largest component (13.515ha) is for B1 use, however a similar proportion (12.123ha) is for B2 use.
- In terms of town centre uses, in total there was a net loss of 305sq.m of retail floorspace (A1) in Calderdale and a gain of 618sq.m of D2 (Assembly and Leisure) floorspace. The main reason for the loss of retail floorspace was due to the demolition of a former standalone retail unit adjacent to Sainsburys in Halifax town centre. No new retail development of note has taken place in the district during this monitoring period.
- Only small scale renewable energy generating schemes have been granted permission, a potential additional 0.535MW of supply, all in the form of small/medium scale wind turbines. Work has not yet started on the 25MW of new wind farms in the far west of the district that was reported in last year's AMR.
- Waste sent to landfill has risen to 44,694 tonnes in 2010/11, compared to 39,875 tonnes in 2009/10. This figure is still well below the figure of 55,590 tonnes reported in 2008/09. The rise in landfill this year is mainly down to a decrease in incineration (from 5,880 tonnes in 2009/10 to 1,222 tonnes in 2010/11) as the total waste arisings between 2009/10 and 2010/11 have dropped slightly to 83,484 tonnes (from 83,617 tonnes);

1.12 Full details of all the core indicators, together with locally specific contextual indicators, are provided in 7 'Monitoring Indicators'.

2 . Delivery of Documents within the Local Development Scheme



Introduction

- 2.1 The current Local Development Scheme (LDS) was submitted to the Government Office in November 2007 and was brought into effect by the Council in February 2008. It is this LDS, that this year's Annual Monitoring Report (AMR 2010/11) is reporting upon. The Coalition Government's signalled changes to the planning system mean that the year in question has been one of significant uncertainty. The attempted revocation of the Regional Spatial Strategy together with the subsequent court cases have changed the rules under which the LDF is to be prepared. The Government's proposed National Planning Policy Framework also changes the scope and role of what will be called the Local Plan, rather than the Core Strategy.
- 2.2 The current LDS (November 2007) took the opportunity to streamline the LDF system in Calderdale by the deletion of two previously identified DPDs (Waste and Green Belt) and the incorporation of these specific topics into the Core Strategy and the Land Allocations & Designations DPD. The LDS retains these 2 documents but new milestones will be set up to form an adequate basis for the assessment of the performance of the Council in delivering the Local Plan.
- 2.3 The LDS no longer has to refer to the creation and publication of Supplementary Planning Documents (SPDs) and therefore the revised LDS will exclude reference to all SPDs. For completeness however, this AMR provides information to interested persons about the SPDs under preparation.

Statement of Community Involvement

- 2.4 Work commenced on the Statement of Community Involvement (SCI) in July 2005 and early community engagement (Regulation 25) was undertaken during December 2005 and early 2006.
- 2.5 Regulation 26 Public Participation took place during May and June 2007 and the SCI was submitted to the Secretary of State for examination by an independent Inspector on 25 September 2007. The Public Participation associated with submission commenced on Friday 28 September 2007 and closed on 9 November 2007. A number of comments were received during the Regulation 28 Consultation which were forwarded to the Planning Inspectorate for consideration during the Examination.
- 2.6 The final outcome of the Examination was received in November 2007 and the Council formally adopted the SCI at its meeting in February 2008. This was earlier than expected in the LDS, as the Inspector's Binding Report was received much sooner than originally anticipated. The Adopted SCI is now guiding public engagement within the LDF preparation process.

Table 2.1 Milestones and Outcomes for the SCI

MILESTONE	TIMETABLE in NOVEMBER 2007 LDS	OUTCOME
Pre-Production period, including commencement of document preparation	July 2005	Achieved on time
Early Consultation on draft statement (REGULATION 25)	December 2005	Achieved on time
Public Participation on Draft SCI (REGULATION 26)	May 2007	Achieved on time
Submission of SCI to Secretary of State and public participation (REGULATION 28)	September 2007	Achieved on time

2 . Delivery of Documents within the Local Development Scheme



MILESTONE	TIMETABLE in NOVEMBER 2007 LDS	OUTCOME
Independent Examination	November 2007	Achieved on time
Receipt of Binding Report	January 2008	Received November 2007
Adoption and Publication of SCI	April 2008	ADOPTED EARLY - February 2008

2.7 Revisions to the SCI will be needed once the Regulations governing the revised planning system including neighbourhood Development Plans have been issued, but this will not be until 2012/13.

Calderdale Core Strategy

2.8 The Council undertook the initial Issues and Options consultation (under the then existing Regulation 25) on the Core Strategy between November 2008 and January 2009. The intention was to undertake a Refined Issues and Options consultation before developing the preferred options plan. The Refined Issues and Options were to have been published in November 2009. Refined Issues and Options took place in early 2011, but were not completed until May. The Localism Bill (now Localism Act 2011), changed the role and scope of planning and introduced the concept of Neighbourhood Development Plans (NPDs), and has had a marked effect on the timetable. It also became clear that the draft National Planning Policy Framework now regards the Core Strategy as a Local Plan. Calderdale is likely to call our Core Strategy the Calderdale Local Plan (Part 1), which will distinguish it from Part 2 which will be the Land Allocations & Designations DPD.

Table 2.2 Milestones and Outcomes for the Local Plan (Part 1)

MILESTONE	TIMETABLE in NOVEMBER 2011	OUTCOME
Pre-Production including commencement of document preparation	January 2008	Preparatory work commenced in January 2008 including settlement hierarchy study; employment land review and work on housing issues; Specific topic related evidence base work has included : - <ul style="list-style-type: none"> • Retail Needs Assessment; • Strategic Flood Risk Assessment; • Employment Land Review; • Settlement Hierarchy; • Green Infrastructure; • Green Belt Review; • Strategic Housing Land Availability Assessment; • Calderdale Transportation Study; • Strategic Housing Market Assessment; • Housing Requirement Study (to replace RSS); • Renewable and Low Carbon Energy Study; • Landscape and Windfarm Capacity Study;
Public Participation on ISSUES & OPTIONS	November 2008	Issues & Options Consultation started November 2008, closed at end of January 2009

2 . Delivery of Documents within the Local Development Scheme



MILESTONE	TIMETABLE in NOVEMBER 2011	OUTCOME
Refined Issues and Options	Early 2011	Refined Issues & Options consultation took place from late January 2011. Opportunity is also being taken to reflect some the changes signalled by the Coalition Government about the future of the planning system.
Public Participation on PREFERRED OPTIONS	Summer 2012	It is hoped to produce a draft plan for formal consultation in late 2012.
PUBLICATION OF Submission Plan	End 2012	
Submission to Secretary of State (Regulation 30)	March 2013	
Independent Examination	March to November 2013	
Receipt of Inspector's Report	December 2013	
Adoption and Publication of Document	Early 2014	

Land Allocations and Designations (DPD)

- 2.9** Work on the Land Allocations and Designations DPD, which may now be called the Calderdale Local Plan (Part 2), has been running at a low level alongside the Core Strategy of the LDF. An initial "Call for Sites" was commenced in spring 2008 and Council is still accepting suggestions for new land proposals. Suggestions for housing land are being included within the Strategic Housing Land Availability Assessment (SHLAA) annual reviews.
- 2.10** The role of local communities through Neighbourhood Development Plans (NPDs) in identifying land and planning new development in their own areas may change the role that the Local Plan Part 2 plays in the planning system for the district.

Table 2.3 Land Allocations and Designations DPD : Progress Monitoring

MILESTONE	TIMETABLE in NOVEMBER 2011	Outcome
Pre-Production period, "Call for Sites"	January 2008	"Call for Sites" issued in Spring 2008. This call is ongoing at the present time (Dec 2010).
Public Participation on ISSUES & OPTIONS (Regulation 25)	Late summer 2012	Timetable for Land Allocation DPD (Local Plan Part 2) has been put back to allow progression of the Core Strategy. (Local Plan Part 1)
REFINED OPTIONS	Early 2013	
Public Participation on PREFERRED OPTIONS	Late summer 2013	

2 . Delivery of Documents within the Local Development Scheme



MILESTONE	TIMETABLE in NOVEMBER 2011	Outcome
PUBLICATION DRAFT PLAN	Early 2014	
Submission of Statement to Secretary of State (Regulation 30)	Mid 2014	
Independent Examination	From October 2014	
Receipt of Inspector's Report	November 2015	
Adoption and Publication of Document	December 2015	

Holmes Road (SPD)

2.11 Work on the Holmes Road, Sowerby Bridge SPD commenced in early 2008. The Council appointed consultants GVA Grimley to undertake work upon the SPD including the Sustainability Appraisal. A draft was developed and this has been subject to consultation and participation. Regulation 17 Pre-Adoption consultation was undertaken in late Spring 2010. There were substantial numbers of objections received to the SPD, consideration of which has significantly delayed progression of the SPD.

Table 2.4 Milestones for Holmes Road, Sowerby Bridge SPD

MILESTONES	TIMETABLE	OUTCOME
Pre-production	January 2008	Achieved
Preparation of Draft with Participation	December 2008 to February 2009	Undertaken
REGULATION 17 Public Participation	May 2010	An extended period of engagement was undertaken with the formal Regulation 17 participation being the last 6 weeks of the consultation period
Regulation 18 Consideration of Representations	July 2010	This was undertaken but the implications for the SPD including any potential further work has not been agreed.
Adoption and publication of SPD	No further work has been undertaken on the Holmes Road SPD. It is possible that the evidence could be used as the basis for community consideration through a NDP at some point in the future.	

Halifax Town Centre and Piece Hall (SPD)

2.12 Work on the Halifax Town Centre & Piece Hall SPD commenced in early 2008. The Council appointed consultants BDP to undertake work upon the SPD including the Sustainability Appraisal. A draft masterplan

2 . Delivery of Documents within the Local Development Scheme



was developed and this has been subject to consultation and participation, most recently in Summer 2010. Work has now halted on this SPD and will be reconsidered following adoption of the Core Strategy.

Table 2.5 Milestones for Halifax Town Centre and Piece Hall SPD

MILESTONES	TIMETABLE	OUTCOME
Pre-production	January 2008	Achieved
Preparation of Draft with Participation	December 2008 to February 2009	Undertaken
REGULATION 17 Public Participation	Summer 2010	Undertaken.
Regulation 18 Consideration of Representations	TBC	
Adoption an publication of SPD	TBC	

The future of the SPD is currently unknown as no further work is planned to taken place prior to adoption of the Core Strategy. Following this a decision will be made whether to continue to produce an SPD, evolve into an Area Action Plan or retain as a masterplan document. Much of the work to date will be used to inform the Core Strategy with more detailed planning applications being developed for specific areas within the town centre.

Sustainability Appraisal

- 2.13** The Sustainability Appraisal (SA) Framework, required to enable Sustainability Appraisal and Strategic Environmental Assessment of development plan documents and supplementary planning documents, was first published in 2007. This followed consultation with the statutory Consultation Bodies (Natural England; the Environment Agency and English Heritage). This framework was used to appraise the Supplementary Planning Documents prepared by the Council.
- 2.14** To ensure the Core Strategy and Land Allocations and Designations Development Plan Documents are informed by an up to date SA, the Council consulted on a review of the original 2007 SA Framework during consultation alongside the Core Strategy Issues and Options in winter 2008/2009.
- 2.15** Subsequent to this consultation, the SA Framework was amended as necessary, and has recently incorporated elements of the Health Impact Assessment. The latest version of the SA Framework will be published alongside the Refined Issues and Options consultation in early 2011. The next stage of the SA process following the consultation will be to assess and inform the development of the objectives and spatial options, and report on this during the preferred options consultation.

Pressures for Additional Development Plan Documents

- 2.16** There are currently no pressures for additional Development Plan Documents to be created. However this situation may change as the Core Strategy is developed.
- 2.17** Under the Coalition Government's proposed changes to the planning system, it is likely that the LDF system will be abolished, and replaced by local plans and neighbourhood plans. This new system will be developing over the next few years, but the Government have indicated that progress should continue to be made on Core Strategies (Local Plan Part 1).

3 . Saved Plan



Introduction

- 3.1 The saved plan for Calderdale is the adopted Replacement Calderdale UDP (2006). This was "saved" under the provisions of the Planning & Compulsory Purchase Act 2004. In early August 2009, a Direction was issued by the Secretary of State indicating which policies the Council was able to carry forward for an indefinite period until replaced by policies in the new LDF or specifically deleted by the Council.
- 3.2 The effect of the Secretary of State's Direction is to delete a number of policies from the plan. These are indicated by being excluded from the table which is contained in the next section of the AMR.
- 3.3 The Coalition Government have indicated that they intend to abolish the Regional Spatial Strategy for Yorkshire & The Humber (RSS) together with the legislation making regional strategies part of the development plan. As of December 2012, following legal challenges, the RSS is still in existence and part of the development plan, and account needs to be taken of it in developing the Core Strategy. In fact the Courts have determined that it would be unlawful for the Council to have regard to the proposed abolition of the RSS in drawing up its Core Strategy.
- 3.4 Subject to consultation on the Sustainability Appraisal of the removal of RSSs (still ongoing December 2011), it is anticipated that the Secretary of State will use powers given in the Localism Act 2011 to abolish this tier of planning policy once the consultation has been completed.

Saved Plan - Replacement Calderdale UDP 2006

- 3.5 The following table sets out the status of Policies within the currently "saved" plan - the Replacement Calderdale UDP dating from August 2006. As of the 25th August 2009, following Direction of the Secretary of State, and under the terms of the Planning and Compulsory Purchase Act 2004, some policies within the Replacement Calderdale UDP were deleted. NOTE : The following Table only lists those policies which remain "Saved". It does not list policies that have been deleted by the Secretary of State.

Table 3.1 SAVED POLICIES - Replacement Calderdale Unitary Development Plan (August 2006) As Revised by Direction of the Secretary of State, August 2009

SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (August 2006)		
PART ONE POLICIES		
POLICY NUMBER	POLICY TITLE	STATUS OF POLICY
PART ONE GENERAL PRINCIPLES POLICIES		
GP1	ENCOURAGING SUSTAINABLE DEVELOPMENT	Saved Policy
GP2	LOCATION OF DEVELOPMENT	Saved Policy
PART ONE EMPLOYMENT POLICIES		
GE1	MEETING THE ECONOMIC NEEDS OF THE DISTRICT	Saved Policy
GE2	PROVISION OF EMPLOYMENT LAND	Saved Policy



SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (August 2006)		
GE3	THE DEVELOPMENT OF EMPLOYMENT SITES FOR NON EMPLOYMENT USES	Saved Policy
GE4	PRIORITIES FOR THE RECLAMATION AND RESTORATION OF DERELICT LAND AND BUILDINGS	Saved Policy
PART ONE HOUSING POLICIES		
GH2	PROVISION OF ADDITIONAL DWELLINGS	Saved Policy
PART ONE RETAILING AND TOWN CENTRES POLICIES		
GS1	RETAIL STRATEGY	Saved Policy
PART ONE OPEN SPACE POLICIES		
No Part One Open Space Policies remain "Saved"		
PART ONE BUILT AND HISTORIC ENVIRONMENT POLICIES		
GBE1	THE CONTRIBUTION OF DESIGN TO THE QUALITY OF THE BUILT ENVIRONMENT	Saved Policy
GBE2	PIECEMEAL DEVELOPMENT	Saved Policy
PART ONE TRANSPORT POLICIES		
GT3	STRATEGIC ROAD NETWORK	Saved Policy
GT4	HIERARCHY OF CONSIDERATION	Saved Policy
GT5	TRANSPORT ASSESSMENTS	Saved Policy
GT7	HIGHWAYS PROPOSALS	Saved Policy
PART ONE INFRASTRUCTURE, EDUCATION AND COMMUNITY FACILITIES POLICIES		
GCF1	INFRASTRUCTURE AND OTHER NEEDS ARISING FROM DEVELOPMENT	Saved Policy
GCF2	DEVELOPMENT ENABLING STATUTORY UNDERTAKERS	Saved Policy
GCF3	STRATEGIC FRAMEWORK FOR COMMUNITY FACILITIES	Saved Policy
PART ONE NATURAL ENVIRONMENT POLICIES		
GNE1	CONTAINMENT OF THE URBAN AREA	Saved Policy
GNE2	PROTECTION OF THE ENVIRONMENT	Saved Policy

3 . Saved Plan



**SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State
REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN
(August 2006)**

PART ONE ENVIRONMENTAL PROTECTION POLICIES

No Part one Environmental Protection Policies remain "Saved"

PART ONE MINERALS POLICIES

GM1	MINERALS STRATEGY	Saved Policy
GM2	AGGREGATE MINERALS	Saved Policy
GM3	RECYCLING	Saved Policy

PART ONE WASTE MANAGEMENT POLICIES

No Part One Waste Policies remain "saved"

PART TWO POLICIES

PART TWO EMPLOYMENT POLICIES

E1	Primary Employment Areas	Saved Policy
E2	Employment Development outside the Primary Employment Areas	Saved Policy
E3	Sites Allocated for Employment Use	Saved Policy
E4	Sites Allocated for Mixed-Use	Saved Policy
E5	Safeguarding Employment Land and Buildings	Saved Policy
E7	Sequential Approach for Major B1 Office Development	Saved Policy
E9	Warehousing	Saved Policy
E11	Hotels, Motels and Other Visitor Accommodation	Saved Policy
E13	Encouraging Rural Diversification	Saved Policy
E14	The Conversion and Adaptation of Rural Buildings for Commercial or Business Uses	Saved Policy
E15	The Safeguarding of Better Quality Agricultural Land	Saved Policy
E16	Agricultural and Equestrian Development	Saved Policy
E17	Dog and Cat Boarding/Breeding Facilities	Saved Policy
E18	The Reclamation and Restoration of Derelict Land and Buildings	Saved Policy
E19	Regeneration Priority Areas in the Upper Calder Valley	Saved Policy



**SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State
REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN
(August 2006)**

E20	Regeneration Action Area: Sowerby Bridge/Copley Valley	Saved Policy
E21	Sowerby Bridge Canal Wharf	Saved Policy
E22	The Piece Hall	Saved Policy

PART TWO HOUSING POLICIES

H1	Separation of Housing and Industry	Saved Policy
H2	Primary Housing Areas	Saved Policy
H3	Housing Renewal	Saved Policy
H4	Improvement and Re-use of Existing Dwellings	Saved Policy
H5	Phase 1 Housing Allocations	Saved Policy
H6	Monitoring of Housing Developments	Saved Policy
H7	Phase 2 Housing Allocations	Saved Policy
H8	Phase 3 Housing Allocations	Saved Policy
H9	Non-Allocated Sites	Saved Policy
H10	Density of Housing Developments	Saved Policy
H11	Mix of Housing Types	Saved Policy
H12	Living Over Shops and Business Premises	Saved Policy
H14	Provision of Visitability Standard Housing	Saved Policy
H15	Lifetime Homes	Saved Policy
H16	Houses In Multiple Occupation	Saved Policy
H17	Gypsy Sites	Saved Policy

PART TWO RETAILING AND TOWN CENTRES POLICIES

S2	Criteria for Assessing Retail Developments	Saved Policy
S3	Local Shopping Outside Centres	Saved Policy
S4	Retail Developments in the Green Belt	Saved Policy
S5	Farm Shops and Nursery Gardens	Saved Policy
S6	Primary Shopping Frontages	Saved Policy
S7	Secondary Shopping Frontages	Saved Policy
S8	Tertiary Mixed Use Frontage	Saved Policy
S9	Non-Retail Uses in Smaller and Local Centres	Saved Policy

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SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (August 2006)		
S10	Halifax Residential Priority Regeneration Area	Saved Policy
S11	Halifax Office Amenity Area	Saved Policy
S12	Halifax Residential Amenity Area	Saved Policy
S13	Halifax, Mixed-Use Day and Night Business Area	Saved Policy
S14	Temporary Retailing and Car Boot Sales	Saved Policy
S15	Hot Food Takeaways	Saved Policy
S16	Shop Fronts in New Retail Developments	Saved Policy
S17	New and Replacement Shop Fronts	Saved Policy
PART TWO OPEN SPACE POLICIES		
OS1	Protected Open Spaces	Saved Policy
OS2	The Provision of Open Space in Areas of Deficiency	Saved Policy
OS4	The Provision of Sports and Recreation Facilities	Saved Policy
OS5	The Provision of Recreational Open Space in Residential Development	Saved Policy
OS6	The Safeguarding of Allotments	Saved Policy
OS7	The Provision of Allotment Sites	Saved Policy
OS8	Development Within or at the Edge of Common Land	Saved Policy
OS9	The Recreational Use of Waterways and Open Water	Saved Policy
OS10	Former Halifax Branch Canal	Saved Policy
PART TWO BUILT ENVIRONMENT AND HISTORIC ENVIRONMENT POLICIES		
BE1	General Design Criteria	Saved Policy
BE2	Privacy, Daylighting and Amenity Space	Saved Policy
BE3	Landscaping	Saved Policy
BE4	Safety and Security Considerations	Saved Policy
BE5	The Design and Layout of Highways and Accesses	Saved Policy
BE6	The Provision of Safe Pedestrian Environments	Saved Policy
BE7	CCTV and Area Lighting Schemes	Saved Policy
BE8	Access for All	Saved Policy
BE9	The Provision of Public Conveniences and Baby Facilities	Saved Saved



**SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State
REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN
(August 2006)**

BE10	Art in Public Places	Saved Policy
BE11	Telecommunications	Saved Policy
BE14	Alteration and Extension of Listed Buildings	Saved Policy
BE15	Setting of a Listed Building	Saved Policy
BE16	Change of Use of a Listed Building	Saved Policy
BE17	Demolition of a Listed Building	Saved Saved
BE18	Development within Conservation Areas	Saved Policy
BE19	Demolition within a Conservation Area	Saved Policy
BE20	Protection of Registered Historic Parks and Gardens	Saved Policy
BE21	Protection of Locally Designated Historic Parks and Gardens	Saved Policy
BE22	Archaeological Sites of National Significance	Saved Policy
BE23	Archaeological Sites of Regional Importance	Saved Policy
BE24	Protection of Sites of Archaeological Value	Saved Policy

PART TWO TRANSPORT POLICIES

T1	Travel Plans	Saved Policy
T3	Public Transport Provision at New Development	Saved Policy
T4	Bus Station and Passenger Facilities at Brighouse, Elland and other Locations	Saved Policy
T6	Rural Service Centres	Saved Policy
T7	Private Hire Operating Centres	Saved Policy
T8	Taxi and Private Hire Radio Offices	Saved Policy
T11	Protection of the Sites of Former Railway Lines	Saved Policy
T13	Cycleways	Saved Policy
T16	New and Extended Pedestrian Priority Schemes	Saved Policy
T17	Abandoned Highway Proposals	Saved Policy
T18	Maximum Parking Allowances	Saved Policy
T19	Bicycle Parking Guidance	Saved Policy
T20	Motorcycle/Moped/Scooter Parking Guidance	Saved Policy
T21	Car Free and Low Car Ownership Housing	Saved Policy

3 . Saved Plan



SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (August 2006)		
T22	Development of Garage Courts	Saved Policy
T26	Helicopter Landing Facilities	Saved Policy
T27	Safeguarding Aerodromes and Air Traffic Technical Sites	Saved Policy
PART TWO INFRASTRUCTURE, EDUCATION AND COMMUNITY FACILITIES POLICIES		
CF5	Release of Surplus Educational Land and Buildings	Saved Policy
CF6	Development Involving the Loss of Village Shops, Post Offices, Public Houses or Hotels	Saved Policy
CF7	Cemeteries	Saved Saved
CF8	Collective Needs Accommodation and Residential/Nursing Homes	Saved Policy
CF9	Day Care Facilities for Children	Saved Policy
CF10	Medical, Dental or Health Facilities	Saved Policy
CF11	Major Leisure/Entertainment Uses	Saved Policy
PART TWO NATURAL ENVIRONMENT POLICIES		
NE3	Extension and Alteration to Other Buildings in the Green Belt	Saved Policy
NE4	Conversion or Change of Use of Buildings in the Green Belt	Saved Policy
NE5	Replacement Dwellings in the Green Belt	Saved Policy
NE6	New Gardens in the Green Belt	Saved Policy
NE7	Development Within The Named Village Envelopes in the Green Belt	Saved Policy
NE8	Appropriate Development for the Area Around Todmorden	Saved Policy
NE9	Development Within Settlements in the Area Around Todmorden	Saved Policy
NE10	Garden Extensions Within the Area Around Todmorden	Saved Policy
NE11	Protected Land	Saved Policy
NE12	Development Within the Special Landscape Area	Saved Policy
NE13	Protection of Sites of National Importance	Saved Policy
NE14	Protection of Locally Important Sites	Saved Policy
NE15	Development in Wildlife Corridors	Saved Policy



**SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State
REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN
(August 2006)**

NE16	Protection of Protected Species	Saved Policy
NE17	Biodiversity Enhancement	Saved Policy
NE18	Ecological Protection of Water Areas	Saved Policy
NE19	Protection of Ancient Woodland	Saved Policy
NE20	Tree Preservation Orders	Saved Policy
NE21	Trees and Development Sites	Saved Policy
NE22	Protection of Hedgerows	Saved Policy
NE23	Protection of Stone Walls	Saved Policy

PART TWO ENVIRONMENTAL PROTECTION POLICIES

EP1	Protection of Air Quality	Saved Policy
EP5	Control of External Lighting	Saved Policy
EP6	Dangerous Substance Establishments	Saved Policy
EP7	New or Extended Dangerous Substance Establishments	Saved Policy
EP8	Other Incompatible Uses	Saved Policy
EP9	Development of Contaminated Sites	Saved Policy
EP10	Development of Sites with Potential Contamination	Saved Policy
EP11	Development on Potentially Unstable Land	Saved Policy
EP12	Protection of Water Resources	Saved Policy
EP13	Development Involving Non-Mains Drainage	Saved Policy
EP14	Protection of Groundwater	Saved Policy
EP15	Development Alongside Waterways	Saved Policy
EP16	Protection of Washland and Functional Floodplain	Saved Policy
EP17	Protection of Indicative Floodplain	Saved Policy
EP18	Development Behind Flood Defences	Saved Policy
EP19	Development Outside Floodplains	Saved Policy
EP20	Protection from Flood Risk	Saved Policy
EP21	Developments Involving Watercourse Improvements	Saved Policy
EP22	Sustainable Drainage Systems	Saved Policy
EP23	Culverting of Watercourses	Saved Policy

3 . Saved Plan



SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN (August 2006)		
EP24	Control of Overhead Electricity Lines	Saved Policy
EP25	Energy Efficient Development	Saved Policy
EP26	Encouraging the Use of Combined Heat and Power Systems	Saved Policy
EP27	Renewable Energy in Developments	Saved Policy
EP28	Development of Renewable Energy Sources	Saved Policy
EP29	Developments Close to Renewable Energy Installations	Saved Policy
EP30	Wind Power Developments	Saved Policy
EP31	Development Incorporating Solar Heating and Power Systems	Saved Policy
EP32	Protection of Solar Heating, Photovoltaic Panel and Passive Solar Design Developments	Saved Policy
EP33	Renewable Power Generation	Saved Policy
PART TWO MINERALS POLICIES		
M1	Criteria for Assessing All Mineral Working Proposals	Saved Policy
M2	Details Required with any Minerals Planning Application	Saved Policy
M3	Extensions to Existing Workings	Saved Policy
M4	Safeguarding Mineral Resources	Saved Policy
M5	Coal Extraction and Colliery Spoil Disposal	Saved Policy
M6	Oil and Gas	Saved Policy
M7	Peat	Saved Policy
M8	Review of Mineral Working Sites	Saved Policy
M9	Re-working of Mineral Deposits	Saved Policy
M10	Recycling	Saved Policy
PART TWO WASTE MANAGEMENT POLICIES		
WM1	Criteria for Assessing Waste Management Facilities	Saved Policy
WM2	Information Required with Applications for Waste Management Facilities	Saved Policy
WM3	Landfilling of Wastes	Saved Policy
WM4	Recycling at Existing Household Waste Disposal Sites	Saved Policy



**SAVED POLICIES : from 25 August 2009 following the Direction of the Secretary of State
REPLACEMENT CALDERDALE UNITARY DEVELOPMENT PLAN
(August 2006)**

WM5	Provision of Household Waste Disposal Sites	Saved Policy
WM6	Transfer and Treatment of Waste	Saved Policy
WM7	Digestion and Mixed Waste Composting	Saved Policy
WM8	Green Waste Composting	Saved Policy
WM9	Incineration	Saved Policy
WM10	Reworking of Former Landfill Sites	Saved Policy

4 . Neighbourhood Planning



- 4.1** The Coalition Government have introduced powers through the Localism Act 2011 for a number of new neighbourhood planning initiatives. All the community based approaches will require examination by an independent inspector as well as endorsement at referendum by a majority of those voting.
- 4.2 Neighbourhood Development Plans (NDPs).** Areas which have a Parish or Town Council have the right to develop these NDPs, but non-parished areas, need to establish community forums, which would take on this role. Whilst a number of the parished areas in Calderdale have expressed an interest in developing NDPs, no formal proposals have been made. The Council will need to establish how it intends to proceed granting authority to community forums which apply to undertake NDP work. The Regulations putting into effect the powers under the Localism Act 2011 will set out how the parishes or local forums can set about registering a NDP for progression. These were published in draft form in October 2011.
- 4.3 Neighbourhood Development Orders (NDOs).** These will grant permission for development in accordance with the Order.
- 4.4 Community Right to Build** order are a type of NDP designed to ensure the benefits of any development permitted can be kept within the community.

5 . Community Infrastructure Levy



- 5.1** The Council has the power through the planning system to set charges associated with development for shortfalls in infrastructure funding, or provide new infrastructure not already funded. In recognition of this the Council are considering the introduction of a local 'development tax' through the Community Infrastructure Levy (CIL). CIL is a tax on new floorspace of certain types of development. It partly replaces Section 106 Contributions, but does not at the time of writing, fund affordable housing.
- 5.2** The current government has suggested that CIL will remain as the intended primary charging method for obtaining contributions from planning permissions, with some amendments to the Regulations that came into force 6th April 2010. They are, however, clear that developers can only bear a certain level of contribution from planning obligations. Therefore any local CIL charging schedule set by Calderdale Council would be subject to a thorough viability assessment to ensure that development would not be overly inhibited by its introduction.
- 5.3** The Council has not yet committed itself to the introduction of CIL within Calderdale.

6 . Co-operation and joint working



6.1 The Localism Act (2011) introduced a Duty to Co-operate which is placed on Local Authorities and other public bodies in respect of activity relating to 'plan making'.

6.2 Calderdale Council is fulfilling this duty in a number of ways:

- The Council is an active member of Leeds City Region and is jointly working on a number of cross boundary issues which will influence local 'plan making' including transport, housing, minerals and waste and the Community Infrastructure Levy;
- Jointly commissioned evidence with neighbouring authorities including:
 - the Renewable and Low Carbon Energy Study with Burnley Borough Council, Calderdale Metropolitan Borough Council, Kirklees Metropolitan Council, Pendle Borough Council and Rossendale Borough Council. The study was concluded in September 2010 and its outcomes will be used to assist in the development of the Core Strategy;
 - a Landscape Capacity Study for Wind Energy Developments in the South Pennines with Rochdale Metropolitan Borough Council, Rossendale Borough Council, Burnley Borough Council, Bury Metropolitan Borough Council and Kirklees Metropolitan Council, which although completed in the previous monitoring year, has led to a joint working group across the South Pennines made up of the above authorities together with additional authorities to discuss wind energy developments across this broad area.
- Involvement in the preparation of the regional study on Low Carbon and Renewable Energy Capacity in Yorkshire and Humber;
- Consulting neighbouring authorities and other public bodies on planning documents including the Core Strategy Refined Issues and Options consultation which commenced January 2011; and
- Commenting upon other authorities plans as relevant.



Core Output Indicators

7.1 The following tables set out the Council's response for the year 2010/2011 to the Core Indicators, previously required to be monitored by Communities and Local Government (CLG); post Localism Act 2011 however, these indicators are now optional. Calderdale continues to monitor against all indicators, with the exception of housing quality (Building for Life assessments), to maintain time series of data against these established measures. Whilst full definitions of the indicators are provided in the Core Output Indicators document published by CLG, for ease of reference brief descriptions of the various indicators are provided below:

Table 7.1 - Summary of the new Core Output Indicators reported below

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type
BD2	Total amount of employment floorspace on previously developed land - by type
BD3	Employment land available - by type
BD4	Total amount of floorspace for 'town centre uses'
Housing	
H1	Plan period and housing targets
H2(a)	Net additional dwellings - in previous years
H2(b)	Net additional dwellings - for the reporting year
H2(c)	Net additional dwellings - in future years
H2(d)	Managed delivery target
H3	New and converted dwellings - on previously developed land
H4	Net additional pitches (Gypsy and Traveller)
H5	Gross affordable housing completions
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation
Minerals	
M1	Production of primary land won aggregates by mineral planning authority
M2	Production of secondary and recycled aggregates by mineral planning authority
Waste	
W1	Capacity of new waste management facilities by waste planning authority
W2	Amount of municipal waste arising, and managed by management type by waste planning authority

Table 7.2 Total amount of additional employment floorspace - by type

	B1a	B1b	B1c	B2	B8	Total
BD1						
Gross (m ²) (2010-11 monitoring period)	802	112	224	22,921	1,760	25,819
Net* (2010-11 monitoring period)	551	112	224	22,226	1,690	24,803
BD2						
Gross (m ²)	802	112	224	2,2921	1,760	25,819
% gross on PDL	100	100	100	100	100	100
BD3						
Hectares (planning permissions and commencements)	11.685	0.139	1.691	12.123	5.336	30.974
Hectares (Employment Allocations)**					103.151	103.151
Hectares (Mixed Use Allocations)***					38.440	38.440
					Hectares (Total)	172.565

* These figures include losses through change of use and demolitions.

** Employment allocations are generally not broken down into specific B uses within the RCUDP 2006 and therefore figures for the different B classes cannot be provided.

*** The RCUDP 2006 identifies several sites allocated for mixed use including B uses. The figure above is for the site size. It is unlikely that the whole of the mixed-use sites would be developed for B uses.

Table 7.3 Total amount of floorspace for 'town centre uses'.

	A1	A2	B1a	D2	Total
BD4					
i) in town centre areas					
Gross (m ²)	15	0	0	293	308
Net (m ²)*	-512	0	0	293	-219
Net tradeable (m ²)	-348	n/a	n/a	n/a	
ii) in local authority area					
Gross (m ²)	389	0	802	1,139	2,330
Net (m ²)*	-305	0	551	618	864





	A1		A2	B1a		D2	Total
(2010-11 monitoring period)	Net tradeable (m ²)	-101	n/a	n/a	n/a	n/a	

* These figures include losses through change of use and demolitions. The net loss of A1 floorspace is primarily attributed to the demolition of the former retail unit (Floors 2, Go) on Lower Cross Street Halifax for an expansion of Sainsbury's car park (loss of 527sqm).

Table 7.4 Plan period and housing targets

	Start of Plan period	End of Plan period	Total housing Required	Source of plan Target
H1	1/4/2001	31/3/2016	6,750	Adopted RCUDP (August 2006)
H1 (b) (if required)	1/4/2004	31/3/2026	14,060	Adopted RSS (May 2008)

Table 7.5 Net additional dwellings

	04/05	05/06	06/07	07/08	08/09	09/10	10/11 REP	11/12 CUR	12/13 1	13/14 2	14/15 3	15/16 4	16/17 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26		
H2a	824	1178	1363	1336	702	662																		
H2b							456																	
H2c								540	540	540	830	942	808	1153	1133	730	730	730	730	730	730	730	730	
a) Net Additions																								
b) Hectares								14.75	14.75	14.75	21.06	24.83	23.85											
c) Target - RCUDP								450	450	450	450	450	450											
c) Target - RSS								670	670	670	670	670	670											
H2d - RCUDP 2006							456	460	460	460	460	460	460	730	730	730	730	730	730	730	730	730	730	730



	04/05	05/06	06/07	07/08	08/09	09/10	10/11 REP	11/12 CUR	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
H2d - RSS 2008							456	460	460	460	460	460	460	730	730	730	730	730	730	730	730	730	730
								1	2	3	4	5											

Table 7.6 New and converted dwellings - on previously developed land.

	Total
H3	463
% gross on PDL	95.7

Table 7.7 Net additional pitches (Gypsy and Traveller)

	Permanent	Transit	Total
H4	0	0	0

Table 7.8 Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	44	3	47

Table 7.9 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	0	0	0

Table 7.10 Change in areas of biodiversity importance.

	Loss	Additional	Total
E2	0	0	10,529 has



Table 7.11 Renewable energy generation

E3	wind on shore	solar photovoltaics	hydro	biomass				Co-firing of biomass with solid fuels	Animal biomass	Plant biomass	Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion					
Permitted capacity (10/11) in MW	0.535MW	0	0	0	0	0	0	0	0	0.535MW	
Completed installed capacity in MW	9.2MW	0	0	0	0	0	0	0	0	9.2MW	

Review of the monitoring procedures for this indicator (E3) will take place, currently minor domestic installations may take place which are not possible to monitor.

Table 7.12 Production of primary land won aggregates by mineral planning authority

Crushed Rock		Sand and Gravel	
M1	100,000 tonnes of building stone(estimate)		0

Table 7.13 Production of secondary and recycled aggregates by mineral planning authority

Secondary		Recycled	
M2	0		60,000 tonnes (estimate)

The following table shows only those types of waste facilities that have been granted planning permission in the reporting period. Where no permissions have been granted, the waste facility type has been removed from the table.

Table 7.14 Capacity of new waste management facilities by waste planning

W1	Inert landfill	Transfer stations	Recycling facilities construction, demolition and excavation waste	TOTAL
The total capacity (m ³ tonnes or litres)	3026m ²	24,000 tonnes	15,000	39,000 Tonnes Plus 3,026m ³
Maximum annual operational through put (tonnes (or litres if liquid waste))	Not known	Not known	Not known	0

Table 7.15 Amount of municipal waste arising, and managed by management type by waste planning authority

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/composted	Other	Total waste arising
Amount of waste arisings and management type in tonnes	44,694	1,222	0	37,535	33	83,484



7 . Monitoring Indicators



Housing

Completions

7.2 Completions from the beginning of the RCUDP period (April 2001) to 31st March 2011 are shown in Table 7.16 'Delivery in Relation to the RCUDP'. In each of the 10 years over this period the annual requirement in the RCUDP has been exceeded, leading to provision by the end of the 2010/2011 year being 4,278 dwellings above the theoretical position in the Plan. The figures shown in Table 7.16 'Delivery in Relation to the RCUDP', and employed in Figure 7.1 'Housing Trajectory 2001 to 2016 based on RCUDP', are gross since the housing requirement figure in the 2004 RSS, and from which the housing requirement is derived, is a gross figure (it includes an allowance for demolitions). Gross completion figures must therefore be used in order to measure progress against the housing requirement figure on a comparable basis. The housing requirement in the RCUDP had been delivered by the beginning of the 2008/2009 reporting year as demonstrated in Figure 7.1 'Housing Trajectory 2001 to 2016 based on RCUDP'.

7.3 Table 7.17 'Delivery in Relation to RSS (2008)' and Figure 7.2 'Housing Trajectory 2004 to 2026 based on RSS (2008)' show net completion figures in relation to the requirement in the most recent RSS (adopted May 2008) along with figures for losses to the dwelling stock. Reliable and robust data in relation to losses is more difficult to monitor than dwelling completions as this data is more fragmented and efforts are continually being made to increase the robustness of this data. Since the start of the RSS period in 2004, up to the 2008/2009 monitoring year, a significant number of dwellings were delivered annually above the requirement in RSS. This is in line with Government policy which now requires RSS housing requirements to be considered as a floor rather than a ceiling, subject to additional provision meeting the core approach in the RSS. The current reporting year is the second successive year that the number of net additional dwellings (463) has been lower than the RSS annual requirement (670), albeit only by a very small margin in 2009/10.

Table 7.16 Delivery in Relation to the RCUDP

Year	New Build	Conversions	Total	Relationship to 450 pa in RCUDP
2001/2002	420	148	568	+118
2002/2003	375	156	531	+81
2003/2004	490	246	736	+286
2004/2005	772	267	1039	+589
2005/2006	820	413	1233	+783
2006/2007	1079	318	1397	+947
2007/2008	970	415	1385	+935
2008/2009	575	186	761	+311
2009/2010	343	322	665	+215
2010/2011	297	166	463	+13
Total	6141	2637	8778	+4278

7 . Monitoring Indicators



Table 7.17 Delivery in Relation to RSS (2008)

Year	Conversions & Changes of Use from dwellings to other uses	Demolitions of Dwellings	Total Losses	Net Completions	Relationship to RSS (500pa to 2008 & 670pa to 2026)
2004/2005	10	205	215	824	+324
2005/2006	20	35	55	1178	+678
2006/2007	9	25	34	1363	+863
2007/2008	5	44	49	1336	+836
2008/2009	8	51	59	702	+32
2009/2010	0	3	3	662	-8
2010/2011	4	3	7	456	-214
Total	56	366	421	6521	+2511

Supply

7.4 A detailed breakdown of the overall housing land supply to the end of the Plan period is provided in the RCUDP but a summary is provided below in order to provide a context for both the actual and projected delivery figures in this monitoring report. Given the importance historically of windfall sites to housing supply in Calderdale they are included in Indicative Supply of Housing Land as at 31st March 2010 of this monitoring report based on the windfall figures in the RCUDP. As the Core Strategy and Land Allocations and Designations Development Plan Documents (DPDs) progress through the statutory plan making process further sites will be allocated to meet the district's housing requirement.

Table 7.18 Indicative Supply of Housing Land as at 31st March 2011

Planning permissions and under construction	3859	
Windfalls allowance	1475	295 x 5 years only to avoid overlap with planning permissions
Allocations	524	Allocations in Replacement Calderdale UDP without planning permission
Total	5858	

7.5 The first SHLAA for Calderdale was published in October 2009 and covered the period from 2009/2010 to 2025/2026. This demonstrated that for the first 5 years of the period covered by the SHLAA there were sufficient deliverable sites to provide in the order of 4,480 dwellings giving a 5 year supply figure of 173%. Clearly not all of these dwellings will be built in the current economic climate and much of this supply will carry forward to future years. The [Strategic Housing Land Availability Assessment \(SHLAA\)](#) covering the period 2010/2011 to 2026/2027 includes a 5 year supply figure of 141% and provides a full explanation of how this figure was derived. At the time of publishing this monitoring report the second review of the SHLAA was incomplete but once completed will update the above position.



- 7.6** The Coalition Government has stated its intention to abolish RSSs and the Council has therefore undertaken a study to assist in determining the most appropriate housing requirement figure for the district. This work will feed into the Core Strategy Preferred Options document. Additionally a potential New Growth Point is being considered centred on Brighouse/Halifax and should this initiative successfully negotiate the statutory planning process it will also influence the level of the housing requirement, potentially taking it to around 800 dwellings per annum (assuming current RSS housing figures) over the 5 year period covered by the New Growth Point programme of development. There are a number of identified areas containing potential housing sites associated with this Government initiative which could contribute significantly to the housing supply. Future monitoring reports will provide updates on both of these matters.

Future Development

- 7.7** Determining likely future levels of housing delivery is difficult due to the number of uncertainties involved but the Government in its Core Output Indicators requires local authorities to indicate likely levels of future housing expected to come forward based on the supply of deliverable sites. This aspect of the trajectory must illustrate the level of net additional housing expected to come forward over at least a 15 year period or up to the end of the Plan period, whichever is longer. The trajectory is therefore based on the RSS housing requirement since the RCUDP has an end date of 2016 and its requirement has already been met. The RSS not only forms part of the statutory development plan for the district but is also a more recent plan. Therefore for the 15 year trajectory the RSS period to 2026 has been selected.
- 7.8** The first year is the current monitoring year and being already half way through at the time of submitting the AMR takes account of the number of dwellings already completed in the first two quarters. The next 5 year period sets out the net additional dwellings expected to come forward each year over this 5 year period. For these two periods the projected net additional dwellings is based on deliverable sites as evidenced by the 2010 review of the [Strategic Housing Land Availability Assessment \(SHLAA\)](#) less completions in Year 1 and averaged over this period. The latter part of this period also includes the remaining RCUDP allocations without planning permission and a contribution from the New Growth Point. The actual 5-year figure for the supply of deliverable sites for the 5 year period 2012/13 to 2016/17 will be updated once the second review of the SHLAA has been completed.
- 7.9** As shown in Projected Net Additional Dwellings the remainder of the trajectory includes the net additional dwellings expected to come forward each year based on an average of net completions over the previous 13 year period covering a time of relatively low and high completions. To this figure are added further likely additions that may arise from sites associated with the potential New Growth Point centred around Brighouse/Halifax. These broadly reflect the figures submitted with the Programme of Development to Government and could contribute to supply up to around 2020. As the Core Strategy and Land Allocations and Designations (DPDs) progress, sites will be allocated to reflect the district's housing requirement.
- 7.10** Government through its core indicators requires the figures for future net housing additions based on deliverable supply to be adjusted into managed delivery in order to reflect completions in previous years and influences on housing delivery including market trends. Current economic conditions are having a significant effect on housing delivery and it is anticipated that this will continue over the next few years as evidenced by the low level of starts together with sites under construction in the past year. The projected net additional dwelling figures have therefore been adjusted downwards for the first years of the forward trajectory, despite the existing supply of deliverable sites for this period. The current year reflects completion levels during the first two quarters and for the previous year (rounded to the nearest 10). The subsequent 5 years also reflect completion levels in 2010/11 and 2011/12. For the remainder of the RSS period (2017 onwards) it is assumed that completion levels may return to around the long term average, having regard to the Chancellor's Autumn Statement which suggests it may be around this period when economic conditions improve. In addition to the housing market having potentially recovered by this time, sites which will be allocated in the relevant Local Development Framework Documents should have started to come forward. Phasing policies in the relevant development plan documents will assist in managing the delivery of housing once these documents have been adopted. This is illustrated in Managed Delivery Based on RSS 2008 whilst Figure 7.2 'Housing Trajectory 2004 to 2026 based on RSS (2008)' shows that the RSS

7 . Monitoring Indicators



housing requirement may be met around 2024, a little later than in the previous AMR due to the more pessimistic economic outlook prevailing at the time this current monitoring report was published.

Table 7.19 Projected Net Additional Dwellings

Year	Period	Number Dwellings	Relationship to 670 in RSS	Comments
2011/2012	Current Monitoring Year	540*	-130	2011 SHLAA review not complete - 2010 SHLAA review rolled forward less completions for 1st year & averaged over 6 years. Includes completions for 1st two quarters
Sub-total		540	-130	
2012/2013		540	-130	2011 SHLAA review not complete - first SHLAA review rolled forward less completions for 1st year & averaged over 6 years.
2013/2014		540	-130	
2014/2015		830	160	
2015/2016		942	272	As above but including some RCUDP & NGP sites
2016/2017		808	138	
Sub Total		3660	310	
2017/2018	Remainder of RSS Period	1153	483	Combination of NGP sites and 13 year average
2018/2019		1133	463	
2019/2020		730	60	
2020/2021		730	60	
2021/2022		730	60	
2022/2023		730	60	
2023/2024		730	60	
2024/2025		730	60	
2025/2026		730	60	
Sub Total		7396	1366	
TOTAL		11596	1546	

*Actual completions Quarters 1 & 2 = 219

7 . Monitoring Indicators



Table 7.20 Managed Delivery Based on RSS 2008

Year	Period	Managed Delivery	Residual Required to meet RSS requirement	Comments
2011/2012	Current Monitoring Year	460	503	Reflects double completions from first 2 quarters along with previous year's completions level (rounded to nearest 10)
Sub Total		460		
2012/2013	Next 5 Years	460	506	Assumes similar level of completions to 2010/11 and 2011/12
2013/2014		460	509	
2014/2015		460	513	
2015/2016		460	518	
2016/2017		460	524	
Sub Total		2300		
2017/2018	Remainder of RSS Period	730	531	Assumes return to long term average from 2017
2018/2019		730	506	
2019/2020		730	474	
2020/2021		730	432	
2021/2022		730	372	
2022/2023		730	282	
2023/2024		730	133	
2024/2025		730	-166	
2025/2026		730	-1061	
Sub Total		6570		
TOTAL		9330		

7 . Monitoring Indicators



Figure 7.1 Housing Trajectory 2001 to 2016 based on RCUDP

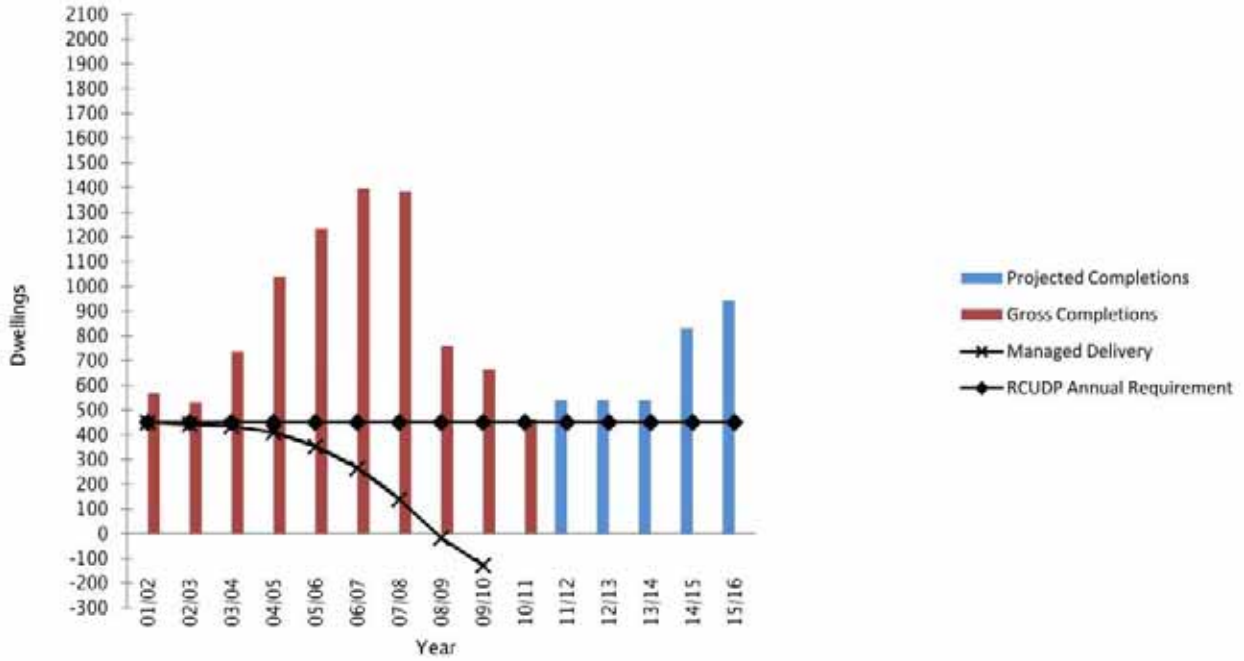
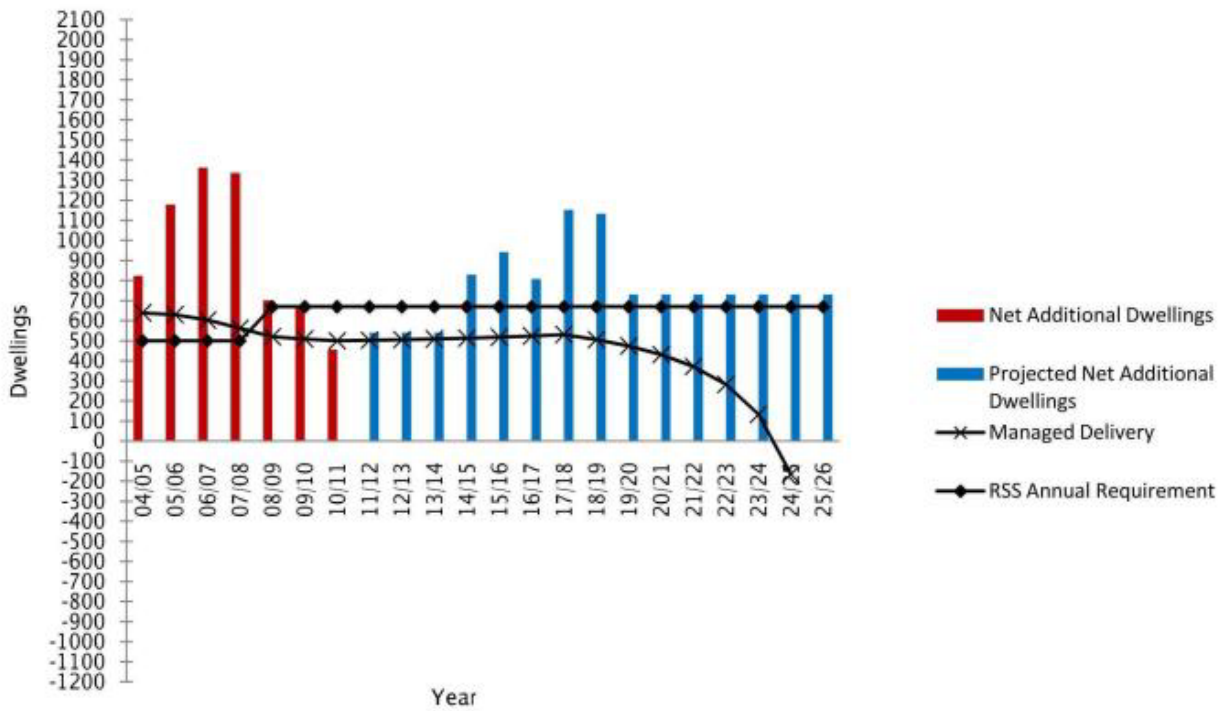


Figure 7.2 Housing Trajectory 2004 to 2026 based on RSS (2008)





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