

Cabinet Meeting: Monday, 02 June 2025

Question from: Councillor Prashad

Question to: Councillor Patient, Deputy Leader and Cabinet Member with responsibility for Climate Action and Housing

QUESTION

On Tuesday 27th May at the Planning Committee Meeting, planning application 19/01452 came before the committee and was permitted. There was a compensatory amount agreed for the lack of affordable housing on the site due to its size.

My question is why is it that compensatory monies for housing developments may never reach the residents of the area being developed, surely any monies received from the developer should be ring-fenced to guarantee local residents feel the benefit.

Response

Firstly, I would like to provide reassurance that we are committed to supporting the delivery of affordable homes in all parts of Calderdale. In this particular case, a commuted sum was considered appropriate given the relatively small scale of the site; however, we will expect the larger allocated housing sites in the Greetland area to provide on-site affordable housing.

Restricting the use of the commuted sum to the local area may prevent the Council using the commuted sum if there are no suitable projects in the area to fund. Even if a relevant project in the local area was identified, the Council could end up with piecemeal amounts that we would have to give back to developers if the full commuted sum wasn't used on the relevant project. For that reason it is beneficial to pool contributions and deploy them where we can have the greatest positive impact in affordable home delivery.