

From: Cllr Nigel Patrick [nigel.patrick@kirklees.gov.uk]

Sent: 31 May 2018 14:40

To: Yvonne Parker

Subject: RE: Participants at Matter 4 - opportunity to respond to Document EX75 - supplementary note EX69

Hello,

Well I have not scrolled down through all the sites, but I can see a common thread in the time periods given, so for example discharge of conditions is 3 months for all sites I saw regardless of their size or complexity. Currently builders are on site in my ward before conditions are discharged. That is creating a lot of problems for residents of neighbouring properties. But I also noticed the time periods to get the sites through cabinet and disposed of are in my experience very very optimistic. The timing of delivery is still not realistic. The Council is notoriously slow at land disposal and asset transfers. It does not have processes in place, resources or staffing levels currently to meet those targets. The Council will have to change the way it does things and employ more staff to get anywhere near those target times. Planning officers cannot cope with their current work load. Whether one agrees or disagrees with Government policies to build lots of homes quickly, I think this highlights the practical difficulties around delivery and meeting a 5 year housing supply. Whilst developers may see this as an opportunity to bring more sites into the plan, that will not deliver more homes in the timeframe. It still comes down to the availability of resources and the practicalities of getting land ready for building on.

Trust this helps.

Cllr Nigel Patrick  
Holme Valley South