

## Kirklees Local Plan Examination

### Matter 4 – Housing Land Supply and Delivery (April 2018)

#### Clarification of the impacts of moving on phasing of planning permissions by 6 months

- 1.1 For the Matter 4 hearing (26<sup>th</sup> April 2018) the phasing of Local Plan housing allocations was rolled forward 6 months to reflect the passage of time since the latest Housing Supply Topic Paper (EX30.2). This revised phasing was set out in Table 2 of EX45.
- 1.2 The phasing of planning permissions (not on Local Plan allocations) has not been rolled forward 6 months. This is because the latest available housing monitoring information is dated 1<sup>st</sup> April 2017 so the council do not have evidence of delivery on these sites since that date. To artificially delay the delivery of sites with planning permission by 6 months would present an overly pessimistic delivery position especially in relation to 2017/18 completions. For example, rolling forward the standard phasing for sites with full permission but yet to start at 1<sup>st</sup> April 2017 would mean no completions would be recorded on these sites until the second half of 2018/19. In reality, housing completions will have occurred since 1<sup>st</sup> April 2017 and the most appropriate method of considering progress on these sites is through the council's annual monitoring processes.
- 1.3 Although the council do not feel such an approach is justified for sites with planning permission, at the hearings the council confirmed that if the planning permissions phasing was rolled forward 6 months this would only place 65 dwellings with planning permission beyond the five year supply. These consist of the following sites:

		Units beyond the five year supply if capacity moved on by 6 months
U0283A	Chapel Hill, Huddersfield	25
E0210A	Forge Lane, Dewsbury	15
10039	Royd House Lane, Linthwaite	25
Total		65

- 1.4 There are also wider impacts of rolling forward the phasing by 6 months including failing to reflect completions since 1<sup>st</sup> April 2017 which would artificially lower the estimated completions for 2017/18. This would have an impact on the baseline for the five year supply calculation in addition to the loss of the 65 dwellings stated above. For the reasons set out in this note, the council do not feel that such an approach would be justified.