

# CALDERDALE LOCAL PLAN

## ADDENDUM FOR EXCEPTIONAL CIRCUMSTANCES TECHNICAL PAPER

Calderdale Metropolitan Borough Council

2019



## **Addendum to Exceptional circumstances for the release of Green Belt Technical Paper**

Following the Stage 1 Hearings into the Calderdale Local Plan Publication Draft, the Inspector raised concerns in that it was considered the Plan's provision for housing would not adequately support the employment growth advanced in the Plan. It was suggested that further work would be necessary to assess the implications of housing need and requirement figures which align more closely to the Plan's economic strategy.

The Council has commissioned Turley, as authors of its recent SHMAs, to produce further technical evidence on housing need and requirements in the context of the ongoing examination of its Local Plan. This report was commissioned to inform the Council's responses to these initial conclusions and seeks to ensure that the relationship between housing provision and planned job growth can be fully and clearly understood on the basis of the latest available information. The findings of this report informed the Council's approach to identifying the housing requirement and providing sufficient supply of housing. A housing requirement of 14,950 was approved at Cabinet which required an additional supply of housing on top of the supply already set out in the Local Plan Publication Draft.

This approach embodies a focus on regeneration and brownfield sites within and around our town centres, timely delivery on allocated sites and creative mixed use where appropriate. Where new allocations are needed these are in sustainable locations close to existing or planned transport investments and established transport corridors. This approach balances environmental, social and economic factors and would enable the Council to adopt its Local Plan within an acceptable timescale, facilitate carefully planned investment and resist more damaging, ad-hoc, lower quality proposals which are likely in the absence of an adopted Local Plan. Subsequently, it has been determined that the following additional sites that are located in Green Belt are required:

### **Additional New Housing Sites:**

- LP0026 - The Gate Farm, Saddleworth Road, Greetland, Elland.
- LP0177 - Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland.
- LP0766 - Land off Hall Lane, Northowram, Halifax.
- LP0952 - Land at New Gate Farm, Saddleworth Road, Greetland, Elland.
- LP0983 - Land at Maltings Road, Wheatley, Halifax.
- LP1034 - Land off Soaper Lane, Shelf, Halifax.
- LP1035 - Land at 30 Burned Road, Shelf, Halifax.
- LP1036 - Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax.
- LP1037 - Land off Burned Road, Shelf, Halifax.
- LP1044 - Hud Hill Farm, Northowram, Halifax.
- LP1128 - Land off Park Lane, Siddal, Halifax.
- LP1372 - Kershaw Drive, Luddenden Foot, Halifax.
- LP1409 - Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax.
- LP1523 - Land at Westercroft Lane, Northowram, Halifax.
- LP1567 - Land adjacent to Exley Lane, North of Elland, Elland.
- LP1590 - Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax.
- LP1602 - Barkisland Cross, Jackson Lane, Barkisland.

- LP1616 - Land at Ainley Top, South West of the Junction of the A643, Ainley Top, Elland.
- LP1625 - Land to west of Silverdale Terrace, Greetland, Elland.

This addendum should be read in conjunction with the list of sites to be removed from the Green Belt detailed in Section 4 'Where we are setting out the Exceptional Circumstances to Change the Green Belt' of this technical paper.

Overall, no loss has been experienced in the total area of the Area around Todmorden which measures 8,769ha. However, there is a loss of 477ha with the 22,821ha of the Green Belt in the Unitary Development Plan being reduced to 22,344ha in the Local Plan. Of this loss, the removal of Village Envelopes to inset settlements accounts for 79ha and allocations for development 371ha. The remaining 27ha of Green Belt Loss can be attributed to minor alterations to the Green Belt boundary in order to remove irregularities and to take account of circumstances on the ground.