



## **Housing Supply Topic Paper (EX30.2)**

**November 2017**

**(update to provide additional information requested at the Stage 1 Examination Hearings)**

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# 1. Introduction

1.1 ~~This~~The Housing Supply Topic Paper (July 2017) was produced at the request of the Planning Inspector for the Local Plan Examination. It provided a 2016 update to the housing capacity information, site phasing assumptions and housing trajectory previously set out in SD1 (Strategy and Policies) and the Housing Technical Paper (SD23). It also included an affordable housing trajectory. ~~A summary of the Inspector's requests is set out below with references to the relevant parts of this paper. This~~A revised September 2017 Housing Supply Topic Paper ~~updates~~updated the completions and housing capacity information to reflect the latest monitoring position at 1<sup>st</sup> April 2017. To provide further information and make amendments to reflect the requests at the Local Plan Stage One examination hearings, this further Housing Supply Topic Paper (EX30.2, November 2017) has been produced. The council understands that the content of this document will be discussed further in the Stage 4 hearings. For clarity changes ~~to this~~between the September 2017 topic paper (EX30.1) and this~~T~~opic Paper (EX30.2, November 2017) have been shown as tracked changes. The table below sets out each version of the Housing Supply Topic Paper to date showing a summary of the changes made:

<u>Ref</u>	<u>Title</u>	<u>Description and changes made</u>
<u>EX30</u>	<u>Housing Supply Topic Paper (July 2017)</u>	- <u>Topic Paper produced at the Inspector's request to provide further clarification in relation to housing supply evidence in the Local Plan</u>
<u>EX30.1</u>	<u>Housing Supply Topic Paper (September 2017)</u>	<p><u>Summary of changes:</u></p> <ul style="list-style-type: none"> <li>- <u>Update to reflect housing completions and remaining capacity at 01/04/2017 (including Table 1, Table 7) and update to the five year supply calculations on that basis (Table 8)</u></li> <li>- <u>Amendment to increase lead-in times by 6 months and also clarify the way in which the lead-in times would apply for sites currently at different stages of the planning process.</u></li> <li>- <u>Inclusion of 2016/17 affordable housing completions (Table 9 and Figure 2)</u></li> <li>- <u>Correction of an error in Table A3 (page 32)</u></li> <li>- <u>Revised phasing table to reflect revised completions, commitments and to reflect the changes to the lead-in times.</u></li> </ul>

<p><u>EX30.2</u></p>	<p><u>Housing Supply Topic Paper (November 2017)</u></p>	<p><u>Requested by the Inspector following the Stage One examination hearings.</u></p> <p><u>Summary of changes:</u></p> <ul style="list-style-type: none"> <li>- <u>Removal of windfall allowance capacity from 2020/21 to reflect that time is progressing in relation to overall plan capacity and amendments to reflect the updated information in examination document ID7 (Table 1, page 6 and the associated housing trajectory figure 1, page 21) and the five year supply calculation (Table 8, page 23)</u></li> <li>- <u>Amended format of the information in Table 1 (page 4) to clarify the total gross housing capacity needed to meet the housing requirement and compare this with the capacity from proposed housing allocations</u></li> <li>- <u>Amendment to the affordable housing trajectory to be consistent with the overall indicative housing trajectory (figure 2, page 28)</u></li> <li>- <u>New table showing examples where the 20% affordable housing requirement in PLP11 has been achieved in recent years for each of the CIL Charging Areas (Table 10, page 26).</u></li> <li>- <u>Further breakdown of past windfall completions in relation to whether they are brownfield/greenfield and their UDP allocation (Tables A1(b) and A2(b) in Appendix 1)</u></li> <li>- <u>Updated note on affordable housing including calculations (Appendix 6)</u></li> </ul>
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The table providing links to where the Inspector’s questions in each note have been answered is now set out in Appendix 5.

- 1.2 The National Planning Policy Framework (NPPF) (paragraph 47) (NE1) requires local planning authorities to identify sufficient land to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The Kirklees Local Plan housing requirement is 1,730 dwellings per annum from 2013 – 2031.

- 1.3 To calculate the need for Local Plan housing allocations it is important to consider factors such as the number of homes built (completions) since the Local Plan base date (1<sup>st</sup> April 2013), existing planning permissions, a windfall allowance and consideration of potential losses through change of use or demolition. The Local Plan can then allocate sufficient sites to meet the remainder of the housing requirement.
- 1.4 A significant number of potential housing options were submitted to the council and these have been assessed through the Local Plan process. These site options were assessed to determine their suitability as housing allocations. The Local Plan housing capacity information in the submitted Local Plan (SD1, Strategy and Policies) was based at 1<sup>st</sup> April 2015. The housing capacity information and assumptions were updated in the Housing Supply Topic Paper ([EX30](#), July 2017) to reflect the planning status of sites at 1<sup>st</sup> April 2016 and more recent information where available. ~~This A revised~~ Housing Supply Topic Paper ([EX30.1](#), September 2017) ~~provides provided~~ a further update to reflect the position at 1<sup>st</sup> April 2017.
- 1.5 This paper ([EX30.2, November 2017](#)) sets out ~~revised the same~~ phasing information as EX30.1 (based at 1<sup>st</sup> April 2017) in Appendix 4 including ~~the latest available~~ information on each Local Plan allocation and larger planning permissions (over 50 dwellings). A ~~revised~~ housing trajectory (based at 1<sup>st</sup> April 2017) and an ~~revised~~ affordable housing trajectory are also set out in accordance with NPPF paragraph 47 (NE1).

## 2. The requirement for Local Plan allocations

### Establishing the requirement for Local Plan housing allocations

2.1 The housing requirement for the Local Plan period (2013-31) has been identified through the Kirklees SHMA (2016, SD18) as 1,730 dwellings per annum. To determine the number of new homes to be accommodated on Local Plan housing allocations several factors were considered, including housing completions since the Local Plan base date, existing planning permissions, a windfall allowance and an allowance for losses and demolitions. This information ~~has been~~ updated in Table 1 of the September Housing Supply Topic Paper to reflect the latest monitoring information (at 1<sup>st</sup> April 2017). The Inspector has requested an amendment to the way this information is displayed to ensure clarity relating to the gross capacity of allocations required. There is explanatory text set out below the table. The table has been amended below and changes have been shown as tracked changes including:

- clarification of the overall capacity of proposed housing allocations compared to the allocations capacity required.
- the correction of an error in the planning permission capacity (as discussed at the Stage 1 hearings and set out in examination document ID7)
- amended overall windfall capacity to reflect that a monitoring year has passed since the submission of the plan

Table 1 – Housing requirement and sources of housing supply in the Local Plan (2017)

	Housing supply sources / allowances	Summary explanation	Amount to be added / subtracted to determine the requirement for Local Plan housing allocations <sup>1</sup>
A	Housing requirement	Housing required over the plan period (1,730 x 18 years within the period 2013-31)	31,140
E	Allowance for homes lost through demolition / change of use / conversion	90 per annum ( 2017-2031), projecting forward the past trends	+ 1,260
C2	10% lapse rate on planning permissions not allocated in the Local Plan	To provide contingency where some planning permissions may not be delivered	<del>+481</del> <u>+467</u>
	<u>Gross capacity required</u>	<u>Gross housing capacity required taking into account an allowance for losses and lapse rate on planning</u>	<u>32,867</u>

<sup>1</sup> Amendment to the figures for rows C1, C2 and F are to correct a previous error in Table 1 as discussed in the Stage 1 hearings and as set out in examination document ID7

		<u>permissions.</u>	
B	Net housing completions (2013/14 – 2016/17)	New homes built in the first <del>three</del> <u>four</u> years of the Local Plan period (net)	-3,828
C1	Sites with planning permission at 01/04/2017 (that are not proposed as allocations in the Local Plan)	The total capacity of sites with planning permission is 8,410 homes but to avoid double counting with allocations, this table only shows those that are not also proposed as allocations in Local Plan.	<del>-4,805</del> <u>-4,671</u>
D	Windfall allowance	An allowance of 450 per annum ( <del>2020</del> <u>2021</u> -31 only)	<del>-4,950</del> <u>-4500</u>
	<u>Total existing supply</u>	<u>Existing supply including completions to date, sites with planning permission which are not proposed Local Plan allocations and a windfall allowance.</u>	<u>12,999</u>
F	<b>Homes <del>to be</del> required as allocated allocations in the Local Plan</b>	<b>Total derived from above rows Gross capacity required minus total existing supply</b>	<b><u>19,298</u> <u>19,868</u></b>
	<u>Capacity from allocations (taking account of completions to date)</u>	<u>Allocations capacity (21,919) minus completions on allocations to date (327) = 21,592</u>	<u>21,592</u>
	<u>Difference between required allocations and allocated capacity</u>	<u>Capacity from allocations taking account of completions to date (21,592) minus homes to be allocated in the Local Plan (19,868) = 1,724</u>	<u>1,724</u>

The following provides a detailed explanation of the information set out in Table 1:

#### A. Housing requirement

- 2.2 The SHMA (2016, SD18) identified a Kirklees housing requirement of 1,730 dwellings per annum for the period 2013-31 which equates to a total of 31,140 dwellings.

#### B. Net housing completions (since Local Plan base date)

- 2.3 The net increase in housing completions was 3,828 during the period 2013/14 – 2016/17 (Table 2). These completions have taken into account losses over this period. Such completions have already met some of the identified need during the Local Plan period (2013-31).

*Table 2 - Net annual housing completions since 1<sup>st</sup> April 2013*

Year	Net annual housing completions	Local Plan requirement	Completions compared to Local Plan requirement
2013/14	1,036	1,730	-694
2014/15	666	1,730	-1064
2015/16	1,143	1,730	-587
2016/17	983	1,730	-747
Total	3,828	6,920	-3,092

C1. Sites with planning permission

- 2.4 At 1<sup>st</sup> April 2017, 8,410 homes were yet to be built on sites with existing planning permissions in Kirklees. However, ~~3,605~~ 3,739 of these approved houses are within sites that are allocated for housing in the Local Plan, therefore ~~4,805~~ 4,671 is the additional capacity derived from these sites. This capacity will contribute to meeting the housing requirement, particularly in the earlier part of the plan period. As the Local Plan progresses, planning permissions information will be updated as part of the Local Plan annual monitoring process.

C2. Lapse rate on planning permission capacity

- 2.5 Sites accepted as housing allocations in the Local Plan, including some sites that already have planning permission, have been assessed using the Local Plan site selection methodology (BP22/BP23) and therefore there is confidence that they will deliver the expected number of homes during the plan period. As such, there is no flexibility allowance included for these sites.
- 2.6 Sites with planning permission for housing but not within Local Plan allocations have not been tested through the Local Plan site allocations methodology (BP23). A 10% allowance has been applied to the overall capacity for these sites to take account of sites which may not be delivered as anticipated. The 10% allowance has been applied to the ~~4,805~~ 4,671 planning permission capacity on sites not proposed as allocations in the Local Plan.

D. Windfall allowance

- 2.7 The total number of new homes built on windfall sites between 1999/2000 and 2015/16 (excluding those built on residential gardens, consistent with NPPF paragraph 48) was 15,165 (an average of 892 per annum) (see Appendix 1, [Table A1a and A1b](#)). The de-industrialisation of many parts of the district has contributed to a high percentage of housing on windfall sites in the past. The past rate of delivery on windfall sites demonstrates that this has been a reliable source of supply over the past 15 years, accounting for approximately three-quarters of all completions in Kirklees. It is therefore appropriate to include a windfall allowance in the Local Plan calculations.
- 2.8 The rate of windfalls coming forward during the plan period is likely to be lower than delivery in previous years as the council will have an up-to-date development plan in place that allocates land for a significant number of new homes. Despite the



allocation of new sites for housing in the Local Plan, there is compelling evidence that windfall sites will continue to come forward from the following sources:

- Windfall delivery from small sites (below the 0.4 hectare site allocation threshold)

Since 2006/7 an average of 454 dwellings per year have been delivered on windfall sites of less than 0.4 hectares (excluding residential gardens). Such windfall delivery occurred on sites smaller than the Local Plan site allocations size threshold which indicates that this source of housing delivery will be unaffected by the housing allocations proposed in the Local Plan. Small sites make a valuable contribution to the delivery of housing in Kirklees and are likely to continue to do so continue throughout the plan period. The past annual windfall delivery from smaller sites is set out in full in Appendix 1 (Table A2a and A2b).

- Brownfield land and land previously used/currently in use for industry

The Housing and Planning Act 2016 (Section 150 and 151) requires local authorities to maintain brownfield registers of sites and sets out the Permission in Principle legislation. This element of the Act is expected to support development coming forward on brownfield sites, e.g. from former industrial sites. The Local Plan has assessed such brownfield options where there is information they are available to determine their suitability as Local Plan housing allocations. The Local Plan also seeks to safeguard areas in established business and industrial use through the identification of Priority Employment Areas (PEAs). However, the Local Plan has not sought to protect employment land that may not meet the needs of modern business operations, increasing the potential for such land to be developed for housing. In the eleven years to 2016, a total of 104 hectares of land were subject to a change of use from employment to residential, equating to 9.45 hectares per annum on average. Some sites in this situation have been allocated for housing in the Local Plan but the circumstances of existing businesses on other sites can change during the plan period.

- Permitted development rights

The Town and Country Planning (General Permitted Development) Order 2015 allows agricultural buildings, retail and commercial premises to be converted to residential uses without planning permission, subject to thresholds, limitations and size conditions. Existing supply from this source is included in the capacity of sites with planning permission but further sites are expected to emerge during the plan period.

2.9 It has been assumed that most of the housing requirement for the early years of the Local Plan will be delivered on sites which already have planning permission. As such, the Local Plan only includes a windfall allowance for the final ~~11~~10 years of the plan. The reduction from 11 to 10 years is to reflect the fact that a monitoring year has passed so one less year of windfall has been included.

- 2.10 It is anticipated that the adoption of the Local Plan will result in a reduction in the rate at which larger windfall sites come forward, as the capacity from new housing allocations adds to the overall land supply. As smaller windfall sites (less than the 0.4ha local plan allocations size threshold) are unaffected by the adoption of a new Local Plan these are likely to continue to deliver at a similar rate to past trends (an average of 453 dwellings per year).
- 2.11 As a result, a windfall allowance of 450 per annum is proposed for the final ~~11~~ 10 years of the plan period (~~2020~~ 2021-2031) and has been included in the land requirement calculations. This represents approximately half of the past delivery on windfall sites to reflect the impact of new allocations in the Local Plan and does not rely on windfall sites larger than 0.4ha coming forward during the plan period. Windfall capacity from sites of 0.4ha and above will provide further flexibility during the plan period.
- 2.12 There is compelling evidence set out above that delivery of homes on windfall sites is likely to continue to provide a reliable source of supply during the plan period, with a particular focus on small sites delivery, and that the windfall allowance of 450 per annum is realistic. The total amount of housing anticipated on windfall sites during the plan period (applied to the final ~~11~~ 10 years of the plan only) is therefore ~~4,950~~ 4,500 dwellings.

#### E. Allowance for losses

- 2.13 Dwellings can be lost for a number of reasons, including demolition, the conversion of dwellings into fewer units (two dwellings into one for example), or through change of use to alternative uses (change of use of dwelling to office for example). To provide an allowance for losses throughout the Local Plan process, the council has examined losses identified in previous monitoring years. Table 3 shows losses through conversion, change of use or demolition over the period from 2008/09 – 2015/16.

*Table 3 - Dwelling losses through conversion, change of use and demolition*

Monitoring year	Losses			Total Losses
	Conversions	Change of use	Demolitions	
2008/09	42	31	46	119
2009/10	21	15	53	89
2010/11	22	27	83	132
2011/12	29	28	35	92
2012/13	21	19	29	69
2013/14	45	10	31	86
2014/15	40	8	17	65
2015/16	25	11	25	61
<i>Average</i>	<i>31</i>	<i>19</i>	<i>40</i>	<i>90</i>

- 2.14 Table 3 shows that there was an average loss of approximately 90 dwellings per annum over the period from 2008/09 – 2015/16. As this period did not include any major housing renewal programmes, this level of losses is expected to continue

during the plan period. To account for such losses an allowance has been added to the requirement for the remaining 14 years of the plan period (2017-2031), equating to an additional requirement for 1,260 dwellings over the plan period.

#### F. Total number of homes to be allocated in the Local Plan

- 2.15 As shown in Table 1, there is the need to allocate land in the Local Plan to accommodate an additional ~~19,298~~ 19,868 new homes. The revised Table 1 now also includes the total gross housing requirement, the total allocations capacity and the difference between the allocations required and the actual allocations capacity.

#### **Empty homes**

- 2.16 Consideration has been given to whether empty homes can be brought back into use to contribute to future needs through the Local Plan period. Homes are often empty for short periods of time as a result of the normal operation of the housing market, such as situations where people buying and selling their homes resolve legal and financial issues. However, the proportion of long-term vacancies may indicate that action is required.
- 2.17 The council has an Empty Homes Strategy (LE25) which has helped to reduce the number of empty homes in the district, including long-term vacancies, through a variety of methods. Table 5.2 of the Kirklees SHMA (2016, SD18, page 83) sets out the latest information relating to empty homes. The long term vacancy rate in Kirklees in 2015 was 1.2% which is comparable with Yorkshire and Humber (1.1%) and England (0.9%). The Local Plan does not rely on additional new housing capacity from this source as there would need to be robust evidence that the supply of empty homes brought back into use would occur consistently and with certainty over the plan period. Additional housing capacity made available through bringing empty homes back into use will therefore provide further flexibility in meeting the housing requirement.

#### **Gypsy and Travellers and Travelling Showpeople needs**

- 2.18 The council has commissioned a Gypsies and Travellers and Travelling Showperson Accommodation Assessment (LE16) to set out the objectively assessed accommodation needs which forms part of the Local Plan evidence base. This report sets out a requirement for 12 Gypsy and Travellers pitches, 4 Travelling Showperson plots and 8 transit pitches. A detailed explanation can be found in the Gypsies and Travellers and Travelling Showperson Accommodation Assessment.

### **3. Housing capacity**

3.1 The Local Plan must identify housing capacity to meet the housing requirement. As Table 1 illustrated, the Local Plan needs to allocate sites to accommodate ~~19,298~~ 19,868 new homes. This section sets out the sources of sites considered through the Local Plan process, the assessment of sites and revised assumptions applied to determine the delivery timescales for sites. This has included updating the housing capacity information to 1<sup>st</sup> April 2017.

#### **Sources of potential housing sites**

3.2 The Council can confirm that the assessment of capacity within existing urban areas was comprehensive. The opportunity to submit sites to be considered for development or protection in the Local Plan has been available since the adoption of the Unitary Development Plan (UDP) (LE1) in 1999. A formal 'Call for Sites' process has been available since 2008 with publicity at various stages of the plan preparation process. The Call for Sites process was also publicised during the early engagement period in 2014. The deadline for sites to be submitted for inclusion in the publication draft Local Plan was 12th August 2016. A number of further site options were received after this date and although no decisions have been made on their inclusion in the Local Plan they have been provided for consideration during the Examination and these are contained in 'New Site Options Report – April 2017' (SD30).

3.3 Potential housing sites assessed through the Local Plan process are from a number of sources including:

- those identified through multiple calls for sites;
- a review of Council owned land;
- land identified in the Council's housing and employment land supply records;
- a review of current UDP allocations (including existing safeguarded land);
- potential supply from the Council's Priority Employment Areas study;
- review of potential supply from Huddersfield and Dewsbury town centre locations, the results of which are set out in the Kirklees Town Centre Delivery Study Huddersfield 2016 (LE34) and in Kirklees Town Centre Delivery Study Dewsbury 2016 (LE35);
- unimplemented planning permissions or sites partially under construction have in many cases been included as part of commitments or accepted Local Plan allocations;
- the council also contacted individual landowners to determine whether other key stalled sites or expired permissions were deliverable/developable;
- a number of site options within the urban areas were put forward by public sector bodies through call for sites or through direct liaison with these bodies and the Register of Public Sector Land has been interrogated with no land identified in Kirklees;
- site options put forward to the council by members of the public through public consultation (i.e. not necessarily landowner/site promoters). The

council carried out Land Registry searches and contacted individual landowners to determine whether their land was deliverable/developable;

- empty homes and Kirklees Neighbourhood Housing (KNH) assets have been considered but have not contributed significantly to supply due to extensive housing renewal programmes in the past;
- the council proactively identified a number of large brownfield sites within the urban area during 2015 (pre-draft Local Plan) and 2016 (pre-publication draft Local Plan), carried out Land Registry searches and contacted individual landowners to determine whether their land was deliverable/developable;
- where the council have received enquiries in relation to the re-development of sites or business relocation, the council have actively encouraged the landowner/site promoter to submit a call for sites form; and
- allowances made in the figures for windfall, commitments and completions.

3.4 It is important to note that the Local Plan process requires housing allocations to be available for development during the Local Plan period. Evidence of a willing landowner is therefore desirable.

3.5 Sites from the sources above were considered through the latest Kirklees Strategic Housing Land Availability Assessment (SHLAA) (LE17). As such, the Kirklees SHLAA provided an important starting point in the identification of potential housing site options and an initial assessment of whether they were deliverable or developable. Within the Local Plan process, the housing site options were subject to a more detailed and robust assessment in accordance with the Local Plan site allocations methodology (BP22/BP23). This detailed assessment determined which sites should be allocated for housing in the Local Plan. As set out in paragraph 4.15, the council will continue to use the SHLAA process as part of the ongoing monitoring of the Local Plan following adoption.

3.6 The council have published the Local Plan Site Allocation Methodology (BP22 / BP23) setting out the process for the allocation of sites for development and open land uses. For housing this includes the methodology for assessing site options for their potential use for housing, mixed use and as Gypsy or Traveller and Travelling Showpeople sites. The accepted development options are set out in the Local Plan Allocations and Designations document (SD2), Policies Map (SD3) and Accepted Site Options Technical Appraisals document (BD29). Rejected options are set out in the Rejected Site Options Report (LE4) and associated maps (LE3).

### **Housing capacity of sites**

3.7 To determine whether the Local Plan meets the full, objectively assessed need for housing in accordance with NPPF paragraph 47 (NE1), each housing site within the Local Plan has been assigned a housing capacity. This indicative housing capacity allows consideration of the contribution the site could make to the housing requirement, subject to phasing.

- 3.8 The indicative capacity has been determined based on the available information for each site. Where proposed Local Plan sites have received planning permission (at 1<sup>st</sup> April 2016), the number of approved dwellings was used as the indicative site capacity. This represents a realistic assessment of the amount of housing the site is likely to deliver upon implementation of the permission. Some sites were subject to an undetermined planning application and in some cases site promoters provided masterplan information showing an indicative capacity. In these cases, the housing capacity from the planning application or masterplan was considered to determine whether it represented a realistic housing capacity for the site.
- 3.9 Where Local Plan housing options had no planning permission or capacity information from a site promoter an indicative capacity based on a standard density was applied. To identify a standard density the council analysed the density of housing sites completed in Kirklees (since 2006). This analysis was based on the previous densities delivered on sites of 0.4ha and above (the Local Plan site allocation size threshold) across Kirklees, as set out in Table 4.
- 3.10 Table 4 also presents a series of comparisons including the consideration of the ‘mean’ and the ‘median’ densities as well as removing developments solely containing apartments. The analysis excluding developments solely containing apartments allowed a comparison to be made to ensure that these sites did not skew the overall analysis by providing a higher density than could reasonably be expected. The analysis undertaken informed the consideration of a potential density to be achieved on Local Plan housing sites. Table 4 has been updated to include 2015/16 completions information. The average densities remain at 35 dwellings per hectare or higher.

*Table 4 - Density comparison for sites with housing completions (2006-2016) (sites of 0.4ha and above)*

	Mean density	Median density
All sites	41	36
All new build sites (excluding apartment only developments)	36	35

- 3.11 The calculation of the density of each site included in the analysis of past completions in Table 4 was generally based on the number of homes divided by the planning application red line boundary. The exception to this is where sites such as barn conversions are accessible using long access roads, or where the red line boundary for a barn conversion includes the whole farm. In these cases, the site density of the planning permission is based on a reduced developable area.
- 3.12 As the individual site density calculations take account of open space areas and estate roads within sites, these are factored into the analysis in Table 4 therefore such infrastructure can be accommodated whilst still achieving the stated densities. As such a standard reduction to the developable area of all Local Plan housing sites to take account of infrastructure factors would not be justified.

- 3.13 Table 4 shows that an average density of at least 35 dwellings per hectare has been achieved in Kirklees over the period since 2006. In addition to the evidence in Table 4, between 2006 and 2016, over 70% of housing completions have been on sites with densities of at least 35 dwellings per hectare (sites 0.4 hectares or larger excluding apartment only developments). Based on the density analysis, a density of 35 dwellings per hectare was used to calculate the capacity of the Local Plan housing options where no other capacity information was available.
- 3.14 The standard density was applied to the developable area of Local Plan housing options. The developable area is different from the gross site area where there are known constraints on the site. It takes account of constraints such as high flood risk areas, habitats of principal importance, the presence of protected trees, or existing dwellings within the site. The developable area is multiplied by 35 (dwellings per hectare) to calculate a realistic indicative site capacity.

#### **Site phasing**

- 3.15 Once the indicative capacity has been established for each site, the anticipated timescale for the delivery must be considered to inform the phasing of sites and the housing trajectory. Assumptions which affect the phasing of sites include the lead-in time, build rates, proximity of other sites and site constraints to determine when the indicative capacity for sites is likely to be delivered. The approach taken in considering each of these factors is set out below. [The council understands that further discussions will take place on site phasing during the Stage 4 hearings.](#)

#### Lead-in times

- 3.16 When considering the timescales for housing delivery on sites it is important to consider the stage of the planning process the site has reached and the likely timescale for the delivery of dwellings on the site. Lead-in times are therefore applied to site phasing calculations to reflect the time taken to achieve planning permission and start the development and ensure realistic phasing of the delivery of housing capacity.
- 3.17 The Inspector previously requested an update to the Local Plan phasing table in the submission Local Plan (SD1) to reflect information at 1<sup>st</sup> April 2016. The previous phasing approach was based on the position at 1<sup>st</sup> April 2015. When updating this information to 1<sup>st</sup> April 2016 it became clear that some of the capacity expected to be delivered in the early part of the previous 2015-based phasing table<sup>2</sup> may not be delivered within anticipated timescales. The circumstances will have changed on a number of sites since 1<sup>st</sup> April 2015 and these issues reflect the limitations of undertaking housing supply and delivery monitoring on an annual basis. To reflect the progress of the plan through the examination process, there was the need to update the information to 1<sup>st</sup> April 2016 but also to consider any available additional information since that date.

<sup>2</sup> As set out in SD1 (Strategy and Policies, Appendix 3)

- 3.18 The approach to lead-in times was slightly amended as part of the update to 1<sup>st</sup> April 2016 to allow for an additional 6 months to prepare the planning application prior to the submission of an outline planning application. The lead-in times for each part of the planning process beyond this remain consistent with the Local Plan Housing Technical Paper (April 2017, SD23) which allowed for 6 months to achieve outline permission, 6 months to receive reserved matters and 6 months for delivery to start on site. This Housing Supply Topic Paper (September 2017) now includes updated housing completions and capacity information at 1<sup>st</sup> April 2017.
- 3.19 The main change since the submission Local Plan (as set out in the revised phasing approach in Table 5) is the date at which these lead-in times come into effect. Completions for the first four years of the Local Plan (2013/14 - 2016/17) have been recorded through annual monitoring therefore the lead-in times in Table 5 start from 1<sup>st</sup> April 2017. Sites with full or reserved matters planning permission but yet to start at 1<sup>st</sup> April 2017 have been phased as delivering from 18/19 onwards.
- 3.20 At the date of this topic paper, the present monitoring year is 2017/18 so the lead-in times for remaining sites (outline permission and non-green belt sites with no current permission) start 6 months into this period. This is because where sites have not received planning permission by September 2017 they are unlikely to deliver capacity in 2017/18. The start of the lead-in time for these sites was therefore amended to reflect this.
- 3.21 As the housing capacity information has been updated to 1<sup>st</sup> April 2017, there is the need to also reflect progress on sites since this date. Table 5 therefore allows consideration of the progress through the planning process as at September 2017 and accordingly adjusts the date at which the lead-in times take effect. Table 5 therefore provides a revised starting point when assessing the delivery of housing capacity during the plan period, setting out expected delivery timescales using 6 month periods.
- 3.22 It has been assumed that all sites currently without planning permission would follow the process of an outline planning application followed by a reserved matters application. In reality, the greater certainty provided by the adoption of the Local Plan may lead to more full planning applications instead and there will be more certainty provided by the introduction of permissions in principle for brownfield sites. These circumstances may lead to earlier delivery than anticipated in Table 5.

*Site specific information*

- 3.23 The promoters of some sites have indicated that the site will come forward within a specific timescale. This includes some sites where the site promoter has specified the site will not be available until later in the plan period. Where site specific evidence has been received, this has been considered in the phasing of sites.



Table 5 – Local Plan lead-in times (parameters revised July 2017 and updated for September 2017)

Site status at update year (01/04/2017). The updated status since 01/04/2017 is referred to in brackets	Period	17/18	18/19	19/20	20/21
<b>Full planning permission where development has started (at 01/04/2017)</b>	6 months	Delivery on site			
	6 months				
<b>Full or reserved matters planning permission where development had not started at 01/04/2017</b>	6 months		Delivery on site		
	6 months	Site preparation			
<b>Outline planning permission (reserved matters approved since 01/04/2017)</b>	6 months		Delivery on site		
	6 months	Site preparation			
<b>Outline planning permission (reserved matters application undetermined since 01/04/2017)</b>	6 months		Site preparation		
	6 months	To achieve RM	Delivery on site		
<b>Outline planning permission (no reserved matters submitted since 01/04/2017)</b>	6 months		To achieve RM	Delivery on site	
	6 months	Preparation of RM application	Site preparation		
<b>Non-green belt sites without planning permission (full application approved since 01/04/2017)</b>	6 months		Delivery on site		
	6 months	Site preparation			
<b>Non-green belt sites without planning permission (full application undetermined since 01/04/2017)</b>	6 months		Site preparation		
	6 months	To achieve full pp	Delivery on site		
<b>Non-green belt sites without planning permission (outline application approved since 01/04/2017)</b>	6 months		To achieve RM	Delivery on site	
	6 months	Preparation of RM application	Site preparation		
<b>Non-green belt sites without planning permission (outline application undetermined since 01/04/2017)</b>	6 months		To achieve RM	Delivery on site	
	6 months	To achieve outline pp	Site preparation		
<b>Non-green belt sites without planning permission (no planning application since 01/04/2017)</b>	6 months		To achieve outline pp	Site preparation	
	6 months	Preparation of application	To achieve RM	Delivery on site	
<b>Local Plan allocations on existing green belt sites (without planning permission (at 01/04/2017))</b>	6 months		Preparation of application	To achieve RM	Delivery on site
	6 months	Pre-adoption (green belt constraint)	To achieve outline pp	Site preparation	

*Sites currently in the green belt*

- 3.24 Accepted Local Plan housing options which are currently in the green belt are unlikely to deliver new homes until the adoption of the Local Plan due to the current green belt policy constraint. As such, the start period for the lead-in times is 2018/19 for these sites as set out in Table 5. This means they are not expected to deliver dwellings on site until 2020/21 unless site specific evidence has been provided by site promoters to show earlier or later delivery.
- 3.25 There are site specific circumstances at some strategic site allocations such as South Dewsbury (H2089) and Bradley (H1747). These sites are mostly within the green belt but they include some land already allocated for housing in the current Kirklees Unitary Development Plan. As such, some housing delivery could be achieved prior to the adoption of the Local Plan on these sites. Appendix 2 of this topic paper provides further information in relation to these sites.
- 3.26 For a number of large sites the site promoter has provided detailed masterplanning and background evidence documents. These are set out in Section 7 of the Local Plan examination library. This evidence should provide more certainty and avoid delays due to unforeseen circumstances during the planning application process. As such, there could be earlier delivery than anticipated on some of the green belt sites following adoption of the Local Plan.

Build Rates

- 3.27 To enable the phasing of sites and to inform the housing trajectory, build rates must also be applied to sites. Build rates indicate the number of dwellings expected to be built on each site per annum, following the relevant lead-in time.
- 3.28 As set out in Table 6, sites with less than 200 dwellings have been phased with the expectation that there would be one developer on the site leading to delivery of approximately 30 dwellings per annum. It is anticipated that larger sites would have a higher rate of delivery each year because their size would allow more than one developer to deliver the site and offer a greater range of products at different prices. The assumptions set out in Table 6 were agreed with the Kirklees SHLAA working group in 2013 and are based on those set out in the Local Plan and Community Infrastructure Levy Viability Study (CIL1/CIL2) but with a more bespoke approach based on developer-led masterplans for larger sites, for example, strategic urban extension sites in South Dewsbury (H2089) and Chidswell (MX1905).

*Table 6 - Build Rates*

Overall dwelling capacity	Build rate
Less than 200	30 dwellings per year
200 - 499	50 dwellings per year
500+	Bespoke figure assumed for each site

Proximity of other sites

- 3.29 In a limited number of cases Local Plan sites have been considered together in the approach to phasing where for example they are likely to be delivered together. This is to provide a more realistic estimate of delivery at that specific location. For these sites the build rates in Table 6 have been applied to the combined capacity of the sites. In some cases this has led to an extension to the lead-in times to deliver the total capacity. The extension to the lead-in times has been applied to these sites to avoid an over-estimate of housing capacity in certain years if the build rates were applied to each of these sites individually.

Site constraints

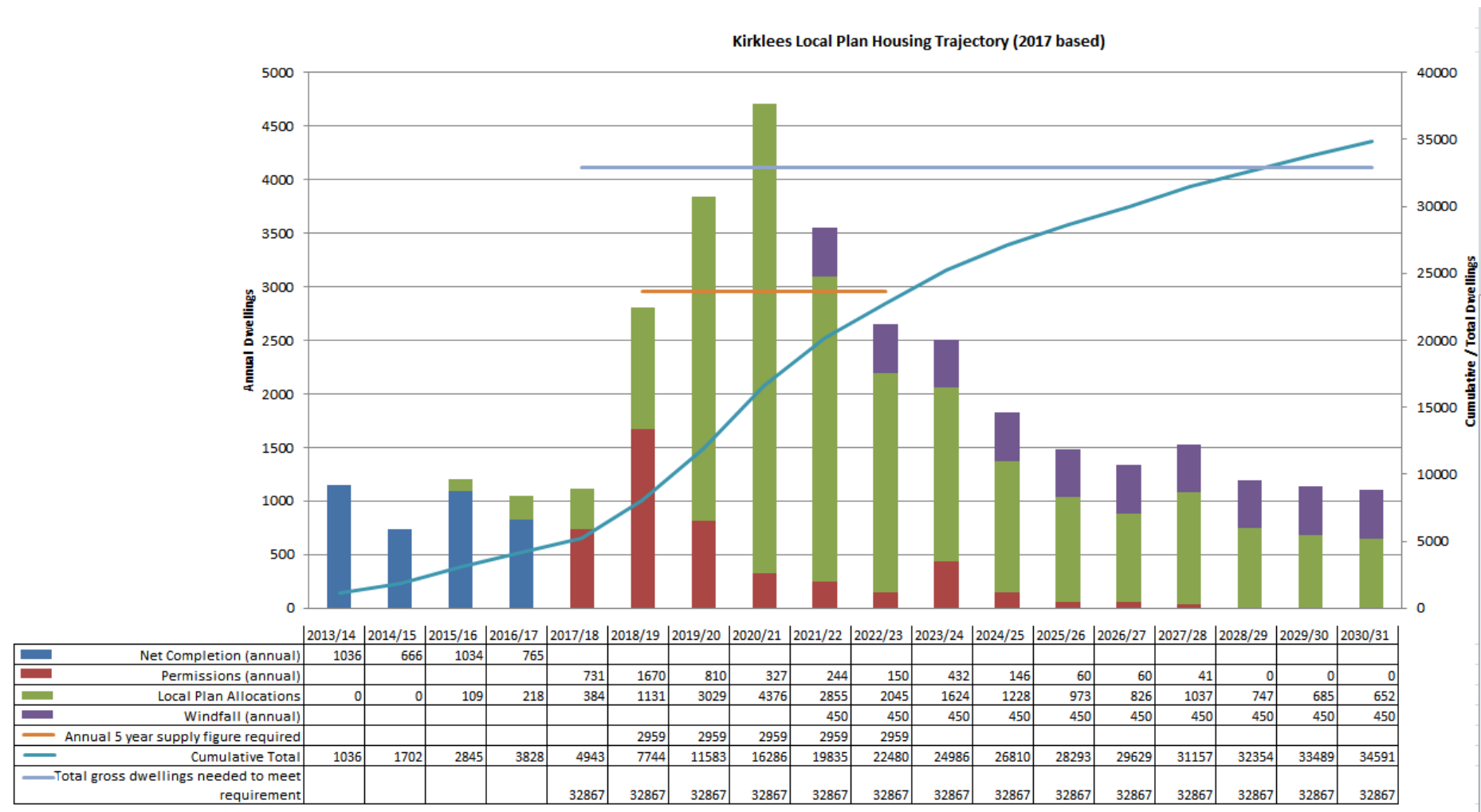
- 3.30 Site constraints have been assessed in accordance with the Site Allocations Methodology (BP22/BP23) including input from technical consultees, both within the council and from external agencies. Where sites have been accepted as housing allocations in the Local Plan, an assessment has been made that constraints can be overcome to allow delivery during the plan period. In some cases this may mean delivery later in the plan period, for example where landowners have specified a timescale when the site will become available for development. The phasing approach reflects the availability of sites in this way.

## **4. Implementation Strategy – Delivering a wide choice of high quality homes**

### **Housing trajectory**

- 4.1 The Local Plan does not include a specific housing allocations phasing policy as such an approach could place an unnecessary constraint on housing delivery. Larger sites should be brought forward with a masterplan including a phasing and implementation plan, in accordance with Local Plan policies.
- 4.2 The Local Plan phasing table (updated to 1<sup>st</sup> April 2017) (appendix 4) and the associated housing trajectory demonstrate that sufficient housing capacity will come forward within the anticipated timescales to meet the Local Plan housing requirement. The phasing table is indicative and it is not intended to be used for Development Management purposes. The revised phasing table uses the assumptions set out in section 3 of this topic paper.
- 4.3 The revised phasing table provides additional information on accepted Local Plan housing sites and larger planning permissions (over 50 units) in relation to developer interest, current planning status and potential delivery. The housing trajectory in Figure 1 is based on the phasing table and illustrates the expected rate of housing delivery throughout the plan period. The housing trajectory also shows the source of the delivery such as planning permissions or Local Plan allocations. It should be noted that Local Plan allocations are still shown as such on the trajectory even once they have received planning permission or yielded completions.

Figure 1 - Local Plan housing trajectory (2017-update)<sup>3</sup>



<sup>3</sup> The trajectory has been updated to reflect changes in Table 1. The council understands that further discussions will take place in relation to site phasing during the Stage 4 hearings. Homes with planning permission but also accepted as Local Plan housing allocations are shown in the “Local Plan Allocations” capacity on the trajectory.

4.4 The updated 2017 Local Plan trajectory and phasing table demonstrate that the local plan housing requirement will be met during the plan period based on the latest available information.

4.5 The Local Plan identifies housing allocations with a capacity of 21,919 of which 327 homes have been built between 2013/14 and 2016/17 leaving 21,592 for the remainder of the plan period. This is compared to the requirement for ~~19,298~~ 19,868 dwellings on Local Plan allocations. As the supply exceeds the requirement there is scope for some flexibility in delivery.

4.6 The Local Plan also seeks to meet the needs of Gypsies and Travellers and Travelling Showpeople, in accordance with the evidence base, by allocating sufficient suitable sites to meet the identified need. Potential sites were assessed in accordance with the Local Plan methodology. The accepted development options are set out in the Local Plan Allocations and Designations document (SD2), Policies Map (SD3) and Accepted Site Options Technical Appraisals document (BD29). Rejected options are set out in the Rejected Site Options Report (LE4) and associated maps (LE3).

#### **Five year housing land supply**

4.7 The housing phasing table provides evidence relating to the anticipated delivery of housing capacity during the plan period. To comply with NPPF requirements (paragraph 47) (NE1), the council must demonstrate five years supply of deliverable housing sites. At 2016/17 the council are unable to demonstrate a five year supply of deliverable housing sites as some of the potential housing capacity is currently within the green belt prior to the adoption of the Local Plan.

4.8 The council have already monitored the housing completions since the Local Plan base date (for 2013/14 – 2016/17) as set out in Table 2. To determine the five year supply position at the adoption of the Local Plan (expected in 2018), an assumption has been made about the housing completions for 2017/18 using the housing trajectory. The actual housing completions for 2017/18 will not be available until Autumn 2018.

4.9 Table 7 demonstrates that such an approach leads to a shortfall of 3,680 dwellings since the 2013 base date of the Local Plan. This shortfall is taken into account in the calculation of the five year supply in Table 9.

*Table 7 – Actual and estimated completions (2013/14 – 2017/18)*

	Actual / estimated	Net completions	Requirement	Shortfall
2013/14	Actual	1036	1730	694
2014/15	Actual	666	1730	1064
2015/16	Actual	1143	1730	<del>588</del> <u>587</u>
2016/17	Actual	983	1730	747
2017/18	Estimated from trajectory	<del>1,142</del> <u>1,115</u>	1,730	<del>588</del> <u>615</u>
Total		<del>4,970</del> <u>4,943</u>	8650	<del>3,680</del> <u>3,707</u>

- 4.10 As there has been persistent under-delivery against past housing targets, the five year supply calculation includes a buffer of 20% to provide a realistic prospect of achieving the planned supply, in accordance with NPPF paragraph 47 (NE1). As set out in Table 8, the five year housing requirement, taking account of shortfall since the Local Plan base date and inclusion of the required 20% buffer is **14,797 14,828 dwellings**.
- 4.11 The anticipated completions for 2017/18 will mostly occur on sites with planning permission at 1<sup>st</sup> April 2017. As such, ~~the remaining capacity from planning permissions has been reduced accordingly in Table 10. To reflect the fact that further permissions will be granted in the intervening period, only a three two years of~~ windfall allowance has been included in the five year supply calculation. This represents a change to EX30.1 which allowed three years of windfall within the five year supply.
- 4.12 The revised Local Plan phasing table (at 1<sup>st</sup> April 2017) states that ~~18,091~~ **17,537** dwellings will be delivered during the five year period following the adoption of the Local Plan (2018/19 to 2022/23), including the windfall allowance. A 10% lapse rate to planning permissions which are not proposed as housing allocations in the Local Plan has been included as well as a demolitions allowance. These reduce the capacity to ~~17,310~~ **16,767** dwellings.
- 4.13 Table 8 demonstrates that the local plan meets the five year supply of deliverable housing capacity for the period 2018/19 – 2022/23.

Table 8 - Five Year Housing Land Supply

	Explanation	Number of homes
<b>Requirement</b>		
Five year housing requirement	Local Plan target of 1,730 per annum x 5	8,650
Shortfall	Shortfall in completions since the start of the Local Plan period (2013/14 – 2017/18)	<del>3,680</del> <u>3,707</u>
20% buffer	As required by paragraph 47 of NPPF if there has been persistent under-delivery	<del>2,466</del> <u>2,471</u>
<b>Total five year requirement</b>		<b><del>14,796</del> <u>14,828</u></b>
<u>Annual requirement for 5 year supply calculation</u>		<u>2,966</u>
<b>Supply<sup>4</sup></b>		
Planning permissions	Capacity expected to be delivered from planning permissions (not allocated within the Local Plan) within the five years from 2018/19 – 2022/23)	<del>3,305</del> <u>3,201</u>

<sup>4</sup> Amendment to the figures for planning permissions capacity and 10% lapse rate to correct a previous error in Table 1 as discussed in the Stage 1 hearings and as set out in examination document ID7.

Local Plan Allocations	Expected delivery from Local Plan housing allocations (from the phasing table)	13,436
Windfall allowance	<del>3</del> <u>2</u> years of windfalls capacity to reflect planning permissions granted which are not currently in the supply	<del>1,350</del> <u>900</u>
<b>Sub-total of deliverable housing capacity</b>		<b><del>18,091</del> <u>17,537</u></b>
Demolitions allowance	90 per annum (2018/19 – 2022/23), projecting forward the trend	-450
10% lapse rate	10% discount applied to planning permissions to recognise that some sites may not come forward as expected	<del>-334</del> <u>-320</u>
<b>Total deliverable housing capacity</b>		<b><del>17,310</del> <u>16,767</u></b>
<b><u>Difference between requirement and supply</u></b>		<b><u>+1,939</u></b>
<b>Supply of deliverable housing capacity</b>	Years of deliverable housing supply compared to the total five year requirement	<b><del>5.85</del> <u>5.65</u></b>

- 4.14 The Local Plan also seeks to meet the five year housing requirement for Gypsies, Travellers and Travelling Showpeople, in accordance with the government's Planning Policy for traveller sites document (NE8) (paragraph 10).

#### **Monitoring housing delivery**

- 4.15 The council will continue to monitor housing completions and planning permissions capacity for housing through the Strategic Housing Land Availability Assessment (SHLAA). The completions (including affordable housing completions) and remaining housing capacity will be reported in the Annual Monitoring Report. Such monitoring will allow an assessment of the progress towards meeting the Local Plan housing requirement including whether the council can continue to demonstrate a five year supply of deliverable housing sites during the plan period. Such monitoring would identify delivery issues and allow actions to be implemented as set out in the Local Plan Strategy and Policies document (SD1).
- 4.16 The council will also monitor the provision of Gypsy and Traveller pitches and plots for Travelling Showpeople through the Annual Monitoring Report including demonstrating whether a five year supply of Gypsy and Traveller and Travelling Showpeople sites can be demonstrated.
- 4.17 Where there is under-performance against the housing trajectory, the council has identified a series of actions in the Local Plan as set out below. It is acknowledged that some of these actions form part of normal council business but the following provides a list of the actions to be taken in the event of under-delivery over a number of years

- discussions with the development industry to explore barriers to delivery;



- exploring opportunities to secure investment in infrastructure to 'unlock' potential housing allocations earlier in the plan period;
- considering renegotiation of Section 106 requirements (a legal agreement which imposes planning obligations) on stalled sites where market conditions have affected viability since planning permission was granted;
- preparation of development briefs and masterplans for larger sites;
- undertaking a review of housing allocations to look for further opportunities and joint working with adjacent local planning authorities, particularly if overall housing completions are failing to meet need across the City Region;
- potential to assist in the delivery of sites through the use of compulsory purchase orders where ownership issues represent barriers to delivery or consideration of local development orders.

### **Affordable housing context**

- 4.18 Affordable housing is defined in NPPF (NE1) as *“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”*
- 4.19 The SHMA calculated the affordable housing annual shortfall figure using an assessment of:
- Households currently in housing which is unsuitable for their use and who are unable to afford to buy or rent in the market (backlog need);
  - New households forming who cannot afford to buy or rent in the market;
  - Existing households expected to fall into need; and
  - The supply of affordable housing through social renting and intermediate tenure stock.
- 4.20 The Housing and Planning Act 2016 put in place the legislative structure for the provision of Starter Homes. The Local Plan housing mix and affordable housing policy (PLP 11) (as set out in SD1, Strategy and Policies) provides sufficient flexibility to accommodate Starter Homes within the scope of the policy once the regulations have been finalised. The Kirklees SHMA recommends that the Council monitors the delivery of Starter Homes within the district in order to evaluate the success of the scheme and the impact of their delivery in Kirklees.
- 4.21 The Kirklees SHMA sets out the shortfall in affordable housing on an annual basis. The affordable housing shortfall of 1,049 homes per annum (over the next five years) provides evidence in support of the inclusion of the Local Plan affordable housing policy (PLP 11). Appendix 6 of this Topic Paper sets out the affordable housing shortfall when considered against different time periods. The Planning Advisory Service<sup>5</sup> set out guidance on interpreting affordable housing need in the context of objectively assessed need, stating that there is no arithmetical way of combining the

<sup>5</sup> ~~Planning Advisory Service—Objectively Assessed Need and Housing Targets (July 2015)~~

~~two calculations (objectively assessed need and affordable housing shortfall) to produce a joined up assessment of overall housing need.~~

- 4.22 The Kirklees SHMA 2016 states that the affordable housing shortfall is an imbalance but not a target. It considers overall need as expressed in the housing register and current supply of affordable housing. As SHMA 2016 (SD18, page 160) states *“In reality, households in need who cannot access the market can pay proportionately more for their housing above suggested affordable thresholds, people can share dwellings to reduce housing costs, and the private rented sector can accommodate households in need.”*
- 4.23 Table 9 below shows the past delivery of affordable housing in Kirklees and shows relatively high levels of delivery in relation to the proportion of market homes built. The Local Plan Affordable Housing and Housing Mix policy (PLP 11) (as set out in SD1, Strategy and Policies) sets out the policy approach to ensuring continuing delivery of affordable housing through the planning system. The council will also continue to explore opportunities to secure affordable housing using other available funding sources.

*Table 9 - Affordable housing completions compared to market housing delivery*

Year	Market (Gross)	Affordable (Gross)	Total (Gross)
2004/05	1263	93	1356
2005/06	1073	69	1142
2006/07	2509	122	2631
2007/08	2345	83	2428
2008/09	1013	204	1217
2009/10	566	215	781
2010/11	914	192	1106
2011/12	751	214	965
2012/13	554	268	822
2013/14	824	320	1144
2014/15	551	180	731
2015/16	1049	155	1204
2016/17	928	121	1049

The approach to the Community Infrastructure Levy (CIL) in Kirklees proposes 4 CIL charging zones. During the Stage One hearings there were some questions whether the 20% affordable housing requirement in Policy PLP 11 can be met within each of these differing areas. The following table shows each of the proposed CIL Charging Areas with examples showing schemes which have met or exceeded the 20% affordable housing threshold.

Table 10 – Examples of planning permissions securing 20% affordable housing within each proposed CIL Charging Area

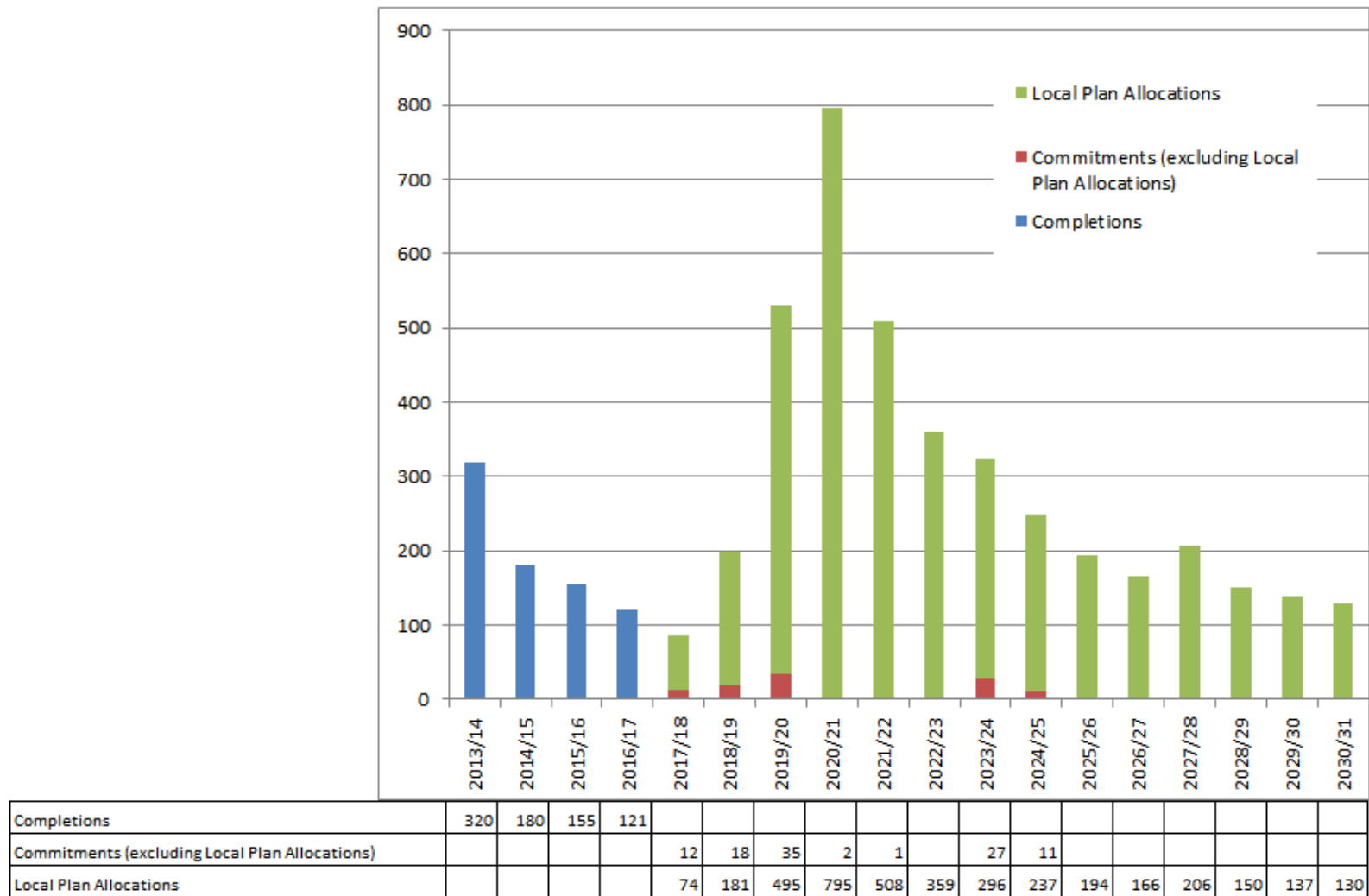
<u>Ref</u>	<u>Date approved</u>	<u>Address</u>	<u>Proposed CIL Zone</u>	<u>Affordable %<sup>6</sup></u>
<u>2014/91628</u>	<u>08/09/2015</u>	<u>Commercial Road, Skelmanthorpe</u>	<u>1</u>	<u>21</u>
<u>2015/90200</u>	<u>10/08/2015</u>	<u>Cross Lane, Stocksmoor</u>	<u>1</u>	<u>41</u>
<u>2016/91158</u>	<u>02/12/2016</u>	<u>North of Flockton WMC, Flockton</u>	<u>1</u>	<u>20</u>
<u>2016/92811</u>	<u>07/03/2017</u>	<u>Flockton Hall Farm, Flockton</u>	<u>1</u>	<u>20</u>
<u>2016/93365</u>	<u>17/02/2017</u>	<u>St Mary's Avenue, Netherthong</u>	<u>1</u>	<u>20</u>
<u>2015/90811</u>	<u>22/10/2015</u>	<u>Woodfield and Southfield, Holmfirth Road, New Mill</u>	<u>1</u>	<u>22</u>
<u>2012/91363</u>	<u>30/10/2012</u>	<u>Healey Lane, Batley</u>	<u>1</u>	<u>100</u>
<u>2017/91361</u>	<u>13/10/2017</u>	<u>Cross Lane, Scholes, Holmfirth</u>	<u>1</u>	<u>21</u>
<u>2013/93879</u>	<u>26/09/2014</u>	<u>Upperthong Lane, Upperthong, Holmfirth</u>	<u>1</u>	<u>56</u>
<u>2017/91623</u>	<u>Approved at planning committee</u>	<u>Dunford Road, Hade Edge, Holmfirth</u>	<u>1</u>	<u>20</u>
<u>2014/93136</u>	<u>08/05/2017</u>	<u>Lindley Moor Road, Huddersfield</u>	<u>2</u>	<u>20</u>
<u>2008/91584</u>	<u>19/06/2008</u>	<u>Miry Lane, Hightown, Cleckheaton</u>	<u>2</u>	<u>50</u>
<u>2013/92583</u>	<u>16/12/2013</u>	<u>Lindley Moor Road, Huddersfield</u>	<u>2</u>	<u>30</u>
<u>2015/93861</u>	<u>13/10/2016</u>	<u>Mill Moor Road, Meltham</u>	<u>3</u>	<u>21</u>
<u>2014/93073</u>	<u>15/02/2017</u>	<u>New Lane, Cleckheaton</u>	<u>3</u>	<u>23</u>
<u>2014/91831</u>	<u>Approved at planning committee</u>	<u>Cockley Hill Lane, Kirkheaton, Huddersfield</u>	<u>3</u>	<u>20</u>
<u>2014/92535</u>	<u>Approved at planning committee</u>	<u>Shop Lane, Kirkheaton, Huddersfield</u>	<u>3</u>	<u>20</u>
<u>2015/90022</u>	<u>16/11/2015</u>	<u>Cleckheaton Bowling Club</u>	<u>4</u>	<u>22</u>
<u>2015/92628</u>	<u>21/01/16</u>	<u>Princess Street, Chickenley, Dewsbury</u>	<u>4</u>	<u>100</u>
<u>2014/90037</u>	<u>08/10/14</u>	<u>Soothill Lane, Batley</u>	<u>4</u>	<u>100</u>
<u>2010/93214</u>	<u>01/07/2011</u>	<u>Britannia Mills, Milnsbridge, Huddersfield</u>	<u>4</u>	<u>50</u>

<sup>6</sup> The planning permissions achieving 100% affordable housing in Table 10 were provided due to grant funding

### **Affordable housing trajectory**

- 4.24 Policy PLP11 of the Local Plan (SD1) seeks to deliver a housing mix to reflect the evidence base set out in the Strategic Housing Market Assessment (SHMA) (SD18), whilst considering viability in accordance with NPPF (paragraph 173) (NE1). The affordable housing shortfall is outlined in the SHMA and provides justification for the Local Plan policy to seek to secure the delivery of affordable housing. This shortfall has been considered alongside viability evidence to set the affordable housing requirement at 20% of the total units on market schemes of more than 10 homes. In addition to affordable housing secured through the planning process, the council will continue to explore other methods of delivering affordable housing such as through the use of grant funding.
- 4.25 The council have produced a trajectory to demonstrate the potential delivery of new affordable housing during the plan period (figure 2). This takes into account the affordable housing completions since the Local Plan base date (1<sup>st</sup> April 2013) as set out in Table 9.
- 4.26 The trajectory also sets out information relating to the affordable housing capacity within extant planning permissions at 1<sup>st</sup> April 2017. The analysis of this remaining capacity has taken into account affordable housing units specified in S106 agreements and planning conditions whilst subtracting those already built. A number of planning applications do not specify the number of affordable units such as those where a commuted sum of money is to be provided for off-site affordable housing provision or provision secured by condition with the number of units yet to be confirmed. In these cases, assumptions have been made to show the likely affordable supply in the trajectory. These assumptions include that 20% of units on outline permissions over 10 dwellings will be affordable and calculating the potential number of affordable units from commuted sums by considering the cost to provide affordable dwellings under the current affordable housing arrangements as set out in the Kirklees Interim Affordable Housing Policy 2016 (LE142). The resulting capacity has been averaged over the three year period from 2017/18 – 2019/20.
- 4.27 The trajectory then projects forward the likely delivery of affordable housing over the remainder of the plan period to 2031 taking into account the site size threshold and requirement set out in the Kirklees Interim Affordable Housing Policy (2016) (LE142) and Policy PLP 11 of SD1 (Strategy and Policies). The trajectory shows a stepped increase in delivery following the early years of the plan. This is to reflect the increase in overall delivery following the adoption of the Local Plan and the implementation of the Local Plan affordable housing policy PLP11 (SD1, Strategy and Policies).

Figure 2 - Local Plan affordable housing trajectory<sup>7</sup>



<sup>7</sup> Updated trajectory to ensure consistency with the overall housing trajectory as requested by the Inspector at the Stage 1 hearings. The council understands that further discussions will take place in relation to site phasing during the Stage 4 hearings.

### **Monitoring affordable housing delivery**

- 4.28 In addition to the affordable housing secured through the planning system there are other opportunities to seek to ensure a greater provision of affordable housing. Such actions include those listed in relation to boosting the supply of market housing as set out in in paragraph 4.17 as well as more bespoke actions to secure affordable housing including:
- Continuing to explore funding mechanisms and delivery programmes outside the planning process to improve delivery including collaboration with other bodies such as the Homes and Communities Agency;
  - Working with Registered Providers through development programmes and aiming to secure affordable housing proposals;
  - Considering whether a higher proportion of affordable housing delivery can be secured on council owned land;
  - Examining the council's estate within town centres to further explore the potential for the provision of affordable residential units;
  - Continued use of the commuted sums from planning permissions to supplement affordable housing delivery;
  - Further considering the implications of the introduction of Starter Homes as low-cost market housing within the definition of affordable housing.
- 4.29 These actions will help to increase the future delivery of affordable housing. Paragraph 4.22 of this paper sets out the SHMA 2016 (SD18) reference that there are further factors to consider such as where households who cannot access the market can pay proportionately more for their housing above the suggested affordable thresholds and house sharing is an option to reduce costs.
- 4.30 The council will continue to monitor and report on affordable housing completions in the Annual Monitoring Report to reflect on the implementation of the Local Plan policy.

## 5. Conclusion

- 5.1 The Local Plan seeks to meet the housing requirement of 31,140 homes during the plan period from 2013-31. This paper has explained the factors considered when calculating the housing capacity required from housing allocations in the Local Plan. Factors considered include completions since the Local Plan base date (1<sup>st</sup> April 2013), taking account of planning permissions, an allowance for windfall and a demolition allowance. This results in a requirement for ~~19,298~~ 19,868 dwellings to be provided on Local Plan housing allocations. The Gypsy, Traveller and Travelling Showperson assessment (LE16) also sets out a requirement for 12 Gypsy and Traveller pitches, 4 Travelling Showperson plots and 8 transit plots.
- 5.2 The assessment of the capacity from accepted housing allocations in the Local Plan has considered density, lead-in times, build rates, proximity of other allocated sites and site-specific constraints. The July 2016 Topic Paper included updating the housing capacity information to 2016, slightly amending the lead in times, changing the starting date for applying lead-in times and taking account of updated information on the planning status of sites since 1<sup>st</sup> April 2016. This revised Housing Supply Topic Paper (September 2017) has updated the housing commitments and completions information to 1<sup>st</sup> April 2017.
- 5.3 The revised phasing table (Appendix 4) and associated housing trajectory (figure 1) demonstrate realistic housing delivery timescales and that the Local Plan housing requirement can be met during the plan period. The phasing table and information in Table 8 of this topic paper also demonstrate that the Local Plan will meet the requirement for a five year supply of deliverable housing capacity from the adoption of the plan.
- 5.4 The Local Plan Strategy and Policies document includes a Housing Mix and Affordable Housing policy (PLP 11) (SD1, Strategy and Policies) which aims to achieve a mix of housing in terms of size, type, tenure and suitability for specific groups of people, to contribute to meeting local needs and to sustainable development in accordance with national planning policy. The affordable housing trajectory (figure 2) sets out the anticipated delivery of affordable housing during the plan period.

## **Appendix 1 - Past delivery on windfall sites**

### Past trends (all site sizes)

Table A1(a) sets out the past delivery on windfall sites of all sizes from 1999-2016 [and Table A1\(b\) provides a breakdown by land type and UDP allocation.](#)

*Table A1(a): Housing completions on windfall sites 1999-2016*

Year	Gross completions	Windfall completions (not on residential gardens)	Windfall percentage
1999/00	1,171	408	34.8%
2000/01	1,045	513	49.1%
2001/02	897	493	55.0%
2002/03	979	638	65.2%
2003/04	1,126	782	69.4%
2004/05	1,356	957	70.6%
2005/06	1,142	923	80.8%
2006/07	2,631	2,043	77.7%
2007/08	2,428	2,054	84.6%
2008/09	1,217	1,080	88.7%
2009/10	781	697	89.2%
2010/11	1,106	906	81.9%
2011/12	965	765	79.3%
2012/13	822	558	67.9%
2013/14	1,144	820	71.7%
2014/15	731	532	72.8%
2015/16	1,204	996	82.8%
Total	20,744	15,165	73.1%



*Table A1(b): Housing completions on windfall sites 2006-2016 (split by land type and UDP allocation)*

	<u>2006-7</u>	<u>2007-8</u>	<u>2008-9</u>	<u>2009-10</u>	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>Total</u>
<b><u>Brownfield Total</u></b>	<b><u>1951</u></b>	<b><u>1939</u></b>	<b><u>1000</u></b>	<b><u>643</u></b>	<b><u>869</u></b>	<b><u>711</u></b>	<b><u>487</u></b>	<b><u>686</u></b>	<b><u>434</u></b>	<b><u>808</u></b>	<b><u>9528</u></b>
<u>Business and Industry</u>	<u>130</u>	<u>85</u>	<u>42</u>	<u>37</u>	<u>118</u>	<u>11</u>	<u>17</u>	<u>20</u>	<u>9</u>	<u>18</u>	<u>487</u>
<u>Provisional Open Land</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Urban Greenspace</u>	<u>0</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>53</u>	<u>0</u>	<u>3</u>	<u>59</u>
<u>Unallocated</u>	<u>1752</u>	<u>1760</u>	<u>925</u>	<u>586</u>	<u>731</u>	<u>672</u>	<u>386</u>	<u>588</u>	<u>412</u>	<u>735</u>	<u>8547</u>
<u>Green Belt</u>	<u>69</u>	<u>91</u>	<u>32</u>	<u>20</u>	<u>19</u>	<u>28</u>	<u>84</u>	<u>24</u>	<u>13</u>	<u>52</u>	<u>432</u>
<b><u>Greenfield Total</u></b>	<b><u>93</u></b>	<b><u>115</u></b>	<b><u>80</u></b>	<b><u>54</u></b>	<b><u>37</u></b>	<b><u>54</u></b>	<b><u>71</u></b>	<b><u>134</u></b>	<b><u>98</u></b>	<b><u>188</u></b>	<b><u>924</u></b>
<u>Business and Industry</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>47</u>	<u>47</u>
<u>Provisional Open Land</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13</u>	<u>21</u>	<u>34</u>
<u>Urban Greenspace</u>	<u>11</u>	<u>34</u>	<u>4</u>	<u>0</u>	<u>21</u>	<u>4</u>	<u>0</u>	<u>49</u>	<u>0</u>	<u>18</u>	<u>141</u>
<u>Unallocated</u>	<u>64</u>	<u>57</u>	<u>55</u>	<u>43</u>	<u>5</u>	<u>30</u>	<u>60</u>	<u>74</u>	<u>71</u>	<u>28</u>	<u>487</u>
<u>Green Belt</u>	<u>18</u>	<u>24</u>	<u>21</u>	<u>11</u>	<u>11</u>	<u>20</u>	<u>11</u>	<u>11</u>	<u>14</u>	<u>74</u>	<u>215</u>
<b><u>Grand Total</u></b>	<b><u>2044</u></b>	<b><u>2054</u></b>	<b><u>1080</u></b>	<b><u>697</u></b>	<b><u>906</u></b>	<b><u>765</u></b>	<b><u>558</u></b>	<b><u>820</u></b>	<b><u>532</u></b>	<b><u>996</u></b>	<b><u>10452</u></b>

Past trends (small sites)

Information relating to past trends on small windfall sites is set out in Table A2(a) and Table A2(b) provides a breakdown by land type and UDP allocation.. This is not available for the same period as Table A1 because of the way the site size information was recorded pre-2006.

Table A2(a): *Housing completions on small windfall sites 2006-2016*

	Windfall completions (below 0.4ha) (not on residential gardens)
2006/07	748
2007/08	721
2008/09	528
2009/10	263
2010/11	248
2011/12	297
2012/13	310
2013/14	391
2014/15	313
2015/16	715
<b>Average</b>	<b>453</b>

**Table A2(b): Housing completions on small windfall sites 2006-2016 (split by land type and UDP allocation)**

	<u>2006-7</u>	<u>2007-8</u>	<u>2008-9</u>	<u>2009-10</u>	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>Total</u>
<b><u>Brownfield Total</u></b>	<b><u>688</u></b>	<b><u>664</u></b>	<b><u>501</u></b>	<b><u>233</u></b>	<b><u>221</u></b>	<b><u>243</u></b>	<b><u>241</u></b>	<b><u>319</u></b>	<b><u>281</u></b>	<b><u>683</u></b>	<b><u>4074</u></b>
<u>Business and Industry</u>	<u>48</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>54</u>
<u>Provisional Open Land</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Urban Greenspace</u>	<u>0</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>6</u>
<u>Unallocated</u>	<u>620</u>	<u>648</u>	<u>479</u>	<u>216</u>	<u>201</u>	<u>213</u>	<u>230</u>	<u>300</u>	<u>270</u>	<u>668</u>	<u>3845</u>
<u>Green Belt</u>	<u>20</u>	<u>13</u>	<u>21</u>	<u>17</u>	<u>19</u>	<u>28</u>	<u>11</u>	<u>18</u>	<u>11</u>	<u>8</u>	<u>166</u>
<b><u>Greenfield Total</u></b>	<b><u>60</u></b>	<b><u>57</u></b>	<b><u>27</u></b>	<b><u>30</u></b>	<b><u>27</u></b>	<b><u>54</u></b>	<b><u>69</u></b>	<b><u>72</u></b>	<b><u>32</u></b>	<b><u>32</u></b>	<b><u>460</u></b>
<u>Business and Industry</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>4</u>
<u>Provisional Open Land</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<u>Urban Greenspace</u>	<u>11</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>13</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>32</u>
<u>Unallocated</u>	<u>35</u>	<u>41</u>	<u>11</u>	<u>21</u>	<u>5</u>	<u>30</u>	<u>58</u>	<u>63</u>	<u>18</u>	<u>16</u>	<u>298</u>
<u>Green Belt</u>	<u>14</u>	<u>16</u>	<u>12</u>	<u>9</u>	<u>9</u>	<u>20</u>	<u>11</u>	<u>9</u>	<u>14</u>	<u>7</u>	<u>121</u>
<b><u>Grand Total</u></b>	<b><u>748</u></b>	<b><u>721</u></b>	<b><u>528</u></b>	<b><u>263</u></b>	<b><u>248</u></b>	<b><u>297</u></b>	<b><u>310</u></b>	<b><u>391</u></b>	<b><u>313</u></b>	<b><u>715</u></b>	<b><u>4534</u></b>

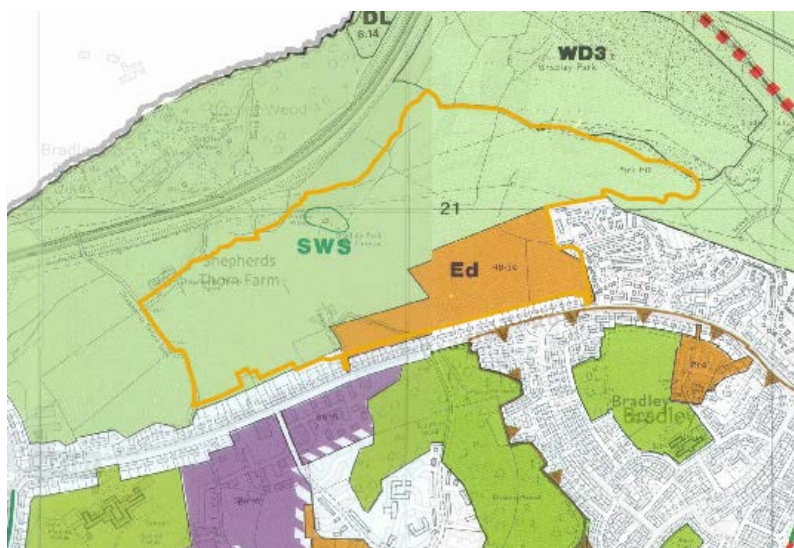
## **Appendix 2 – Specific information for H1747 and H2089**

### **Site H1747 - Bradley**

There is a significant evidence base for this site as set out in the site specific evidence for H1747 (SS2). This includes justification for the allocation as well as delivery information contained in the Bradley masterplan delivery statements (Phase 1 and 2). There is also information relating to transport, drainage, flood risk and ecology to provide more certainty in relation to potential site constraints.

It should be noted that although the majority of H1747 is within the green belt, within the site there is an existing UDP housing allocation (H8.39) which also included potential provision for a school (as set out the Kirklees Unitary Development Plan) (LE1). The delivery of housing on the existing UDP housing allocation is therefore not currently subject to a policy constraint. Figure A1 shows the housing allocation in the context of the current UDP.

**Figure A1: H1747 (orange line) shown in the context of the current Kirklees UDP housing allocation (orange shading) and the green belt**



A Statement of Anticipated Delivery has now been produced for this site (SC002).

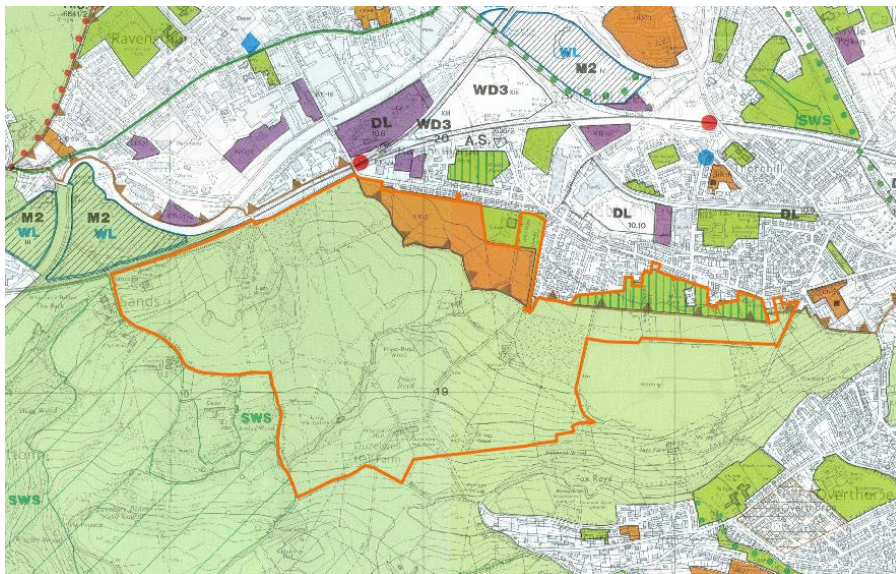
### **Site H2089 - Dewsbury**

There is a significant evidence base for this site as set out in the site specific evidence for H2089 (SS14). This includes a delivery statement, masterplan and a statement relating to access. Although the majority of H2089 is within the green belt, part of the site is an existing UDP housing allocation (H10.5) and part is currently Provisional Open Land (POL) (safeguarded land) in the Kirklees UDP (LE1). Planning permission has been granted on both the UDP housing allocation<sup>8</sup> and the majority of the Provisional Open Land site<sup>9</sup>. Figure A2 shows the housing allocation in the context of the current UDP.

<sup>8</sup> 2016/94118 (Outline application for residential development)

<sup>9</sup> 2016/94117 (Outline application for residential development)

Figure A2: H2089 (red line) shown in the context of the current Kirklees UDP housing allocation H10.5 (orange shading), Provisional Open Land site (dark/light green vertical stripes) and the green belt



A Statement of Common Ground has now been produced for this site (SC004).

### **Appendix 3 – Proportion of growth by sub-area**

Table A3 provides the total proportion of housing growth per sub-area. This shows the amount of dwellings to be provided from gross completions (2013/14 – 2016/17); land with planning permission not yet developed at 01/04/2017 (this figure does not include Local Plan allocations that have permission) and Local Plan allocations. The Local Plan allocations are for housing, mixed use and the land at Storthes Hall (MDGB 2134).

**Table A3: Local Plan land supply by sub-area**

Land Supply (Dwellings)	Batley and Spen	Dewsbury and Mirfield	Huddersfield	Kirklees Rural
Gross Completions (2013/14, 2014/15, 2015/16 and 2016/17) (excluding completions on Local Plan allocations)	826	<del>359</del> 360	1941	<del>675</del> 674
Land with Planning Permission not yet developed - at 01/04/2016	<del>1124</del> 1097	<del>909</del> 804	<del>1484</del> 1482	1288
Local Plan Allocations	5279	3964	7605	5071
Of which, there are the following completions (2013/14 – 2016/17)	36	78	113	100

Table A4 shows the proposed capacity from Local Plan allocations compared to the position in relation to the settlement. A site identified as a settlement extension could include land that is predominantly within the settlement, but makes a small incursion into the Green Belt. An example is H213 (Black Rock Mills) where there is a minor overlap of this site option with the existing green belt. The site detached from the settlement is an accepted major developed site in the green belt option (MDGB2134) at Storthes Hall (indicative capacity of 505 dwellings). Specific information relating to MDGB2134 is set out in SS10.

**Table A4: The position of Local Plan allocations in relation to settlement position**

Settlement Position	Batley and Spen	Dewsbury and Mirfield	Huddersfield	Kirklees Rural
Local Plan Allocations on sites within Settlement	2174	870	3850	3095
Settlement extension (therefore site includes land in the Green Belt)	3105	3094	3755	1471
Site detached from settlement (in the Green Belt)	0	0	0	505

Table A5 shows the source of land for Local Plan allocations. Please note that a number of sites will have more than one source (i.e. UDP housing allocations which also appear in

SHLAA), so the capacity is duplicated and will be significantly higher than the capacity from allocations shown in table A3.

**Table A5: ~~The source~~Sources of Local Plan allocations**

	Batley and Spen	Dewsbury and Mirfield	Huddersfield	Kirklees Rural
SHLAA <sup>10</sup>	4533	3749	7009	3681
UDP POL site	710	62	1850	2875
UDP Housing Site	996	202	2124	575
Call for Sites <sup>11</sup>	4160	3520	5270	4674
Council Owned Site	461	280	2588	157
Priority Employment Areas review of sites	81	104	0	64
Site with full permission	74	432	748	778
Site with outline permission	830	142	866	1438

<sup>10</sup> The SHLAA is an overarching process which includes UDP housing allocations, UDP POL sites, some council owned sites and call for sites submitted prior to the most recent SHLAA. As such, capacity can appear in more than one category in Table A5.

<sup>11</sup> Including call for sites submitted by landowners, members of the public, public sector bodies and other organisations

## **Appendix 4 – Revised Local Plan housing phasing table (2017-based information)**

The phasing table provides an 1<sup>st</sup> April 2017 update to the phasing table in Appendix 3 of SD1 (Strategy and Policies). The phasing table supersedes the version in EX30 (based at 1<sup>st</sup> April 2016) and has been replaced as a whole so the changes are not shown as “tracked changes”

It has been split into the four Local Plan sub-areas each containing 2 lists (Local Plan allocations and planning permission). The site reference numbers for Local Plan allocations are consistent with the Local Plan document. The Kirklees housing monitoring system references have been given for sites with planning permission. Where there is an overlap between a planning permission and a Local Plan housing allocation, the housing phasing capacity has been assigned to the allocation rather than the permission to avoid double-counting.

The phasing tables include the phasing of capacity for all sites. It also contains additional information relating to developer interest and the latest planning position for the Local Plan allocations and for larger planning permissions (over 50 dwellings). This phasing table is indicative only and is not intended to be used for development management purposes.



Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan	
H31	Land to the north west of Woodsome Drive, Fenay Bridge, Huddersfield	2.27	68	#N/A	N/A	No planning application	1		Yes	Yes							30	30	8											
H2684a	Land Adjacent Pennistone Road/Woodsome Park, Lepton, Huddersfield	8.13	286	#N/A	N/A	No planning application. See site specific information provided (SS9).	2		Yes	Yes							50	50	50	50	50	50	36							
H2730a	Land south east of Hermitage Park, Lepton, Huddersfield	8.94	312	#N/A	N/A	No planning application. See site specific information provided (SS9).	2	Redrow Homes	Yes	Yes												20	50	50	50	50	50	42		
H551	Land south of Holme Avenue, Dalton, Huddersfield	0.64	22	2014/92369	Out	Outline permission (2014/92369)	1		No	No						22														
H616	Land west of Fenay Bridge Road, Lepton, Huddersfield	0.94	32	#N/A	N/A	No planning application	1		No	No						15	17													
H684	Land west of Oak Tree Road, Fenay Bridge, Huddersfield	3.53	123	#N/A	N/A	No planning application	1		No	No														30	30	30	33			
H754	Land north west of Forest Road, Almondbury, Huddersfield	0.65	22	2016/90951	Det	Full permission (2016/90951) - Mar 2017	1		No	No					22															
H755	Land north west of Bank End Lane, Dalton, Huddersfield	1.25	43	2016/93985	Out	Outline permission (2014/90160). Subsequent outline (2016/93985) approved Mar 2017	1	Roy Brook (Builders) Ltd	No	No						30	13													
H1679	Land north of Fenay Lane, Almondbury, Huddersfield	7.83	274	#N/A	N/A	No planning application	2		No	Yes							50	50	50	50	50	50	24							
H87	Land west of Lower Quarry Road, Bradley, Huddersfield	0.87	30	#N/A	N/A	No planning application	1	Southdale Homes	No	No						15	15													
H351	Land north of Bradley Road, Bradley, Huddersfield	11.97	381	#N/A	N/A	No planning application. See site specific information provided (SS2).			No	Yes							40	40	40	40	40	40	40	40	40	40	40	21		
H519	Land north and west of Gernhill Avenue, Fixby, Huddersfield	10.79	377	#N/A	N/A	No planning application	2		Yes	Yes							50	50	50	50	50	50	50	50	50	27				
H734	Land to the east of Netheroyd Hill Road, Cowcliffe, Huddersfield	1.96	68	#N/A	N/A	No planning application	1		No	No						15	30	23												
H809	Land north of Ashbrow Road, Brackenhall, Huddersfield	4.65	162	2014/93625	Out	Outline permission (2014/93625)	1		No	No						50	50	50	12											
H1647	Land north of Flint Street, Fartown, Huddersfield	1.29	45	#N/A	N/A	No planning application	1		No	No						15	30													
H1656	Land south of St Thomas Gardens, Bradley, Huddersfield	0.54	18	#N/A	N/A	No planning application	1		No	No						15	3													
H1657	Land north of Deighton Road, Deighton, Huddersfield	2.52	88	#N/A	N/A	No planning application	1		No	No						15	30	30	13											
H1747	Land north of Bradley Road, Bradley, Huddersfield	50.87	1,577	#N/A	N/A	No planning application. Part of this site is allocated for housing in the UDP. A masterplan has been prepared for this site. See site specific information provided (SS2).			No	Yes							120	120	120	120	120	120	120	120	120	140	140	160	177	
H94	Land to the west of Henry Frederick Avenue, Netherton, Huddersfield	3.53	132	#N/A	N/A	No planning application	1	Redrow Homes	Yes	Yes							30	30	30	30	12									
H102	Land to the west of Netherton Moor Road, Netherton, Huddersfield	3.53	123	#N/A	N/A	No planning application	2	Persimmon Homes	Yes	Yes							50	50	23											
H481	Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield	3.34	116	#N/A	N/A	No planning application	1		No	No						15	30	30	30	11										
H660	Land east of Netherton Moor Road, Netherton, Huddersfield	4.45	155	#N/A	N/A	No planning application	2	Persimmon Homes	Yes	Yes									27	50	50	28								
H764	Land west of Sunningdale Road, Crosland Moor, Huddersfield	0.62	21	#N/A	N/A	No planning application	1		No	No						15	6													

Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan	
H1783	Land east of Thewlis Lane, Crosland Hill, Huddersfield	14.11	243	#N/A	N/A	No planning application. This site is currently a mineral extraction site (2013/90793) therefore phasing has been adjusted accordingly	2		No	No														43	50	50	50	50	257	
H216	Land west of Shop Lane, Kirkheaton, Huddersfield	1.41	48	#N/A	N/A	Outline application pending (2014/92535)	1	Hartley Property Trust	No	No						15	30	3												
H276	Land west of Moorside Road, Kirkheaton, Huddersfield	0.95	33	#N/A	N/A	No planning application	1		No	No						15	18													
H439	Land south west of Cockley Hill Lane, Kirkheaton, Huddersfield	2.01	60	#N/A	N/A	Full application pending (2014/91831)	1		No	No						15	30	15												
H737	Land west of Stead Lane, Kirkheaton, Huddersfield	2.50	87	#N/A	N/A	No planning application	1	Redrow Homes	Yes	No						15	30	30	12											
H215	Land north of Edgerton Road, Edgerton, Huddersfield	2.01	41	2014/93014	Out	Reserved matters permission (2017/90190) - Apr 2017	1		No	No					30	11														
H121	Land north of New Hey Road, Salendine Nook, Huddersfield	0.43	15	#N/A	N/A	No planning application	1		No	No															15					
H201	Land east of Laund Road, Lindley, Huddersfield	0.82	21	2012/92070	Det	Under construction	1	Conroy Brook (Developments) Ltd	No	No				12	9															
H202	Land north of New Hey Road, Salendine Nook, Huddersfield	0.55	19	2015/90452	Out	Outline permission (2015/90452) - May 2016	1		No	No						19														
H292	Land adjacent Hollyfield Avenue, Quarmbly, Huddersfield	0.77	27	2015/91093	Out	Outline permission (2015/91093)	1		No	No						27														
H623	Land east of Weatherhill Road, Birchencliffe, Huddersfield	1.07	37	#N/A	N/A	No planning application	1		No	No						15	22													
H706	Land east of Halifax Road, Birchencliffe, Huddersfield	12.91	392	2014/93039	Out	Full application pending - part (2017/90180)	2	Harron Homes (part)	Yes	No						50	50	50	50	50	50	50	50	42						
H789	Land west of Tanyard Road, Salendine Nook, Huddersfield	0.75	26	#N/A	N/A	No planning application	1		No	No															26					
H790	Land east of Fern Lea Road, Lindley, Huddersfield	0.84	29	#N/A	N/A	No planning application	1		No	No						15	14													
H1694	Land west of Lidgett Street, Lindley, Huddersfield	0.58	20	2014/93632	Out	Outline permission (2014/93632)	1		No	No						20														
H101	Land north of Jackroyd Lane, Newsome, Huddersfield	4.29	150	#N/A	N/A	No planning application	1		No	No						15	30	30	30	30	15									
H1811	Land south east of Blue Bell Hill, Newsome, Huddersfield	2.38	82	#N/A	N/A	No planning application	1		No	No						15	30	30	7											
H1731a	Land Adjacent Orchard Terrace, Newsome, Huddersfield	0.53	18	#N/A	N/A	No planning application	1		No	No						15	3													
H1935	Land south of Cambridge Road, , Huddersfield	1.27	44	#N/A	N/A	No planning application	1		No	No						15	29													
H3350	Land east of Shop Lane, Kirkheaton, Huddersfield	2.04	70	#N/A	N/A	No planning application	1	JRP Consultants for Hartley Quality Homes	No	Yes								30	30	10										
H2594a	Minerva Works Crossley Lane, Kirkheaton, Huddersfield	6.33	194	2011/91152	Det	Part of the site has full permission (2011/91152) and the remainder has outline permission (2015/90430)	1	Hartley Quality Homes	No	No						30	30	30	30	30	30	14								
H3405	Land to the north west of Ruth Street, Newsome, Huddersfield	1.08	69	#N/A	N/A	PP to convert building to residential, however the building has been demolished following fire.	1		No	No						15	30	24												
H1728a	Land Adjacent Plantation Drive, Newsome, Huddersfield	3.11	108	#N/A	N/A	No planning application	1		No	No						15	30	30	30	3										

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H2685	Stile Common Infant School, Plane Street, Newsome, Huddersfield	0.94	32	#N/A	N/A	Outline application pending (2014/92925)	1		No	No						15	17													
MX1903	Land south of Blackmoorfoot Road, Crosland Moor, Huddersfield	4.49	200	2014/93099	Out	Outline planning permission (2014/930994)	2		No	No						50	50	50	50											
MX1930	Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield	12.65	441	#N/A	N/A	No planning application. See site specific information provided (SS1)	2		No	No									44	80	80	80	80	77						
MX2101	Land east of Southgate, , Huddersfield	1.33	46	#N/A	N/A	No planning application	1		No	No						15	30	1												
MX1911	Land south of Lindley Moor Road, Lindley, Huddersfield	17.46	533	2014/93136	Det	Numerous planning applications /permissions including full permission 2014/93136 (252 dwellings) (under construction), full planning application pending (2016/92055, 109 dwellings). Employment permissions have also been granted on parts of this mixed use site.	3	Harron Homes, Taylor Wimpey, Persimmon	Yes	No			38	63	50	80	80	80	50	50	42									
MX1906	Land north of Trinity Street, , Huddersfield	1.29	45	#N/A	N/A	No planning application	1		No	No						15	30													

**Sites grouped together for phasing**

- Sites H1747 and H351 at Bradley
- Sites H102 and H660 at Netherton
- Sites H2730a and H2684a at Lepton

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

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60456	Land to the north of 25, Fenay Drive, Fenay Bridge, Huddersfield	0.06	1	2006/90484	Det																1								
60476	Land to the east of 54, Rowley Lane, Lepton, Huddersfield	0.03	1	2014/91123	Det										1														
60544	76, Lascelles Hall Road, Lascelles Hall, Huddersfield	0.23	5	2010/92684	Ext																5								
60580	122, Woodlands Road East, Fenay Bridge, Huddersfield	0.04	1	2015/91189	Det										1														
60675	Adjacent 6, Common End Lane, Lepton, Huddersfield	0.096	1	2016/91761	Out												1												
60684	Adjacent 16, Longdon Avenue, Lepton, Huddersfield	0.041	1	2016/93998	Det										1														
60685	Land adjacent to 1, Highroyd, Lepton, Huddersfield	0.043	1	2016/94065	Det										1														
60686	108, Lascelles Hall Road, Lascelles Hall, Huddersfield	0.13	1	2015/93922	Det										1														
60687	Adjacent 109, Wakefield Road, Fenay Bridge, Huddersfield	0.02	1	2016/90062	Det										1														
80087	6, Stafford Hill Lane, Kirkheaton, Huddersfield	0.11	1	2014/92858	Det										1														
80092	8, Carr Mount, Kirkheaton, Huddersfield	0.126	2	2014/92181	Det										2														
80094	6, Prospect Cottage, Kirkheaton, Huddersfield	0.02	1	2014/90642	Det										1														
80095	North West Of Heaton Lodge Cottages, Helme Lane, Colnebridge, Huddersfield	0.14	1	2014/92076	Det										1														
80096	19, Lane Side, Kirkheaton, Huddersfield	0.109	2	2015/93178	Det										2														
80098	7/9, Hillside, Kirkheaton, Huddersfield	0.075	1	2016/91556	Det										1														
O0113	Land adjacent to 3, Station Road, Bradley, Huddersfield	0.02	1	2016/93896	Det										1														
O0120	Former gas Works Site, Gas Works Street, , Huddersfield	0.13	27	2007/94438	Out											27													
O0121	1 & 3, Willow Lane, Fartown, Huddersfield	0.008	1	2016/92831	Det										1														
O0126	30 Former Palace Theatre, Kirkgate, , Huddersfield	0.12	17	2013/93956	Det									17															
O0128	Southern part of 9, Westgate, , Huddersfield	0.01	2	2012/93673	Det									2															
O0129	Land south west of 3, Station Road, Bradley, Huddersfield	0.06	3	2016/93896	Det										3														
O0130	Somerset Arms 53, Wakefield Road, Moldgreen, Huddersfield	0.039	1	2012/90723	Det									1															
O0139	Garage/store 9, Westgate, , Huddersfield	0.01	1	2014/93395	Det										1														
O0141	239, Leeds Road, , Huddersfield	0.013	2	2015/93090	Det										2														
O0142	The George Hotel, St Georges Square, , Huddersfield	0.115	11	2014/90692	Det										11														
O0143	3, Brooks Yard, , Huddersfield	0.006	1	2015/93973	Det										1														
O0144	Land to the south of 72, Whitacre Street, Deighton, Huddersfield	0.05	2	2016/93994	Out											2													
O0145	63, Deighton Road, Deighton, Huddersfield	0.342	1	2015/93290	Out											1													
O0146	6-8, John William Street, , Huddersfield	0.038	6	2016/92187	Det										6														

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O0147	Auto Electrical Services 29-31, Thistle Street, , Huddersfield	0.011	2	2016/91969	Det										2															
O0149	5-9, Brooks Yard, , Huddersfield	0.008	3	2017/90026	Det										3															
O0150	Oneills Sports Bar 2, Brooks Yard, , Huddersfield	0.017	4	2016/92361	Det										4															
O0151	9, Ramsden Street, , Huddersfield	0.033	5	2016/92084	CJPD										5															
O0152	411, Leeds Road, , Huddersfield	0.019	1	2016/91512	Det										1															
P0028	Land to the north of 48 52, Mountjoy Road, Edgerton, Huddersfield	0.177	1	2014/93029	Out											1														
P0029	Housing Allocation H8.7, Deveron Grove, Edgerton, Huddersfield	3.127	41	2014/93014	Out	Overlap with H215																								
P0122	Land to the east of 27, Woodthorpe Terrace, , Huddersfield	0.1	7	2014/91718	Det										7															
P0239	Heaton Park House, Heaton Park House Heaton Road, Gledholt, Huddersfield	0.4	2	2011/91844	Ext																2									
P0242	8, Edgerton Green, Edgerton, Huddersfield	0.07	1	2012/90189	Ext																1									
P0291	2, Gorse Road, Marsh, Huddersfield	0.02	1	2011/92075	Det									1																
P0299B	62, Church Street, Paddock, Huddersfield	0.07	5	2010/91228	Ext																5									
P0300	60, Gledholt Bank, Gledholt, Huddersfield	0.03	1	2016/90577	Det										1															
P0323A	The Gables, Thornhill Road, Edgerton, Huddersfield	0.175	1	2010/91869	Det									1																
P0323B	Land within the curtilage of The Gables, Thornhill Road, Edgerton, Huddersfield	0.509	1	2012/93763	Det									1																
P0343	53, Brow Road, Paddock, Huddersfield	0.062	2	2015/91017	Out											2														
P0345	44 48, Westgate, , Huddersfield	0.031	1	2013/90650	Det									1																
P0347	16A First Class Nursery, Portland Street, , Huddersfield	0.011	1	2015/92663	Det										1															
P0350	84 Fitzwilliam House, Fitzwilliam Street, , Huddersfield	0.042	4	2015/91243	Det									4																
P0352	Land north and west of 128, Gledholt Bank, Paddock, Huddersfield	0.013	3	2016/94203	Det										3															
P0353	26, Wentworth Street, , Huddersfield	0.069	1	2012/92776	Det									1																
P0363	1, Belmont Street, , Huddersfield	0.03	1	2014/91453	Det									1																
P0365	128, Trinity Street, , Huddersfield	0.02	2	2016/91523	Det										2															
P0367	2 to 4, Portland Street, , Huddersfield	0.022	4	2014/93061	Det										4															
P0369	12, Wren Street, Paddock, Huddersfield	0.046	3	2015/90931	Det										3															
P0370	Cote Royd House 7, Halifax Road, Edgerton, Huddersfield	0.38	7	2015/91154	Det										7															
P0375	80, Fitzwilliam Street, , Huddersfield	0.044	4	2015/90298	Det										4															
P0377	Gamma House, Henry Street, , Huddersfield	0.05	1	2015/92914	Det										1															
P0378	Adjacent Marsh Conservative Club, Abb Street, Marsh, Huddersfield	0.031	1	2015/93638	Out											1														

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P0380	18, Market Street, Paddock, Huddersfield	0.014	1	2016/91060	Det										1														
P0381	Garages off, Cleveland Road, Edgerton, Huddersfield	0.026	1	2016/93136	Det										1														
P0383	1, Sparks Road, Oakes, Huddersfield	0.174	10	2016/93628	Out											10													
P0384	Rear of 10a/10b, Grasmere Road, Gledholt, Huddersfield	0.116	4	2016/91463	Out											4													
Q0021G	Land to the west of 93, Croft Gardens, Birkby, Huddersfield	0.14	1	2014/92963	Out											1													
Q0070	Housing Allocation H8.34, Fixby Road, Fixby, Huddersfield	1.15	1	2009/92237	Det									1															
Q0159	Land to the east of 70 84, Broomfield Road, Fixby, Huddersfield	0.16	1	2014/93689	Det										1														
Q0183	Land to the east of 14, Netheroyd Hill Road, Fixby, Huddersfield	0.04	1	2014/92650	Out											1													
Q0202	Land to the east of 220, Halifax Old Road, Birkby, Huddersfield	0.07	1	2011/92860	Ext															1									
Q0205	Land to the north-west of 71, Lightridge Road, Fixby, Huddersfield	0.09	1	2016/91983	Out												1												
Q0224	Land to the north and west of 270, Cowcliffe Hill Road, Fixby, Huddersfield	0.08	1	2016/91695	Det											1													
Q0228	3 & 4, Back Beacon Street, Birkby, Huddersfield	0.01	1	2015/90245	Det											1													
Q0229	47, Wheathouse Road, Birkby, Huddersfield	0.025	2	2014/91490	Det											2													
Q0244	Lower car park Birkby Grange, Birkby Hall Road, Birkby, Huddersfield	0.7	12	2015/90721	Det											12													
Q0258	Thirnhill Arms 229, Bradford Road, Fartown, Huddersfield	0.047	3	2012/90330	Det									3															
Q0261	349, Bradford Road, , Huddersfield	0.03	1	2016/91990	Det											1													
Q0268	41, Ashbrow Road, , Huddersfield	0.452	13	2014/92363	Out												13												
Q0272	14, Broomfield Road, Fixby, Huddersfield	0.11	1	2015/91837	Det											1													
Q0273	12, Central Avenue, Fartown, Huddersfield	0.052	3	2014/90652	Det											3													
Q0274	Land to the north of 160, Birkby Hall Road, Birkby, Huddersfield	0.061	2	2016/91223	Det											2													
R0068	Housing Allocation H8.33, Ashbrow Road, Sheepridge, Huddersfield	4.448	207	2014/93625	Out	Overlap with H809																							
R0098	140-142, Deighton Road, Deighton, Huddersfield	0.101	1	2014/92412	Det											1													
R0106	Sheepbridge Post Office 86, Sheepbridge Road, , Huddersfield	0.048	3	2014/91303	Det											3													
R0111	52 to 54, Bradley Road, Bradley, Huddersfield	0.088	1	2015/90982	Det											1													
R0113	Land to the north of 32, Bradley Road, Bradley, Huddersfield	0.575	9	2016/91688	Out												9												
R0114	The Woolpack 190, Deighton Road, Deighton, Huddersfield	0.054	1	2016/91778	Det									1															
S0046B	Land to the north of 32, Rawthorpe Terrace, Rawthorpe, Huddersfield	0.08	8	2015/93569	Det											8													
S0071A	Parcel A Housing Allocation H8.45, Crossley Lane, Dalton, Huddersfield	2.329	60	2011/91152	Det										30	30													

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S0112	Parcel C Land to the north of, Crossley Lane, Dalton, Huddersfield	1.01	36	2011/91152	Det	Overlap with H2594a																							
S0113	Parcel B Land to the north west of, Cold Royd Lane, Dalton, Huddersfield	0.88	35	2011/91152	Det	Overlap with H2594a																							
S0122	267 - 269, Wakefield Road, Moldgreen, Huddersfield	0.021	2	2013/93640	Det									2															
S0123	18-22, Jagger Hill, , Huddersfield	0.625	1	2013/92361	Det									1															
S0126	Land North and South of, Crossley Lane, Dalton, Huddersfield	4.191	126	2015/90430	Out	Overlap with H2594a																							
S0127	10, Broad Lane, Moldgreen, Huddersfield	0.238	26	2016/90551	CJPD										26														
S0129	First Floor 589a, Wakefield Road, Waterloo, Huddersfield	0.015	1	2016/90903	CJPD										3														
S0131	Highroyd Care Home, Highroyd Lane, Moldgreen, Huddersfield	0.12	2	2016/93274	Det										2														
S0132	Deal House 603, Wakefield Road, Waterloo, Huddersfield	0.227	3	2015/93799	Det									3															
T0029	Land to the south of 1 - 23, Holme Avenue, Dalton, Huddersfield	0.642	19	2014/92369	Out	Overlap with H551																							
T0082	Land to the west of 1 - 3, Beaumont Street, Moldgreen, Huddersfield	0.038	3	2012/93659	Det									3															
T0123	Land adjacent 152, Fleminghouse Lane, Almondbury, Huddersfield	0.077	1	2016/92746	Out											1													
T0182	12, Bank End Lane, Almondbury, Huddersfield	1.245	41	2016/93985	Out	Overlap with H755																							
T0199	44, Kaye Lane, Almondbury, Huddersfield	0.038	1	2015/93353	Det										1														
T0203	Oaklands Resource Centre, Coach House Drive, Dalton, Huddersfield	0.161	2	2016/91363	Det										2														
T0207	3, 5 and 7, Westgate, Almondbury, Huddersfield	0.209	6	2015/90394	Det										6														
T0208	18, Somerset Crescent, Moldgreen, Huddersfield	0.012	6	2015/91073	Det										6														
T0209	82, Forest Road, Dalton, Huddersfield	0.065	1	2015/93304	Det										1														
T0210	126, Ravensknowle Road, Dalton, Huddersfield	0.031	4	2014/93980	Det										4														
T0212	5, Thorpe Lane, Almondbury, Huddersfield	0.102	1	2016/93357	Det										1														
T0213	Land on, Forest Road, Almondbury, Huddersfield	0.647	27	2016/90951	Det	Overlap with H754																							
U0118	Land to the south of 30, Manor Street, Ashenhurst, Huddersfield	0.034	2	2015/92805	Out											2													
U0224	Land to the south of Fairfield Mills, Colne Road, , Huddersfield	0.39	30	2012/90591	Det										30														
U0231	Land to the west of Fenwick House, Colne Road, , Huddersfield	0.23	38	2012/90591	Det										30	8													
U0254	The Crimea PH 84, Cross Lane, Primrose Hill, Huddersfield	0.06	1	2012/92113	Det									1															
U0265	34, Longley Lane, Almondbury, Huddersfield	0.02	1	2016/91989	Det									1															
U0266	Land to the north of 83, Jackroyd Lane, Newsome, Huddersfield	0.1	1	2016/90686	Det										1														
U0271	1, Occupation Road, Newsome, Huddersfield	0.035	1	2009/92642	Ext																1								

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U0283A	Phase 1 residential Waterfront Quarter, Chapel Hill and Manchester Road, , Huddersfield	0.212	290	2015/92411	Det	Commentary on planning permissions over 50 dwellings: This site is adjacent to U0283B and has a recent planning permission for one block of student accommodation.									50	50	50	50	50	50	40								
U0283B	Phase 1 Waterfront Quarter, Chapel Hill and Manchester Road, , Huddersfield	0.474	252	2014/90411	Det	Commentary on planning permissions over 50 dwellings: This site comprises one block of selfcontained student accommodation units (under construction)								50	50	50	50	50	2										
U0286	Armitage Bridge Lodge, Armitage Road, Armitage Bridge, Huddersfield	0.14	1	2012/91954	Det									1															
U0294	1, Hillside Crescent, Newsome, Huddersfield	0.047	2	2011/92731	Ext																2								
U0307	Fly Boat Inn 6, Colne Street, Aspley, Huddersfield	0.03	3	2012/91654	Det									3															
U0312	Ramsden House, New Street, , Huddersfield	0.118	45	2014/93905	Det										30	15													
U0315	47a, Colne Road, , Huddersfield	0.164	10	2016/91757	Det									10															
U0317	46, Towngate, Newsome, Huddersfield	0.006	1	2014/91659	Det									1															
U0320	46, Stile Common Road, Primrose Hill, Huddersfield	0.032	2	2014/92919	Det										2														
U0321	52, Wakefield Road, , Huddersfield	0.059	45	2016/91626	Det										30	15													
U0322	5, Moss Street, Newsome, Huddersfield	0.039	4	2015/92806	Out											4													
U0323	Land South Broomfield House, Firth Street, , Huddersfield	0.103	40	2016/92767	Det									30	10														
U0324	West of Queensgate House, Queensgate, , Huddersfield	0.274	60	2014/91958	Out	Commentary on planning permissions over 50 dwellings: Recent outline planning permission (approved 09/07/15). Awaiting reserved matters application.										30	30												
U0326	49, Colne Road, , Huddersfield	0.051	3	2013/90796	Det									3															
U0328	Phase 1 Waterfront Quarter, Chapel Hill and Manchester Road, , Huddersfield	0.096	168	2016/91026	Det	Commentary on planning permissions over 50 dwellings: Recent planning permission (2016/91026, approved 27/01/17) for one block of student accommodation									30	30	30	30	30	18									
U0329	St Stephens Church, Victoria Road, Lockwood, Huddersfield	0.172	1	2016/90940	Det										1														
U0330	201, Longley, Lowerhouses, Huddersfield	0.013	1	2016/94247	Det									1															
U0331	Milnes Butchers 83, Longley Road, Lowerhouses, Huddersfield	0.021	1	2016/92735	Det										1														
U0332	38, Wakefield Road, Aspley, Huddersfield	0.081	14	2015/91642	Det										14														
U0334	Land to the north of 27A, Prince Street, Primrose Hill, Huddersfield	0.022	1	2016/90321	Det										1														
U0335	61, Newsome Road, Newsome, Huddersfield	0.023	4	2016/93432	Det										4														
V0198	Grounds of 68, Dryclough Road, Crosland Moor, Huddersfield	0.05	1	2011/92210	Det										1														



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V0210	Land to the south of 19, Yew Green Avenue, Lockwood, Huddersfield	0.06	1	2007/94560	Det									1																
V0237	Former Paddock Field Mill, Off Row Street, Crosland Moor, Huddersfield	0.49	19	2015/92227	Det									19																
V0271	Top of Hill Farm, School Hill, Crosland, Huddersfield	0.301	5	2015/92039	Det									5																
V0283	Land adjacent 97, Bourne View Road, Netherton, Huddersfield	0.386	1	2014/93641	Det										1															
V0287	Barn West of 11b, Dry Clough Road, Crosland Moor, Huddersfield	0.02	1	2014/90527	Det									1																
V0288	The old Farmhouse 31, Bourn View Road, Neatherton, Huddersfield	0.069	1	2013/92090	Out											1														
V0292	Former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield	9.202	200	2014/93099	Out	Overlap with MX1903																								
V0293	6, Dryclough Road, Crosland Moor, Huddersfield	0.069	1	2015/92323	Out											1														
V0294	Spring Farm, Nether Moor Road, , Huddersfield	0.035	1	2015/92893	Det									1																
V0297	Craig Heath 7, Beaumont Park Road, Beaumont Park, Huddersfield	0.081	1	2016/92786	Out											1														
Z0254	Housing Allocation H8.60, New Hey Road, Salendine Nook, Huddersfield	0.615	22	2015/90452	Out	Overlap with H202																								
Z0258	Housing Allocation H8.59, Laund Road, Lindley, Huddersfield	0.8	9	2012/92070	Det	Overlap with H201																								
Z0263A	Housing Allocation H8.17 (phase 1), Cowrakes Road, Lindley, Huddersfield	10.561	18	2011/91519	Det									18																
Z0263B	Housing Allocation H8.17 (Phase 2), Cowrakes Road, Lindley, Huddersfield	0.961	8	2011/91519	Det									8																
Z0300	Land within the curtilage of 120, Laund Road, Lindley, Huddersfield	0.24	10	2014/93584	Det										10															
Z0333	Land to the north of 29, Moorlands Crescent, Mount, Huddersfield	0.02	1	2011/91654	Ext																1									
Z0348	87, Wellington Street, Oakes, Huddersfield	0.01	2	2007/94121	Ext																2									
Z0357	Middle Burn Farm, Burn Road, Birchencliffe, Huddersfield	0.07	1	2014/91117	Det	Overlap with H706																								
Z0363	Land adjacent to 269, New Hey Road, , Huddersfield	0.03	1	2015/92955	Det										1															
Z0371	Land to the rear of 126, Halifax Road, Birchencliffe, Huddersfield	0.02	1	2008/93978	Ext																1									
Z0374	Land adjacent to 320, New Hey Road, Oakes, Huddersfield	0.081	1	2016/90141	Out											1														
Z0382	21, Thorncliffe Street, Lindley, Huddersfield	0.01	1	2011/91636	Det									1																
Z0390	Land north of 79, Baker Street, Oakes, Huddersfield	0.009	1	2016/90181	Det											1														
Z0398	12 POL, Warren House Lane, Birchencliffe, Huddersfield	0.08	1	2013/90267	Det											1														
Z0399	3, Cowrakes Road, Lindley, Huddersfield	0.347	1	2012/91560	Det											1														
Z0401	2A, Haigh House Hill, Lindley Moor, Huddersfield	0.058	1	2016/90468	Det									1																
Z0402	6, Inglewood Avenue, Birkby, Huddersfield	0.105	1	2013/93939	Det											1														

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Z0403	North East of 30, New HeyRoad, , Huddersfield	0.025	1	2014/91931	Out											1													
Z0408	B8.1, Lindley Moor Road, , Huddersfield	10.7	151	2014/93136	Det	Overlap with MX1911																							
Z0409	Land at Ainley Top, Yew Tree Road and Burn Road, , Huddersfield	9.821	190	2014/93039	Out	Overlap with H706																							
Z0410	Oakmead 1C, Lidgett Street, , Huddersfield	0.784	14	2014/93632	Out	Overlap with H1694																							
Z0411	Land South of 42 50, Hollyfield Avenue, Quarmby, Huddersfield	0.769	22	2015/91093	Out	Overlap with H292																							
Z0412	Land North of 40, Adam Court, , Huddersfield	0.04	1	2016/90215	Out											1													
Z0413	rear 2, Romsey Close, Lindley, Huddersfield	0.207	1	2015/91428	Det										1														
Z0419	2-4, Peat Ponds, Salendine Nook, Huddersfield	0.347	6	2016/91309	Out											6													
Z0420	98, Burn Road, Birchencliffe, Huddersfield	0.719	4	2016/90073	Out	Overlap with H706																							

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H307	Land to the east of Long Lane, Earlsheaton, Dewsbury	0.45	15	#N/A	N/A	No planning application	1		Yes	Yes							15												
H367	Magma Ceramics Preston Street, Earlsheaton, Dewsbury	1.16	40	#N/A	N/A	No planning application	1		No	No														30	10				
H559	Land to the east of Leeds Road, Chidswell, Batley	7.98	279	#N/A	N/A	No planning application	2	Barratt Homes	Yes	Yes							50	50	50	50	50	29							
H813	Land st School Street, Chickenley, Dewsbury	1.92	49	2015/92628	Det	Under construction	1	Quality Social Housing	No	No				30	19														
H1937	Cliff Street, , Dewsbury	1.36	47	#N/A	N/A	No planning application	1		No	No						15	30	2											
H2148	Land at Providence Street, Earlsheaton, Dewsbury	0.86	30	#N/A	N/A	No planning application	1		No	No						15	15												
H776	Land at Oxford Road and Reservoir Street, , Dewsbury	0.77	26	#N/A	N/A	No planning application	1		No	No						15	11												
H778	Land off Huddersfield Road, , Dewsbury	0.51	11	2013/93196	Out	Outline permission (2013/93196) Reserved matters pending (2017/92947)	1		No	No					11														
H1664	Red Laithes Court Red Laithes Lane, Ravensthorpe, Dewsbury	0.45	15	#N/A	N/A	No planning application	1		No	No						15													
H85	Land to the north of 10 Kimberley Street, Thornhill Lees, Dewsbury	0.63	22	#N/A	N/A	No planning application	1		No	No						15	7												
H95	Land East of The Combs Hall Lane, Thornhill, Dewsbury	0.52	18	#N/A	N/A	No planning application	1		No	No						15	3												
H192	Headfield Mills Savile Road, Savile Town, Dewsbury	1.02	35	#N/A	N/A	No planning application	1		No	No						15	20												
H269	Land north west of Forge Lane, Thornhill Lees, Dewsbury	2.64	93	#N/A	N/A	No planning application	1		No	No						15	30	30	18										
H1754	Land off Smithy Parade, , Dewsbury	0.62	21	#N/A	N/A	No planning application	1		No	No						15	6												
H661a	Land east of High Street, Hanging Heaton, Batley	1.76	61	#N/A	N/A	No planning application	1		No	Yes							30	30	1										
H1660	Land at Heckmondwike Road / Staincliffe Road, Dewsbury Moor, Dewsbury	1.79	62	#N/A	N/A	No planning application	1		No	No						15	30	17											
H2576	South of Red Deer Park Lane, Bristfield, Dewsbury	1.18	42	#N/A	N/A	No planning application	1		No	Yes							30	12											
H2646	Lock Street, Thornhill, Dewsbury	2.72	104	2013/90249	Out	Outline permission (2013/90249)	1		No	No						30	30	30	14										
H46	Land to the south west of Dewsbury Rams RLFC Owl Lane, Shaw Cross, Dewsbury	13.84	206	2014/90780	Det	Under Construction	2	Harron Homes	Yes	Yes			66	12	50	50	28												
H3379	Land to the north of Hall Lane, Thornhill, Dewsbury	1.11	38	2014/92815	Out	Outline permission (2014/92815)	1		No	No							30	8											
H2089	Land to the south of Ravensthorpe Road, Thornhill Lees, Dewsbury	158.80	2,310	#N/A	N/A	Outline permissions on part of the site (2016/94118 and 2016/94117) - approved Apr 2017. There is masterplanning information for this site. See site specific information provided (SS14).		Miller Homes	Yes	Yes					45	130	175	180	180	180	190	195	200	205	210	210	210	210	1690
H40	Land to the south west of Sheep Ings Farm Granny Lane, , Mirfield	2.12	74	#N/A	N/A	No planning application	1		Yes	Yes							30	30	14										
H197	Former Allotments Leeds Road, , Mirfield	0.65	22	#N/A	N/A	No planning application	1		Yes	No						15	7												
H205	Land to the east of Slipper Lane, Mirfield,	0.41	21	#N/A	N/A	No planning application	1		No	Yes							21												
H333	Land to the east of Northorpe Lane, , Mirfield	1.39	48	#N/A	N/A	No planning application	1		Yes	Yes							30	18											
H794	Land at Flash Lane and Dunbottle Lane, , Mirfield	2.03	71	#N/A	N/A	No planning application	1		No	No						15	30	26											

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MX1929	Land at Slipper Lane, Leeds Road, Mirfield	6.11	166	2014/90688	Det	Outline permission (2014/90688)	1	Taylor Wimpey	Yes	No						50	50	50	16											
MX3394	Lees House Farm Leeds Road, , Dewsbury	1.09	38	N/A	N/A	No planning application	1		No	Yes								30	8											

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B0565	51, High Street, Hanging Heaton, Batley	0.111	1	2015/93715	Det										1																
D0042	Land to the east of 79, West Park Street, , Dewsbury	0.069	1	2011/92932	Det										1																
D0051	17, Reservoir Street, Dewsbury Moor, Dewsbury	0.1	1	2014/90478	Det									1																	
D0076	Land to the east of 38, Princess Street, Chickenley, Dewsbury	1.665	49	2015/92628	Det	Overlap with H813																									
D0088	Adj 23, Oastler Street, , Dewsbury	0.05	2	2015/93356	Out											2															
D0112	Land to the west and south of 51a, Low Road, Dewsbury Moor, Dewsbury	0.522	14	2014/90676	Det									14																	
D0120	Land between 13 and 15, Park Road, , Dewsbury	0.08	1	2015/92932	Det										1																
D0237	Curtilage of 89, Chidswell Lane, , Dewsbury	0.04	1	2016/93569	Det										1																
D0239	The Vicarage, Boothroyd Lane, Dewsbury Moor, Dewsbury	0.18	5	2016/93712	Det																				5						
D0290	Former Dewsbury Moor WMC, Low Road, Dewsbury Moor, Dewsbury	0.076	7	2016/93170	Det										7																
D0294	Land to the south-west of 1, Park St, , Dewsbury	0.03	1	2016/90934	Det										1																
D0325	Land to the south of 35, Wellington Road, , Dewsbury	0.04	14	2005/91777	Ext																			14							
D0332	Land to the east of 100-104, Syke Lane, , Dewsbury	0.16	8	2013/93574	Det									8																	
D0347	10, Union Street, , Dewsbury	0.03	3	2003/93645	Ext																3										
D0352	Land to the east of 39, Reservoir Street, , Dewsbury	0.19	3	2014/91334	Det										3																
D0368	Syke Ing Mills 16, Syke Ing Cottages, Earlsheaton, Dewsbury	1.3	26	2011/90359	Det									26																	
D0396	8, Rathlin Road, Hanging Heaton, Dewsbury	0.03	1	2008/92688	Ext																1										
D0405	25, Northgate, , Dewsbury	0.07	24	2015/93965	Det										24																
D0426	6, School Street, , Dewsbury	0.008	2	2015/92234	Det										2																
D0437	Old Aution Rooms, School Street, , Dewsbury	0.015	8	2012/93586	Det										8																
D0438	52-62, Daisy Hill, , Dewsbury	0.035	5	2013/90099	Det									5																	
D0442	81 83, Daisy Hill, , Dewsbury	0.036	2	2017/90071	Det									2																	
D0443	Dewsbury Register Office, Wellington Road, , Dewsbury	0.037	7	2015/92911	Det										7																
D0447	20, West Park Street, , Dewsbury	0.088	1	2013/92368	Det									1																	
D0448	150, Staincliffe Road, , Dewsbury	0.01	2	2013/93938	Det									2																	
D0450	1, Oates Street, , Dewsbury	0.012	1	2014/93328	CJPD										1																
D0452	Riddings Mill, Wakefield Road, , Dewsbury	0.237	1	2014/93114	Det									1																	
D0454	Land South of Dewsbury Rams RFLC, Owl Lane, , Dewsbury	7.3	128	2014/90780	Det	Overlap with H46																									
D0455	30, Leeds Road, , Dewsbury	0.01	1	2014/91577	Det										1																
D0456	101, Old Westgate, , Dewsbury	0.012	3	2014/93188	Det										3																
D0460	Land east of 196, Wakefield Road, Earlsheaton, Dewsbury	0.129	3	2011/93394	Det										3																
D0461	Land off, Battye Street, , Dewsbury	0.12	4	2015/90068	Out											4															

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D0462	The dewsbury reporter 17, Wellington Road, , Dewsbury	0.026	10	2015/90702	CJPD									10															
D0465	Adj 2, Camilla Court, Earlsheaton, Dewsbury	0.019	1	2016/93032	Det										1														
D0466	13 17, Corporation Street, , Dewsbury	0.01	2	2015/93603	Det										2														
D0467	28, Church Street, , Dewsbury	0.045	3	2015/90579	Det										3														
D0468	56, Frances Road, Earlsheaton, Dewsbury	0.036	1	2013/91583	Det										1														
D0469	1a, Camroyd Street, , Huddersfield	0.005	1	2015/90967	Det										1														
D0471	30, Oxford Road, , Dewsbury	0.336	1	2015/92307	Det										1														
D0472	36, Oxford Road, , Dewsbury	0.317	1	2014/93001	Det										1														
D0473	The Old Post Office, WakefieldRoad, , Dewsbury	0.104	27	2016/90605	Det										27														
D0474	Wesley Chambers, Union Street, , Dewsbury	0.0265	5	2017/90004	CJPD										5														
D0475	Yorkshire House, South Street, , Dewsbury	0.095	32	2016/92503	CJPD									30	2														
D0476	540, Wakefield Road, Earlsheaton, Dewsbury	0.016	3	2016/92330	Det									3															
D0477	5 & 7, Park Avenue, West Town, Dewsbury	0.055	2	2016/92745	Det										2														
D0478	2, Springfield Terrace, , Dewsbury	0.01	1	2016/92756	Det									1															
D0479	Crown Works, Staincliffe Road, Westborough, Dewsbury	0.078	7	2016/93266	Det										7														
D0480	60, High Road, , Dewsbury	0.064	1	2016/91937	Det									1															
D0481	Former Dewsbury Working Mens Club 11, Oates Street, , Dewsbury	0.05	10	2016/92853	Det										10														
D0482	72, Daisy Hill, , Dewsbury	0.012	3	2016/93020	Det										3														
D0483	The Meeting Rooms, Boothroyd Lane, , Dewsbury	0.065	1	2016/93731	Det										1														
E0115	The Combs, Hall Lane, Thornhill, Dewsbury	1.074	30	2014/92815	Out	Overlap with H3379																							
E0210A	Land south east of, Forge Lane, , Dewsbury	5.71	169	2013/92657	Out	Commentary on planning permissions over 50 dwellings: Recent extension to time limit approval (17/03/17). The phasing of completions in 2021/22 reflects the lack of a reserved matters application yet and that the extension to time limit application for the original outline permission indicates the previous reserved matters permission on this site will not be implemented. A revised reserved matters application is therefore awaited.										30	30	30	30	30	30	19							
E0220	Land to the east of 43, Edge Road, Thornhill Edge, Dewsbury	0.064	1	2016/93208	Det										1														
E0224	Land opposite 160, Foxroyd Lane, Thornhill, Dewsbury	0.053	2	2014/90856	Det										2														
E0225	249, Lees Hall Road, Thornhill Lees, Dewsbury	0.165	2	2014/90027	Det										2														
E0231	Land South of 61, Lees Hall Road, Thornhill Lees, Dewsbury	0.575	15	2014/91487	Det										15														

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E0265	143, Foxroyd Lane, Thornhill, Dewsbury	0.048	1	2013/90021	Det									1																
E0266	Plots 1 and 4 Holly Hall, Foxroyd Lane, Thornhill, Dewsbury	0.1	2	2013/93083	Det									2																
E0269	Thornhill Community Centre, Combs Road, Thornhill, Dewsbury	0.15	1	2007/92333	Det									1																
E0276	Meadowside, Falhouse Lane, Whitley, Dewsbury	0.06	1	2015/90184	Det										1															
E0277	Rear of Edge Top WMC, Whitley Road, Thornhill, Dewsbury	0.02	3	2014/93748	Det										3															
E0288	Land South East of 16, The Sidings, , Dewsbury	0.9	24	2010/92630	Det									24																
E0293	Land south east of 49, Overthorpe Road, , Dewsbury	0.22	7	2010/93530	Ext															7										
E0296	Land to the east of 64, Wharf Street, Savile Town, Dewsbury	0.08	4	2016/90357	Det										4															
E0300	Sty Mount, Long Causeway, Thornhill Lees, Dewsbury	0.1	1	2016/90777	Out											1														
E0301	14, Lodge Farm Close, Thornhill Lees, Dewsbury	0.257	3	2015/93952	Out											3														
E0302	199, Headfield Road, Savile Town, Dewsbury	0.024	1	2013/92615	Det									1																
E0303	Back Lane, Scopsley Lane, Whitley, Dewsbury	1.02	1	2015/90432	Det										1															
E0307	Orchard Farm Barn, Back Lane, Bristfield, Dewsbury	0.113	2	2014/91018	Det										2															
E0308	Poplar Farm, Bristfield Road, Bristfield, Dewsbury	0.218	4	2014/92154	Out											4														
E0309	Land North of 39, Daleside, Thornhill Edge, Dewsbury	0.05	1	2014/93082	Det									1																
E0310	Land North of 9, Cardwell Terrace, Saville Town, Dewsbury	0.04	1	2016/92943	Det										1															
E0311	Former Thornhill Pumping Station, Dewsbury, Thornhill, Dewsbury	0.097	1	2014/92348	Out											1														
E0315	Bristfield Village Hall, Bristfield Road, Bristfield, Dewsbury	0.036	1	2015/93628	Det										1															
E0316	Adj, Lock Street, Thornhill, Dewsbury	2.514	104	2013/90249	Out	Overlap with H2646																								
E0317	Overthorpe Park Depot, Edge Top Road, , Dewsbury	0.118	8	2016/93326	Det										8															
E0318	13, Mountain Road, , Dewsbury	0.03	1	2016/93827	Det										1															
E0319	48, Whitley Road, Thornhill, Dewsbury	0.133	5	2014/93850	Det										5															
F0020	Adj 163, North Road, Ravensthorpe, Dewsbury	0.1	3	2014/93991	Out											3														
F0041A	Land to the west of Fir Cottage, Huddersfield Road, Ravensthorpe, Dewsbury	0.435	11	2013/93196	Out	Overlap with H778																								
F0069	619a, Huddersfield Road, Ravensthorpe Dewsbury, Dewsbury	0.02	4	2014/93417	Det									4																
F0074	West of 894, Huddersfield Road, Ravensthorpe, Dewsbury	0.128	2	2015/90863	Out											2														
F0075	656, Huddersfield Road, Ravensthorpe, Dewsbury	0.04	1	2015/92746	Det										1															
F0078	Rhodes Tailors, Neatherfield Road, Ravensthorpe, Dewsbury	0.01	10	2016/92418	Det										10															

Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan	
F0079	191, North Road, Ravensthorpe, Dewsbury	0.054	6	2015/90613	Det									6																
J0054A	Land to the North West Butt End Mills, Chadwick Fold Lane, Lower Hopton, Mirfield	5.93	137	2006/92410	Det	Commentary on planning permissions over 50 dwellings: Development of this site started in 2008 but stalled with the last completion recorded in 2013. Gleeson Homes have recently submitted a full planning application (2017/90557) covering the remaining area of the original application (submitted 17/02/17)															30	30	30	30	17					
J0068	Former Plantation Rugs, Steanard Lane, Lower Hopton, Mirfield	0.41	3	2014/92431	Det									3																
J0071	Hopton United Reformed Church, Calder Road, Lower Hopton, Mirfield	0.68	7	2010/93092	Det									7																
J0074	12, Calder Road, Lower Hopton, Mirfield	0.096	12	2016/92212	Det										12															
J0076	18, Granny Lane, Lower Hopton, Mirfield	0.096	2	2016/90021	Det										2															
J0077	4, Sands Lane, , Mirfield	0.076	1	2015/92334	Det										1															
J0078	2, Jackroyd Lane, Lower Hopton, Mirfield	0.11	1	2015/93668	Det											1														
J0079	Headlands 42, Hopton Lane, , Mirfield	0.089	3	2016/90958	Det										3															
M0186	7, Princess Street, , Mirfield	0.13	2	2015/91352	Det										2															
M0217	Wellhouse Farm, Wellhouse Lane, , Mirfield	0.082	1	2014/93414	Det										1															
M0237	Land to the south of Marlwood, Greenside Road, , Mirfield	0.26	5	2013/92189	Det										5															
M0263	Adj 9, Old Bank Road, , Mirfield	0.03	1	2016/92771	Det										1															
M0267	Land to the north-west of 16, Pinfold Lane, , Mirfield	0.05	1	2016/91976	Det										1															
M0285	Land to the south of 8, Huddersfield Road, , Mirfield	0.09	2	2016/92763	Det										2															
M0289	1, Blake Hall Drive, , Mirfield	0.03	1	2015/93829	Det										1															
M0327	Land to the east of 1, Savile Place, , Mirfield	0.03	1	2013/91203	Det									1																
M0347	Land to the south-east of Primrose Farm 274, Crossley Lane, , Mirfield	0.04	1	2016/90068	Det										1															
M0348	109 111, Sunnybank Road, , Mirfield	0.136	1	2007/91891	Det									1																
M0362	Land adjacent to 6, Bronte Grove, , Mirfield	0.05	1	2014/92541	Det										1															
M0363	Land to the north of 55b, Towngate, Towngate, Mirfield	0.186	5	2016/93751	Out											5														
M0370	Land at, Slipper Lane and Leeds Road, , Mirfield	6.02	166	2014/90688	Det	Overlap with MX1929																								
M0375	4A, Crowlees Road, , Mirfield	0.29	2	2012/92659	Det									2																
M0376	Primrose Farm, Crossley Lane, , Mirfield	0.04	1	2016/91429	Det										1															
M0389	14, Bracken Hill, , Mirfield	0.03	1	2015/91816	Det										1															
M0393	1, Knowl Road, , Mirfield	0.025	3	2014/93793	Det										3															
M0395	St Pauls Lock, Newgate, , Mirfield	0.456	36	2015/93097	Det									30	6															
M0401	35, Shill Bank Lane, , Mirfield	0.03	1	2014/92404	Out											1														



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M0405	13 Westfield Assessment Centre, Westfield Road, , Mirfield	0.215	2	2014/92675	Det										2															
M0406	Grounds of Westfield Assessment Centre, Westfields, , Mirfield	1.085	11	2014/92673	Out											11														
M0411	114, West Royd Avenue, , Mirfield	0.037	1	2017/90010	Det										1															
M0412	The Old Rectory 15, Pinfold Lane, , Mirfield	0.042	1	2016/93260	Det										1															
M0414	15, Bright Street, , Liversedge	0.052	3	2015/93723	Det										3															
M0415	12, Bracken Hill, , Mirfield	0.067	1	2015/94016	Det										1															

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan	
H662	Land at rear of 52 Upper Batley Low Lane, , Batley	0.95	33	#N/A	N/A	No planning application	1		No	Yes							30	3												
H758	Land off Soothill Lane, Lower Soothill, Batley	15.19	393	2015/92908	Out	Outline permission (2015/92908) - DoC applications approved in 2016 and 2017	2		No	No						50	50	50	50	50	50	50	50	43						
H1938	Wards Hill , Batley,	0.55	19	#N/A	N/A	No planning application	1		No	No						15	4													
H323	Land to the west and south of, Lady Anne Business Park, Lady Ann Road, Soothill, Batley	2.77	97	#N/A	N/A	Full application pending (2017/91851)	1	Noble Homes	No	No					15	30	30	22												
H2647	Land to the east of Pickles Street, Batley Carr, Batley	0.76	33	2014/91721	Out	Outline permission (2014/91721)	1		No	No						30	3													
H124	Land at Squirrel Hill Reservoir Staincliffe Road, Dewsbury Moor, Dewsbury	0.88	30	#N/A	N/A	No planning application. Still in operation by Yorkshire Water therefore later phasing	1		No	No														15	15					
H760	Land Adjacent Halifax Road, Staincliffe, Batley	0.66	23	#N/A	N/A	No planning application	1		No	No						15	8													
H1696	Land Adjacent Mayman Lane, Mount Pleasant, Batley	1.19	41	#N/A	N/A	No planning application	1		No	No						15	26													
H1702	Land Adjacent Mayman Lane, Mount Pleasant, Batley	0.56	19	#N/A	N/A	No planning application	1		No	No							4	15												
H1763	Fire and Rescue Station Carllinghow Lane, Batley,	0.40	14	2014/93942	Out	Full application approved (2016/92111)	1	Riva Homes	No	No					14															
H527	Land west of 19 Staincliffe Hall Road, Staincliffe, Batley	0.67	23	#N/A	N/A	No planning application	1		No	No						15	8													
H11	Land to the north east of Highfield Drive, Birstall, Batley	1.05	36	#N/A	N/A	No planning application	1		Yes	No						15	21													
H138	Land south of Mill Street, Birstall, Batley	7.50	262	#N/A	N/A	No planning application	2		No	No						25	50	50	50	50	37									
H172	Land at West Yorkshire Fire and Rescue Service Headquarters Bradford Road, Birkenshaw, Bradford	1.58	55	2014/93173	Out	Outline permission (2014/93173) - Nov 2016	1		No	No						30	25													
H173	Land adjacent to 17 Whitehall Road West, Birkenshaw, Bradford	0.69	24	#N/A	N/A	No planning application	1		No	No						15	9													
H193	Holme House Oxford Road, Gomersal, Cleckheaton	0.60	21	#N/A	N/A	No planning application	1		No	Yes							21													
H203	Thornfield Prospect Lane, Birkenshaw,	0.41	14	2015/93238	Det	Full permission (part) (2015/93238) - Jan 2017	1		No	No					14															
H224	Former Cemex Site Smithies Moor Lane, Birstall, Batley	0.38	21	2014/93236	Det	Reserved matters permission (2014/93236) - Oct 2016	1		No	No					21															
H531	Land south west of Soureby Cross Way, East Bierley, Bradford	1.70	59	#N/A	N/A	No planning application	1		No	Yes							30	29												
H601	Land to south east of Park House Healthcare Whitehall Road West, Birkenshaw, Cleckheaton	3.33	116	#N/A	N/A	Full permission (2016/92633) - May 2017. Discharge of conditions app pending	1	Barrett David Wilson Homes and Moonfleet Properties	No	No						30	30	30	26											
H761	Land Adjacent Raikes Lane, Birstall,	2.35	75	#N/A	N/A	No planning application	1		No	No						15	30	30												
H796	Land Adjacent Old Lane, Birkenshaw,	0.82	28	#N/A	N/A	Full application pending (2014/92893)	1	Atkin Enterprises	No	No					15	13														
H218	Bluehills Farm Whitehall Road West, Birkenshaw, Bradford	3.46	123	#N/A	N/A	No planning application	1		No	Yes							30	30	30	30	3									
H162	Cleckheaton Bowling Club Park View, , Cleckheaton	0.67	22	2015/90022	Det	Under construction	1	Jones Homes	No	No			19	3																
H49a	Land adjacent Brick Hill Farm Oddfellows Street, Scholes, Cleckheaton	0.98	34	#N/A	N/A	No planning application	1		No	Yes							30	4												

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H69	Merchant Fields Hunsworth Lane, , Cleckheaton	11.82	413	#N/A	N/A	No planning application. See site specific information provided (SS6).	2	Harron Homes	No	Yes							50	50	50	50	50	50	50	50	50	13							
H508	Land to the west of Whitechapel Middle School Whitechapel Road, , Cleckheaton	4.44	157	#N/A	N/A	No planning application	1		No	Yes							30	30	30	30	30	7											
H509	Brook House Mill Balme Road, , Cleckheaton	0.72	25	#N/A	N/A	No planning application	1		No	No						15	10																
H640	Land adjacent to Walroyd Road, , Cleckheaton	0.70	24	#N/A	N/A	No planning application	1		No	No						15	9																
H708	Land Adjacent Ashbourne Drive, Liversedge,	2.33	53	2012/93062	Out	Reserved Matters pending (2014/91242)	1	Redrow Homes	No	No						15	30	8															
H762	Land Adjacent Rooks Avenue, , Cleckheaton	1.68	58	#N/A	N/A	No planning application	1		No	No						15	30	13															
H810	Land Adjacent Moorfield Avenue, Scholes, Cleckheaton	0.49	17	#N/A	N/A	No planning application	1		No	No															17								
H1704	Land Adjacent Highmoor Lane, Hartshead, Liversedge	1.55	56	#N/A	N/A	No planning application	1		No	No						15	30	11															
H1983	Land north of Tesco Superstore Northgate, , Cleckheaton	1.38	48	#N/A	N/A	Full application Pending (2017/91677)	1	McCarthy and Stone	No	No					15	30	3																
H2066	Warren Cottage 916 Halifax Road, Scholes, Cleckheaton	0.51	17	#N/A	N/A	No planning application	1		No	Yes							17																
H2645	Francis W Birkett Hightown Road, , Cleckheaton	1.38	48	2016/92535	Det	Reserved matters permission (2016/92535) - Dec 2016. Discharge of conditions pending	1	Stonebridge Homes	No	No						30	18																
H145	Spenborough Industrial Estate Parker Street, , Liversedge	0.52	28	2013/91771	Det	Full planning permission (2013/91771)	1		No	No					28																		
H612	Land north of 2 - 4 Traith Court, White Lee, Batley	1.06	24	2014/93425	Det	Under construction	1	Jones Homes	No	No				17	7																		
H783	Land Adjacent Dale Lane, , Heckmondwike	0.50	17	#N/A	N/A	No planning application	1		No	No						15	2																
H1772	Land east of Boundary Street, , Heckmondwike	0.98	34	#N/A	N/A	No planning application	1		No	No						15	19																
H134	Land at Headlands Farm Headlands Road, , Liversedge	0.58	20	#N/A	N/A	Outline application pending (2017/92216)	1		No	No						15	5																
H198	Land to the south of Second Avenue, Hightown, Liversedge	3.60	125	#N/A	N/A	Outline application (2017/91221) on a small part of this site.	1		No	No						15	30	30	30	20													
H242	Land north of 72 Peep Green Road, Hartshead, Liversedge	0.44	15	#N/A	N/A	No planning application	1		No	Yes							15																
H278	Land off Lands Beck Way, , Liversedge	0.78	27	#N/A	N/A	No planning application	1	John Brooke Builders	Yes	No							27																
H442	Land between Richmond Park Avenue and Sunnyside Avenue, Roberttown, Liversedge	7.79	272	#N/A	N/A	No planning application. See site specific information provided (SS8).	2	Strata Homes	Yes	Yes							50	50	50	50	50	22											
H489	Land at 7 Church Lane, Gomersal, Cleckheaton	0.60	22	#N/A	N/A	No planning application	1		Yes	Yes							22																
H567	Stubley Farm Leeds Road, , Heckmondwike	1.33	46	#N/A	N/A	No planning application	1		No	Yes							30	16															
H591	Land to the west of Cliffe Mount Ferrand Lane, Gomersal, Bradford	3.84	135	#N/A	N/A	No planning application. See site specific information provided (SS5).	1	KCS Developments	Yes	Yes							30	30	30	30	15												
H2159	Land off Primrose Lane, , Liversedge	2.49	87	#N/A	N/A	No planning application	1		No	No						15	30	30	12														
H2537	Land Adjacent Halifax Road, Hightown, Liversedge	0.80	23	#N/A	N/A	Full permission (2016/93968) May 2017 - part	1		No	No							23																
H2584	Former Parkham Foods site, Halifax Road, Liversedge	0.66	14	#N/A	N/A	Full application pending (2015/90435)	1		No	No					14																		
H2627	Highgrove Beds Spen Lane, Gomersal, Cleckheaton	1.45	45	#N/A	N/A	Outline permission expired	1		No	No						15	30																

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H2667	Land at Gomersal Primary School Oxford Road, Gomersal, Cleckheaton	1.42	48	#N/A	N/A	No planning application	1		No	Yes								30	18										
MX1905	Land east of Leeds Road, Chidswell, Dewsbury	58.66	1,535	#N/A	N/A	No planning application. See site specific information provided (SS13).	4		Yes	Yes							35	70	125	125	145	145	150	150	150	150	150	150	140
MX1907	Moorlands Business Centre Balme Road, , Cleckheaton	0.23	8	#N/A	N/A	No planning application	1		Yes	No							8												
MX3349	Land Adjacent Westgate, , Cleckheaton	6.08	223	2010/91431	Out	Outline permission (2010/91431). Variation of conditions app submitted May 2017	2		No	No							50	50	50	50	23								

**Sites grouped together for phasing**

  Sites H1696 and H1702 at Mount Pleasant, Batley

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan
A0055	Land to the south of 54, Kirkgate, Birstall, Batley	0.071	2	2016/93681	Det										2														
A0109	Land to the east of 34, Moat Hill, Howden Clough, Batley	0.248	10	2014/93805	Det										10														
A0171	219, Raikes Lane, Birstall, Batley	0.03	1	2015/92134	Det										1														
A0188	Sovereign House 19, Gelderd Road, Birstall, Batley	0.363	14	2013/92787	Out											14													
A0202	384a, Leeds Road, , Batley	0.38	11	2015/93747	Det										11														
A0209	Land East of 61-63, Hill Crescent, Birstall, Batley	0.07	3	2014/93367	Det									3															
A0221	50, Lowood Road, Birstall, Batley	0.071	4	2013/93075	Det									4															
A0226	219, Raikes Lane, Birstall, Batley	0.046	2	2014/90111	Det										2														
A0228	2, Field Head Lane, , Batley	0.278	6	2013/93585	Out										6														
A0231	Land S 52, Upper Batley Low Lane, , Batley	0.151	1	2015/92059	Det										1														
A0232	1066, Bradford Road, , Batley	0.157	2	2015/92666	Det										2														
A0233	Land East 99, Milroyd Crescent, Birstall, Batley	0.094	1	2015/93755	Out											1													
A0234	Land North of 1086, Bradford Road, Birstall, Batley	0.09	1	2016/94250	Det										1														
A0235	25, Garfitt Hill, Gomersal, Cleckheaton	0.16	1	2016/92949	Det										1														
B0143	Housing Allocation H11.10, White Lee Road, , Batley	1.056	7	2014/93425	Det	Overlap with H612																							
B0316	Sunnybank Farm, Sunnybank Road, , Batley	0.01	1	2017/90106	Det									1															
B0332	Healey Nursery School, Healey Lane, , Batley	0.555	15	2014/92328	Out										15														
B0335C	Housing Allocation 11.1 (Part A), Grange Road, Lower Soothill, Batley	12.835	140	2015/92908	Out	Overlap with H758																							
B0338	Land to the west of 8, Oaks Road, Soothill, Batley	0.02	2	2010/91594	Ext																2								
B0349	Land to the east of 26, Track Rd, , Batley	0.983	4	2015/92068	Out										4														
B0385	Land to the north of 2, Healey Lane, , Batley	0.17	5	2008/90558	Det									5															
B0388	Land to the south-east of 10, Hopewell Street, , Batley	0.201	15	2014/90998	Out																15								
B0416	1, Station Road, , Batley	0.03	5	2015/93361	Det									5															
B0437	7, Heaton Road, , Batley	0.16	3	2006/92640	Ext																3								
B0450A	Soothill Hall 50-60, Oaks Road, Soothill, Batley	0.05	2	2007/91969	Ext																2								
B0450B	Soothill Hall 50-60, Oaks Road, Soothill, Batley	0.01	1	2007/91969	Ext																1								
B0454	Lees House Farm, Leeds Road, Chidswell, Dewsbury	0.29	5	2007/92400	Det	Overlap with MX3394																							
B0457	Land to the north of 47, Cresswell Lane, , Heckmondwike	0.03	1	2015/90699	Det										1														
B0472	1, Newley Avenue, , Batley	0.02	3	2014/92472	Det									3															
B0473	Land East of 91, Mill Lane, Hanging Heaton, Batley	0.025	2	2014/93823	Det										2														
B0481	LandNorth East of 12, GrosvenorRoad, , Batley	0.23	1	2016/90915	Det										1														

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B0486B	Land to the south of Blakeridge Mills, Mayman Lane, , Batley	1.136	120	2006/91249	Ext	Commentary on planning permissions over 50 dwellings: This site has an outline planning permission for new build housing associated with the full application for the conversion of Blakeridge Mill buildings to residential uses. The adjacent conversion continues to progress.															30	30	30	30					
B0486E	Blakeridge Mills complex, Mayman Lane, , Batley	2.816	210	2013/90287	Det	Commentary on planning permissions over 50 dwellings: Ongoing conversion of Blakeridge Mill to residential units.								50	50	50	50	10											
B0488	Land West of 82, Healey Lane, , Batley	0.037	2	2016/93160	Det										2														
B0490	Land South of The Vicarage, Churchfield Street, , Batley	0.07	1	2014/92522	Det										1														
B0518	421, Bradford Road, , Batley	0.062	8	2011/90509	Ext																8								
B0532	Land NW of 1 to 15, Bridge Street, , Batley	0.5	21	2014/93236	Det	Overlap with H224																							
B0543	New Ing Mills, Field Lane, , Batley	0.161	15	2013/93575	Det									15															
B0546	Jessop Mill, Station Road, , Batley	0.066	20	2014/92635	Det										20														
B0548	Dewsbury Arts Centre, Upper Road, Batley Carr, Batley	0.253	8	2015/92255	Det										8														
B0549	7a, Bell Vue, , Batley	0.019	1	2014/93601	Det										1														
B0551	207 Grounds of Dryfield House, Healey Lane, , Batley	0.799	7	2013/93396	Out											7													
B0552	207 Dryfield House, Healey Lane, , Batley	0.066	5	2013/93399	Det										5														
B0553	Spafield Mills, Upper Road, , Batley	0.765	33	2014/91721	Out	Overlap with H2647																							
B0554	East of 24 26, Thornhill Road, Staincliffe, Batley	0.131	3	2014/93933	Out											3													
B0555	Former Batley Fire Station, Carlinghow Lane, , Batley	0.398	11	2014/93942	Out	Overlap with H1763																							
B0556	Land NW of 18, Holland Street, , Batley	0.109	4	2016/92627	Det										4														
B0557	Land East of 53, Norfolk Street, , Batley	0.053	2	2015/92807	Out										2														
B0559	High Barn, Hey Beck Lane, Woodkirk, Dewsbury	0.09	1	2015/92887	Det										1														
B0561	25a 37, Commercial Street, , Batley	0.097	8	2015/90616	Det										8														
B0562	Indian Nights 29, Wellington Street, , Batley	0.04	3	2015/91689	Det									3															
B0566	Malvern Lodge 10, Old Hall Road, , Batley	0.322	1	2015/90996	Det										1														
B0568	5, Blemheim Drive, Upper Batley, Batley	0.123	2	2016/91278	Det										2														
B0569	Land South West of Sunny Bank Riding School, Sunny Bank Road, Upper Batley, Batley	0.154	1	2016/91351	Det										1														
B0570	Soothill Manor, Soothill Lane, Soothill, Batley	0.25	1	2016/92140	Det										1														
B0571	143, Carlinghow Lane, Carlinghow, Batley	0.01	1	2016/92751	Det										1														
B0572	2, George Street, , Batley	0.08	1	2016/92887	Det										1														

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C0145A	Phase 1 Housing Allocation H14.20, Westgate, , Cleckheaton	4.36	150	2010/91431	Out	Overlap with MX3349																							
C0145B	Phase 2 Housing Allocation H14.20, Westgate, , Cleckheaton	2.16	67	2010/91431	Out	Overlap with MX3349																							
C0176	Grounds of Oldfield Nook,, Scholes Lane, Scholes, Cleckheaton	0.52	4	2016/90646	Det										4														
C0191	Land to the north of Manor Court, Scholes Lane, Scholes, Cleckheaton	0.072	1	2015/93319	Out											1													
C0217	111 & 113, Westfield Lane, Wyke, Cleckheaton	0.197	5	2015/91280	Out											5													
C0244	Prospect Mills, Prospect Street, , Cleckheaton	0.54	42	2009/92304	Det																30	12							
C0246	Land to the east of 1096, Halifax Road, Scholes, Cleckheaton	0.05	1	2012/91851	Det										1														
C0253	South of 47, Booth Street, , Cleckheaton	0.022	1	2014/90650	Det										1														
C0263	111, Westgate, , Cleckheaton	0.014	2	2013/90726	Det										2														
C0264	North East of 14, Fairfield Street, , Cleckheaton	0.057	2	2016/92218	Det											2													
C0270	Land East of 681, Halifax Road, , Cleckheaton	0.031	1	2015/92927	Out											1													
C0271	Land East of 1060, Halifax Road, Hartshead Moor, Cleckheaton	0.157	4	2015/93058	Out											4													
C0272	Land North of 29, Holdsworth Street, , Cleckheaton	0.025	1	2015/93099	Det										1														
C0273	4, Upper Green Avenue, Scholes, Cleckheaton	0.044	1	2015/90358	Det										1														
C0274	Land South 138, Scholes Lane, Scholes, Cleckheaton	0.07	1	2016/90829	Det										1														
C0275	Cleckheaton Mills, Bradford Road, , Cleckheaton	2.658	114	2014/92998	Det	Commentary on planning permissions over 50 dwellings: Recent planning approval for residential development (2014/92998, 31/03/2016).									30	30	30	24											
C0276	Primrose Farm, Primrose Lane, , Cleckheaton	0.141	3	2015/90805	Det										3														
C0278	Mount Pleasant Farm 34, Gomersal Lane, , Cleckheaton	0.15	1	2014/93764	Det										1														
C0279	1, Carr Street, , Cleckheaton	0.039	3	2014/90165	Det										3														
C0280	Cleckheaton Bowling Club, Park View, , Cleckheaton	0.669	4	2015/90022	Det	Overlap with H162																							
C0282	Land North of 4, Carr Street, , Cleckheaton	0.059	4	2015/93472	Det										4														
C0283	Land East 79, Westgate, , Cleckheaton	0.124	6	2014/92070	Det										6														
C0284	The Whitcliffe Hotel, Prospect Road, , Cleckheaton	0.598	15	2015/90020	Det										15														
C0285	Land East of 49, Brokke Street, , Cleckheaton	0.031	1	2016/91631	Det										1														
C0286	Mount Pleasant Farm, Gomersal Lane, , Cleckheaton	0.015	1	2016/94318	CJPD										1														
C0287	Land South of 321 & 323, Whitehall Road, Scholes, Cleckheaton	0.114	2	2017/90237	Det										2														
C0288	Land East of 20 - 40, New Lane, Hartshead, Cleckheaton	1.5	39	2014/93073	Det										30	9													
D0032	Landadj to 91, Upper Road, Batley Carr, Batley	0.09	4	2016/90861	Det										4														

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D0463	Brewerton Lane, Dewsbury Moor, , Dewsbury	0.126	4	2014/93864	Out											4													
G0026	Land to the south of 9, Knowles Lane, Gomersal, Cleckheaton	0.04	3	2014/91218	Det										3														
G0264	Land to the east of 33, Beech Walk, Birkenshaw, Cleckheaton	0.073	4	2016/93604	Det										4														
G0292	Land to the north-east of 66, Old Lane, Birkenshaw, Cleckheaton	0.09	1	2010/91393	Det									1															
G0295	Land to the west of 81, Station Lane, Birkenshaw, Cleckheaton	0.29	3	2014/91263	Det										3														
G0304	Thornfield, Prospect Lane, Birkenshaw, Cleckheaton	0.4	5	2015/93238	Det	Overlap with H203																							
G0313	Birkenshaw Methodist Church, Bradford Road, Birkenshaw, Cleckheaton	0.07	1	2010/92553	Det									1															
G0324	Holly House 291A, Oxford Road, Gomersal, Cleckheaton	0.095	1	2012/90327	Det									1															
G0326	Land to the west of 83, Drub Lane, Gomersal, Cleckheaton	0.06	1	2013/92365	Det									1															
G0332	35, Prospect Lane, Birkenshaw, Cleckheaton	0.058	1	2016/92676	Det									1															
G0334	287, Oxford Road, Gomersal, Cleckheaton	0.038	4	2015/90540	Det									4															
G0335	4, Mazebrook, Drub, Cleckheaton	0.057	1	2013/91870	Det										1														
G0337	Land West of 293, West Lane, Gomersal, Cleckheaton	0.238	4	2013/91321	Det									4															
G0339	20, Park view, Birkenshaw, Cleckheaton	0.037	1	2014/93679	Det										1														
G0340	North West of 1, Croft Street, Birkenshaw, Cleckheaton	0.023	2	2014/91861	Det										2														
G0343	Land North East of 938, Bradford Road, East Bierley, Cleckheaton	0.047	1	2015/90095	Out											1													
G0344	South of 287, Oxford Road, Gomersal, Cleckheaton	0.065	1	2014/91082	Det										1														
G0346	57, Old Lane, Birkenshaw, Cleckheaton	0.067	1	2015/91848	Det									1															
G0347	Springfield Farm, Hodgson Lane, Birkenshaw, Cleckheaton	0.358	4	2015/93432	Det										4														
G0348	Former Maccess Office Site, Spen Lane, Gomersal, Cleckheaton	0.355	36	2015/91956	Det									30	6														
G0349	150, Latham Lane, Gomersal, Cleckheaton	0.062	1	2015/90930	Det										1														
G0350	77, Latham Lane, Gomersal, Cleckheaton	0.198	2	2016/92340	Det										2														
G0351	Ashfield House 63, Oxford Road, Gomersal, Cleckheaton	0.139	1	2015/90740	Det										1														
G0352	672a, Bradford Road, Gomersal, Cleckheaton	0.23	8	2016/91214	Det										8														
G0353	333, Drub Lane, Gomersal, Cleckheaton	0.198	1	2016/91946	Det										1														
G0354	West Yorkshire Fire & Rescue Service Head Quarters, Bardford Road, Birkenshaw, Cleckheaton	1.482	30	2014/93173	Out	Overlap with H172																							
G0356	Land SE of 678b, Bradford Road, Birkenshaw, Cleckheaton	0.092	1	2016/90511	Out										1														
H0012	Land to the north-east of 27, Upper George Street, , Heckmondwike	0.05	3	2016/90814	Det										3														



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H0162	Land to the south of 10, Grove Road, , Heckmondwike	0.015	1	2013/93525	Det										1															
H0178	20/22, Market Street, , Heckmondwike	0.01	2	2016/94264	Det										2															
H0197	Land to the west of 11, Field Close, , Heckmondwike	0.09	2	2013/93499	Det									2																
H0199	54/56, Market Place, , Heckmondwike	0.02	4	2014/91077	Det										4															
H0209	land North of 210, White Lee Road, , Heckmondwike	0.046	1	2014/90596	Det										1															
H0215	9 to 11, Cemetery Road, , Heckmondwike	0.02	4	2015/90483	Det										4															
H0216	The Crown Hotel 517, Wakefield Road, Millbridge, Liversedge	0.038	2	2011/90419	Det									2																
H0219	221, Leeds Old Road, , Batley	0.019	10	2016/91997	Det										10															
H0221	Moorend Working Men's Club The Hollins, Moorend Lane, , Dewsbury	0.185	2	2016/90164	Det									2																
H0231	Former Council offices 3, Oldfield Road, , Heckmondwike	0.025	3	2016/93579	CJPD									3																
H0234	The Brighton Hotel, Brighton Street, , Heckmondwike	0.056	2	2014/90879	Det										2															
H0235	36A, New North Road, , Heckmondwike	0.062	1	2014/91520	Det										1															
H0237	49, Cemetery Road, , Heckmondwike	0.012	2	2015/93873	Det									2																
H0238	Land South of 29, Hollingbank Lane, , Heckmondwike	0.112	2	2016/93944	Det									2																
H0239	Land North of 45, Brighton Street, , Heckmondwike	0.13	4	2015/92809	Out											4														
H0240	36, Longfield Road, , Heckmondwike	0.053	2	2016/91740	Det										2															
K0021	Land to the north of 2, St Andrews Crescent, Oakenshaw, Cleckheaton	0.142	3	2014/90378	Out																3									
K0054	Land West of 145, Toftshaw Lane, East Bierley, Cleckheaton	0.05	2	2016/93393	Out											2														
K0079	Land to the south of 4, Savile Street, , Cleckheaton	0.216	8	2016/93113	Det										8															
K0090	South East of 31, Marsland Court, Hunsworth, Cleckheaton	0.086	4	2016/93980	Det										4															
K0092	Cliff Hollins Riding School, Cliff Hollins Lane, East Bierley, Cleckheaton	0.065	1	2016/90988	Det										1															
K0093	Valley View Beck Farm, Cliff Hollins Lane, East Bierley, Cleckheaton	0.072	1	2016/92848	Det										1															
L0005	Land to the north of 40 46, Church Road, Roberttown, Liversedge	0.242	6	2015/91717	Out											6														
L0011	Adj 151, Halifax Road, , Liversedge	0.066	2	2014/93859	Out																				2					
L0218	The Nook, Forge Lane, Norristhorpe, Liversedge	0.15	3	2016/91767	Det											3														
L0256	Langley Mills, Roberttown Lane, Roberttown, Liversedge	0.3	3	2003/91590	Det																3									
L0305	375, Halifax Road, Hightown, Liversedge	0.038	1	2015/93554	Det									1																
L0324	144 and 146, Roberttown Lane, Roberttown, Liversedge	0.01	1	2008/92988	Det																				1					
L0351	The Barn Bullace Trees Farm, Bullace Trees Lane, Roberttown, Liversedge	0.16	2	2016/90148	Det											2														

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L0357	15, Moorside, Cleckheaton	0.05	1	2014/90108	Ext																1								
L0358	Calder Mould Services, Headlands Road, Liversedge	1.163	37	2016/93112	Out											30	7												
L0359	28, James Street, Liversedge	0.088	1	2016/90845	Det										1														
L0362	North of 51, Fall Lane, Hartshead, Liversedge	0.066	1	2014/91810	Det										1														
L0364	778, Halifax Road, Liversedge	0.081	1	2013/93951	Det									1															
L0365	5, Thorn Garth, Moorbottom, Cleckheaton	0.091	1	2014/92502	Det										1														
L0366	432, Halifax Road, Hightown, Liversedge	0.018	2	2014/90610	Det									2															
L0367	Traingle Farm 1, Bullace Trees Lane, Robertown Lane, Liversedge	0.058	1	2014/90982	Det										1														
L0369	Yorkshire Rubber Linings Ltd Unit 5, Union Road, Liversedge	0.517	28	2013/91771	Det	Overlap with H145																							
L0371	Albion Inn, Knowler Hill, Millbridge, Liversedge	0.049	1	2015/91483	Det									1															
L0373	Rear of 6, Peep Green Road, Hartshead, Liversedge	0.081	1	2015/93713	Det									1															
L0374	Lower Hall Farm, Lower Hall Lane, Hightown, Liversedge	0.131	1	2015/91472	Det										1														
L0376	Former Valley Works, Union Street, Heckmondwike	0.853	34	2014/91677	Det										30	4													
L0377	Francis W Birkett, Hightown Road, Cleckheaton	1.351	44	2016/92535	Det	Overlap with H2645																							
L0378	Strawberry Bank Nursing Home, Strawberry Bank, Millbridge, Liversedge	0.211	7	2015/90209	Out											7													
L0379	Rear of 29, Union Road, Liversedge	0.383	13	2015/91397	Out											13													
L0380	Land opposite 13, Tanner Street, Hightown, Liversedge	0.024	1	2015/93991	Out											1													
L0381	Charlton House 30, Robertown Lane, Norristhorpe, Liversedge	0.028	1	2016/92615	Det										1														
L0382	Lockwood Discount Carpet 21-23, Leeds Road, Liversedge	0.032	3	2016/93012	Det										3														
L0383	Scite House 377, Halifax Road, Hightown, Liversedge	0.103	3	2014/93919	Det										3														
L0384	Land South of 4, Low House Fold, Hightown, Liversedge	0.063	1	2017/90265	Det										1														
M0391	Mock Hall 59, Leeds Road, Mirfield	0.808	3	2015/93008	Det									3															
M0392	7, Far Common Road, Mirfield	0.058	2	2011/92268	Det									2															
M0413	107, Leeds Road, Mirfield	0.172	1	2016/90483	Det										1														
N0030	Land to the north-east of 8, Listing Drive, Littleton, Liversedge	0.127	5	2015/92739	Det										5														

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

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H213	Black Rock Mills Waingate, Linthwaite, Huddersfield	4.25	236	2015/93867	Det	Under construction	2	Kier Living Limited	Yes	No				10	50	50	50	50	26												
H221	Land east of Howgate Road, Slaithwaite, Huddersfield	0.87	36	2010/92767	Det	Under construction	1	S.B. Homes Ltd	Yes	No				11	25																
H356	Land to the north of Lingards Road, Slaithwaite, Huddersfield	2.59	36	2014/93946	Out	Outline permission (2014/93946)	1		No	No							30	6													
H712	Land south of Hillside View, Linthwaite, Huddersfield	2.07	65	2014/93289	Out	Outline permission (2014/93289) - part	1		No	No							30	30	5												
H738	Land to the west of Heathwood Drive, Golcar, Huddersfield	0.78	27	#N/A	N/A	No planning application	1		No	No															27						
H763	Land North West of Gordon Street, Slaithwaite, Huddersfield	0.82	28	#N/A	N/A	No planning application	1		No	No						15	13														
H1709	Land to the east of Upper Clough, Linthwaite, Huddersfield	1.56	53	#N/A	N/A	No planning application	1		No	No									24	29											
H1776	Land to the South of The Lodge, Linthwaite, Huddersfield	5.99	209	#N/A	N/A	No planning application	2	Taylor Wimpey	Yes	Yes								50	50	50	50	9									
H2649	Land to the South west of Victoria Terrace, Marsden, Huddersfield	1.05	35	#N/A	N/A	No planning application	1		No	No							15	20													
H2652	Former Gees Garage New Hey Road, Outlane, Huddersfield	0.84	29	#N/A	N/A	No planning application	1		No	No							15	14													
H17	Park Mill Houses 2 and 4 Wakefield Road, Clayton West, Huddersfield	0.75	26	#N/A	N/A	No planning application	1		No	Yes								15	11												
H39a	Land to the north of Strike Lane, Skelmanthorpe, Huddersfield	1.12	39	#N/A	N/A	No planning application. Landowner indication that the site will come forward later in the plan period.	1		Yes	No															30	9					
H72	Land off Station Road, Skelmanthorpe, Huddersfield	1.28	44	#N/A	N/A	Full application pending (2017/92217)	1	Newett Homes	No	Yes								30	14												
H222	Land to the north east of Pilling Lane, Scissett, Huddersfield	9.23	200	2014/91699	Det	Full permission (2014/91699), discharge of conditions	2	Redrow Homes	Yes	No						50	50	50	50												
H233	Land north of Barnsley Road, Denby Dale, Huddersfield	2.07	72	#N/A	N/A	No planning application	1		Yes	Yes									25	30	17										
H358	Land to the east of Wentworth Drive, Emley, Huddersfield	1.28	44	#N/A	N/A	No planning application	1		No	No							15	29													
H454a	Land to the west of Manor House Farm Wakefield Road, Clayton West, Huddersfield	0.98	34	#N/A	N/A	No planning application. Site is directly adjacent to H498	1	Taylor Wimpey	Yes	No							15	19													
H498	Manor House Farm Manor Road, Clayton West, Huddersfield	0.59	20	#N/A	N/A	No planning application. Site is directly adjacent to H454a	1		Yes	No								11	9												
H502	Land south of Huddersfield Road, Skelmanthorpe, Huddersfield	5.81	203	2014/92889	Out	Planning permission 2014/92889 is for a small part of this site in a different ownership. Although the majority of this site is not in the green belt it relies on green belt land for access and has been phased accordingly.	2	Redrow Homes	Yes	No							50	50	50	50	3										
H634	Land to the West of Inkerman Court Barnsley Road, Denby Dale, Huddersfield	1.02	35	#N/A	N/A	No planning application	1	Highstone Homes	Yes	Yes								30	5												
H688	Land to the north of Commercial Road, Skelmanthorpe, Huddersfield	3.11	88	2014/91628	Det	Under construction	1	Barratt David Wilson Homes	Yes	No			2	23	30	30	3														
H689	Land to the north of Wood Nook, Denby Dale, Huddersfield	1.06	29	2013/93721	Det	Full permission (2013/93721), discharge of conditions (2017/90889) pending	1	Conroy Brook (Developments) Ltd	No	No						29															
H690	Land at Cliff Hill Leak Hall Crescent, Denby Dale, Huddersfield	3.24	113	#N/A	N/A	No planning application	1		Yes	No							15	30	30	30	8										

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H768	Land to the West of Willow Close, Skelmanthorpe, Huddersfield	0.82	28	#N/A	N/A	No planning application	1		No	No																			
H1784	Land to the East of Denby Dale Railway Station Station Road, Denby Dale, Huddersfield	0.58	19	2015/93360	Out	Outline permission (2015/93360) - July 2016. (part)	1		No	No						19													
H3325a	Adair, Park Mill, Back Lane, Clayton West, Huddersfield	3.10	122	#N/A	N/A	No planning application. Although the majority of this site is not in the green belt it relies on some green belt land for access and has been phased accordingly.	1		No	No								30	30	30	30	2							
H116	Land to the south of Parkwood Road, Golcar, Huddersfield	4.48	125	2014/92021	Det	Full permission - majority (2014/92021), discharge of conditions	1	Barratt David Wilson Homes	Yes	No					30	30	30	30	5										
H174	Land north of Manchester Road, Linthwaite, Huddersfield	0.64	22	#N/A	N/A	No planning application	1		No	No						15	7												
H199	Land at Queens Road West, Milnsbridge, Huddersfield	1.67	58	#N/A	N/A	No planning application	1		No	No						15	30	13											
H303	Land west of Ashford Park, Golcar, Huddersfield	0.60	18	2016/90383	Out	Outline permission (2016/90383) Apr 2016	1		Yes	No						18													
H549	Land to the south of Swallow Lane, Golcar, Huddersfield	1.41	49	#N/A	N/A	No planning application	1		No	No						15	30	4											
H550	Land to the east of Fullwood Drive, Golcar, Huddersfield	0.41	8	2014/90450	Out	Outline permission (2014/90450)	1		No	No						8													
H633	Land South West of Vicarage Road, Longwood, Huddersfield	3.24	113	#N/A	N/A	No planning application	1		Yes	No						15	30	30	30	8									
H779	Land to the north of Leymoor Road, Golcar, Huddersfield	0.63	20	2014/92878	Det	Under construction	1	Jones Homes (Northern) Ltd	No	No			16	4															
H780	Land to the East of Main Avenue, Cowlersley, Huddersfield	2.18	76	#N/A	N/A	No planning application	1		No	No						15	30	30	1										
H814	Land to the North of Grove Street, Longwood, Huddersfield	0.48	12	N/A	N/A	Full permission (2013/90715)	1		No	No						12													
H3395	Land between Carr Top Lane Brook Lane, Golcar, Huddersfield	0.63	16	2015/90507	Out	Reserved matters pending (2017/91173)	1		Yes	No						16													
H48	Travel Station Yard Station Road, Holmfirth	0.42	14	#N/A	N/A	No planning application	1		No	Yes								14											
H67	Land to the south of Helme Lane, Meltham, Holmfirth	5.50	172	2014/93959	Det	Under construction (part)	1	Barratt David Wilson	Yes	No				30	30	30	30	30	22										
H129	Land to the East of Woodhouse Road, Brockholes, Holmfirth	6.92	124	2013/93373	Out	Outline application approved (part) (2013/93373)	1	Miller Homes	Yes	No						30	30	30	30	4									
H178	Land to the south of Southwood Avenue, Honley, Holmfirth	0.68	23	#N/A	N/A	No planning application	1	Darren Oldham	Yes	Yes								23											
H200	Land to the South of Mill Moor Road, Meltham, Huddersfield	0.44	13	2015/93847	Det	Under construction	1	Berkeley DeVeer	No	No				13															
H2586	Site of former Thirstin Mills Thirstin Road, Honley, Holmfirth	0.95	24	#N/A	N/A	Full planning application pending (2016/93243)	1		No	No					15	9													
H342	Land to the North of Mill Moor Road, Meltham, Holmfirth	1.07	37	#N/A	N/A	Outline planning permission (part - 2015/91640 - Mar 2017)	1	Conroy Homes	Yes	No						30	7												
H343	Land to the North of Helme Lane, Meltham, Holmfirth	1.18	46	2016/93411	Out	Outline planning permission (2016/93411 - Dec 2016)	1	Conroy Homes	Yes	No						30	16												
H584	Land to the south of Gynn Lane, Honley, Holmfirth	2.49	50	#N/A	N/A	No planning application	1		No	Yes						30	20												
H664	Land to the north of Scotgate Road, Honley, Holmfirth	3.35	93	#N/A	N/A	No planning application	1	David Wilson Homes	Yes	Yes						30	30	30	3										
H784	Land north of 105 - 135 Mill Moor Road, Meltham, Holmfirth	1.03	32	2015/93861	Det	Full permission granted Oct 2016 (2015/93861), DoC apps approved	1	Heywood Homes	No	No				30	2														

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H785	Land to the east of Colders Lane, Meltham, Holmfirth	1.02	27	2012/90096	Out	Full planning application pending (2016/92254)	1	JP Wild Ltd	No	No						27													
H786	Land to the north east of Westcroft, Honley, Holmfirth	0.44	15	#N/A	N/A	No planning application	1		Yes	No						15													
H47	Land to the south of Vicarage Meadows, Cinderhills, Holmfirth	0.98	14	2016/93458	Det	Reserved matters approved Mar 2017 - 2016/93548. DoC application 2017/92077 approved 22/07/17	1	Orion Homes	No	No					14														
H50	Bridge Mills New Road, , Holmfirth	1.30	45	#N/A	N/A	No planning application	1		No	No										30	15								
H130	Land to the west of St Mary's Rise and St Mary's Way, Netherthong, Holmfirth	0.86	21	2014/92737	Out	Outline application pending (2015/90580)	1		No	No						21													
H214	Land north-west of New Mill Road, , Holmfirth	0.45	15	94/93468	Ext	Extant planning permission on most of this site. Recent full permission (2008/94148) for part of this site approved 03/02/17.	1		No	No					15														
H284	Land to the east of Holme View Avenue and Pennine Close, Upperthong, Holmfirth	0.95	27	2013/93879	Det	Under construction	1	Conroy Brook (Developments) Ltd	No	No				16	11														
H288a	Land at Dunford Road, Hade Edge, Holmfirth	2.50	66	#N/A	N/A	Full application pending (2017/91623)	1	Jones Homes (Yorkshire) Ltd	No	No						15	30	21											
H294	Land to the east of St Mary's Avenue, Netherthong, Holmfirth	1.06	32	2016/93365	Det	Reserved matters approval (2016/93365).	1	Jones Homes (Yorkshire) Ltd	Yes	No					30	2													
H597	Land to the south of Sandy Gate, Scholes, Holmfirth	4.04	141	#N/A	N/A	No planning application	1		Yes	No						15	30	30	30	30	6								
H297	Land to the east of Ryecroft Lane, Scholes, Holmfirth	1.37	47	#N/A	N/A	Full application pending (2017/91631) Committee resolution to approve - Sep 2017	1	Miller Homes	No	No						15	30	2											
H626	Land to the west of Bankfield Drive, Holmbridge, Holmfirth	0.66	23	#N/A	N/A	No planning application	1		No	No						15	8												
H715	Land to the West of Wesley Avenue, Netherthong, Holmfirth	1.24	43	#N/A	N/A	No planning application	1		No	No						15	28												
H727a	Land to the West of Miry Lane, Thongsbridge, Holmfirth	1.12	39	2014/93593	Out	Outline permission (Part) (2014/93593) Full Permission pending (2017/92567) on part of site	1		No	No						30	9												
H728	Land to the West of Stoney Bank Lane, Thongsbridge, Holmfirth	2.02	53	2014/93248	Out	Outline permission (2014/93248). Reserved matters app pending (2017/93053)	1		No	No					15	30	8												
H729	Land at Tenter Hill Road, New Mill, Holmfirth	2.64	81	2015/90811	Det	Under construction (part)	1	Jones Homes (Northern) Ltd	No	No			3	19	30	29													
H730	Land to the West of Royds Avenue, New Mill, Holmfirth	2.13	74	#N/A	N/A	No planning application	1		No	No														30	30	14			
H787	Land to the South of Former Midlothian Garage New Mill Road, , Holmfirth	0.57	12	2014/91942	Out	Outline permission (part) (2014/91942)	1		No	No						12													
H2585	Land to the south of Water Street, Holmbridge, Holmfirth	0.62	19	#N/A	N/A	No planning application	1		No	No							19												
H2587	Former Midlothian Garage New Mill Road, , Holmfirth	2.44	56	2015/93824	Out	Outline permission May 2016 - 2015/93824	1		No	No						30	26												
H44	Land to the south of Cross Lane (east), Stocksmoor, Huddersfield	0.63	17	2015/90200	Det	Most recent DoC approval Mar 2017 - 2017/90253	1	Conroy Brook (Developments) Ltd	No	No						17													
H70	Land to the north of Long Lane, Shepley, Huddersfield	0.46	12	2017/90098	Det	Full permission (part) - Dec 2016 (2016/91777)	1	Worth Homes (Yorkshire) Ltd	Yes	No					12														

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H120	Park Farm Manor Road, Farnley Tyas, Huddersfield	0.44	7	#N/A	N/A	Full application pending - 2015/90759	1		Yes	No						7													
H128	Land to the north and east of Urban Terrace Denby Lane, Grange Moor, Huddersfield	0.65	22	#N/A	N/A	No planning application	1		No	No						15	7												
H313	Land to the south of Burton Acres Lane, Kirkburton, Huddersfield	3.97	138	#N/A	N/A	Full Permission (2016/93688) - Jun 2017. Discharge of conditions approved(2017/92107)	1	Redrow Homes Yorkshire	Yes	No						30	30	30	30	18									
H339	Land to the east of Abbey Road North, Shepley, Huddersfield	0.46	16	#N/A	N/A	No planning application	1		No	Yes											16								
H518	Land at Yew Tree Farm The Village, Farnley Tyas, Huddersfield	0.48	16	#N/A	N/A	No planning application	1		Yes	No								16											
H538	Land to the south of Cross Lane (west), Stocksmoor, Huddersfield	0.72	25	#N/A	N/A	No planning application	1		No	No						15	10												
H583	Land to the north of Barnsley Road, Flockton, Huddersfield	1.67	47	2016/92811	Det	Full permission (2016/92811) Mar 2017. Discharge of conditions application submitted.	1	Charles Church (West Yorkshire)	Yes	No						30	17												
H609	Land to the north of Barnsley Road, Flockton,	2.58	87	2016/91158	Det	Full permission (2016/91158) - Dec 2016. Discharge of conditions app approved (2016/94208)	1	Barratt David Wilson	Yes	No						30	30	27											
H638	Land to the north of Tinker Lane, Lepton, Huddersfield	0.87	30	#N/A	N/A	No planning application	1		No	Yes								30											
H652	Land to the North West of Eastfield Mills Abbey Road North, Shepley, Huddersfield	2.61	91	#N/A	N/A	No planning application	1		Yes	Yes								30	30	30	1								
H817	Land at Manor House, Flockton, Wakefield	1.01	24	2014/93480	Out	Outline permission (2014/93480)	1		No	No						24													
H1774	Land to the East of Manor House Farm The Village, Thurstonland, Huddersfield	1.21	42	#N/A	N/A	No planning application	1		No	No								30	12										
MX1919	Bank Bottom Mills Mount Road, Marsden, Huddersfield	1.10	38	#N/A	N/A	No planning application	1		No	No							15	23											
MX1920	New Mills Brougham Road, Marsden, Huddersfield	0.85	29	#N/A	N/A	No planning application	1		No	No							15	14											
MX1912a	Dobroyd Mills Hepworth Road, Hepworth, Holmfirth	3.45	60	#N/A	N/A	Full application pending (2017/90620)	1		No	Yes								30	30										
MDGB21	Land at Storthes Hall , Kirkburton, Huddersfield	19.22	505	2016/90711	Det	Reserved matters approved (2016/90711) Jul 2016 (part). See site specific information provided (SS10).	3	Younger Homes	Yes	Yes						80	80	80	80	80	80	25							

**Sites grouped together for phasing**

- Sites H213 and H1709 at Linthwaite
- Sites H454a and H498 at Clayton West
- Sites H233 and H634 at Denby Dale
- Sites H339 and H652 at Shepley

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

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10039	Crosland Park Housing Allocation H1.7, Royd House Lane, Linthwaite, Huddersfield	9.7	312	99/93273	Ext	Commentary on planning permissions over 50 dwellings: The site has an extant permission (81/0596). There has recently been renewed interest in developing the site as shown by non-material amendment applications in relation to parts of the original application. These are 2016/91858 (non material amendment approved 21/07/16) and 2017/91326 (non material amendment approved 23/05/17). Significant engineering work has now started on the whole site (312 dwellings).									50	50	50	50	50	50	50	12							
10220C	Old Bank Works, Old Bank, Slaithwaite, Huddersfield	0.292	13	2009/92286	Ext																13								
10231	Land to the west of The Mallards, Ned Lane, Slaithwaite, Huddersfield	0.07	1	2014/91956	Det										1														
10255	Land to the south-west of 99, Manchester Road, Slaithwaite, Huddersfield	0.07	1	2013/92899	Det									1															
10260	2, Netherend Road, Slaithwaite, Huddersfield	0.07	1	2007/91123	Det										1														
10270	15, Ainley Place, Slaithwaite, Huddersfield	0.04	1	2015/91638	Det										1														
10271A	Blackrock Mills, Waingate, Linthwaite, Huddersfield	3.036	103	2015/93867	Det	Overlap with H213																							
10277	Barn East of 4, Worts Hill Back o Wall, Pole Moor, Huddersfield	0.03	1	2010/93082	Ext										1														
10283	Land east of 99A, Manchester Road, Slaithwaite, Huddersfield	0.072	1	2012/92655	Det										1														
10284	12 Hill Top Farm Top of the Hill, Lingards Road, Slaithwaite, Huddersfield	0.03	1	2012/91983	Det										1														
10286	108, Radcliffe Road, Slaithwaite, Huddersfield	0.022	2	2015/91451	Det										2														
10287	Longfield Dyeworks, Manchester Road, Linthwaite, Huddersfield	0.441	16	2013/93773	Det										16														
10293	James Dyson Ltd., Manchester Road, Linthwaite, Huddersfield	0.317	13	2014/91813	Det										13														
10296	Land rear of 101-111, Banks Road, Linthwaite, Huddersfield	0.63	18	2015/94008	Det										18														
10297	4, Downing Street, Linthwaite, Huddersfield	0.07	1	2014/93040	Det										1														
10298	High Beeches 585, Manchester Road, Linthwaite, Huddersfield	0.077	1	2016/93564	Out										1														
10304	117, Royd House Lane, Linthwaite, Huddersfield	0.035	1	2014/92384	Out										1														
10305	15, Hill Top Fold, , Huddersfield	0.02	1	2014/92403	Det										1														
10306	828, Manchester Road, Linthwaite, Huddersfield	0.006	1	2014/93260	Det										1														
10309	Land North of 32, Hawthorn Road, Slaithwaite, Huddersfield	0.237	3	2014/91449	Out										3														
10310	Land SW 113, Manchester Road, Slaithwaite, Heckmondwike	0.07	2	2014/93986	Out										2														

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10311	Land SW 45, Lingards Road, Slaithwaite, Huddersfield	1.787	27	2014/93946	Out	Overlap with H356																							
10312	Land North of 184a, Cowersley Lane, Huddersfield	0.105	1	2015/90492	Out											1													
10313	Land NW 172, Gillroyd Lane, Huddersfield	0.761	20	2014/93289	Out	Overlap with H712																							
10316	Pleasant Ppastures, New Hey Road, Slaithwaite, Huddersfield	0.055	1	2015/92641	CJPD										1														
10317	Land SE 20 22, Howgate Road, Huddersfield	0.768	25	2010/92767	Det	Overlap with H221																							
10318	15, Ingfield Terrace, Slaithwaite, Huddersfield	0.01	1	2016/94128	Det									1															
10319	Land Between 588 & 620, Manchester Road, Linthwaite, Huddersfield	0.14	10	2015/93591	Out											10													
10320	1, New Street, Slaithwaite, Huddersfield	0.01	1	2017/90137	Det										1														
10321	Land Adjacent to Grove House, Stones Lane, Linthwaite, Huddersfield	0.155	1	2016/90379	Det											1													
10322	Land to the east of 12, Mallard Way, Slaithwaite, Huddersfield	0.064	3	2016/93304	Det											3													
10323	Idlegate, Pole Gate, Slaithwaite, Huddersfield	0.04	1	2016/90859	Det											1													
10324	Lower Top of the Hill, Rye Field Lane, Scammonden, Huddersfield	0.09	2	2016/92996	Det											2													
10325	Black Rock Farm, Upper Clough Road, Linthwaite, Huddersfield	0.082	2	2016/94251	Det											2													
10326	Black Rock House and Former 18 Waingate, Lower Clough, Linthwaite, Huddersfield	0.216	6	2016/92337	Det	Overlap with H213																							
10327	184a, Cowersley Lane, Linthwaite, Huddersfield	0.03	1	2016/91503	Out												1												
10328	High Beeches 585, Manchester Road, Linthwaite, Huddersfield	0.053	1	2015/94019	Det											1													
20052	Land to the SW of Netherley Cottage, Old Mount Road, Marsden, Huddersfield	0.05	1	2015/90497	Det											1													
20121	Intake Head Farm, Manchester Road, Marsden, Huddersfield	0.05	1	2014/93249	Det											1													
20124	1, Wood Bottom, Marsden, Huddersfield	0.49	8	2015/93750	Det											8													
20125	Ainsley Cottage, Ainsley Lane, Marsden, Huddersfield	0.06	1	2015/93549	Det											1													
30306	Land within the curtilage of 2, Cheviot Avenue, Meltham, Holmfirth	0.03	2	2016/90798	Det												2												
30342	Housing Allocation H2.3, Mill Moor Road, Meltham, Huddersfield	1.349	28	2015/93861	Det	Overlap with H784																							
30353A	Housing Allocation H2.12, Colders Lane, Meltham, Huddersfield	1.014	27	2012/90096	Out	Overlap with H785																							
30365	Land to the west of Brigg House Mill, Mean Lane, Meltham, Holmfirth	0.065	4	2016/90700	Out											4													
30377	Land within the curtilage of 15, Golcar Brow Road, Meltham, Holmfirth	0.03	1	2014/90660	Out																1								
30385	Block A, Mean Lane, Meltham, Huddersfield	0.064	2	2015/92572	Out												2												



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30389	81, Wessenden Head Road, Meltham, Huddersfield	0.02	1	2012/92824	Ext																1								
30390	Albion Mills, Mill Moor Road, Meltham, Holmfirth	0.45	4	2014/92634	Det									4															
30399	Plot 6, Bishops Way, Meltham, Holmfirth	0.04	1	2011/90715	Det										1														
30402	Land within the curtilage of 125, Slaithwaite Road, Meltham, Holmfirth	0.08	2	2016/91993	Det										2														
30407	Land north of 49, Helme Lane, Meltham, Holmfirth	0.02	1	2014/92112	Det										1														
30422	Waithe Close Farm, Thick Hollins Road, Meltham, Holmfirth	0.06	1	2015/90742	Det										1														
30432	Land at, Station Road, Meltham, Holmfirth	0.647	2	2014/91714	Det										2														
30433	Land south of, Helme Lane, Meltham, Holmfirth	3.25	88	2014/93959	Det	Overlap with H67																							
30435	21a, Station Street, Meltham, Holmfirth	0.02	2	2014/90494	Det										2														
30437	Adj 77, Wessenden Head Road, Meltham, Holmfirth	0.331	1	2014/92280	Det										1														
30438	Workshop, Helmet Lane, Meltham Lane, Holmfirth	0.062	3	2015/90915	Det										3														
30439	16, Wessenden Head Road, Meltham, Holmfirth	0.005	1	2015/91166	Det										1														
30441	Heady Fields, Wilshaw Road, Meltham, Holmfirth	0.189	4	2014/93995	Det										4														
30443	Land adj Carter Plantation, Thick Hollins Road, Upperthong, Holmfirth	0.199	1	2015/90927	Det										1														
30444	Land at, Station Road, Meltham, Holmfirth	0.319	4	2015/92638	Det										4														
30445	Former Albion Mills, Mill Moor Road, Meltham, Holmfirth	0.033	1	2015/91980	Det										1														
30446	South of 17, Damley Close, , Holmfirth	0.034	1	2015/91317	Det										1														
30447	Land rear of 125, Helme Lane, Meltham, Holmfirth	1.284	44	2016/93411	Out	Overlap with H343																							
30450	Waithe Close Farm, Thick Hollins Road, Meltham, Holmfirth	0.089	1	2016/91798	CJPD										1														
30452	Land to the west of 133, Mill Moor Road, Meltham, Holmfirth	0.438	13	2015/93847	Det	Overlap with H200																							
30453	9, Gill Birks, Meltham, Holmfirth	0.08	1	2016/93900	Det										1														
30454	Barn off, Bradshaw Road, Upperthong, Holmfirth	0.02	1	2016/94310	CJPD										1														
40111F	Land south of Station House, Summervale, , Holmfirth	0.08	1	2016/90422	Det																1								
40130D	Housing Allocation H3.31, Woodhead Road, , Holmfirth	2.42	44	95/91223	Det									30	14														
40133	Land west of 15, Modd Lane, , Holmfirth	0.04	1	2011/91701	Det										1														
40192A	Land to North of Rose Bank, Stoney Bank Road, Thongsbridge, Holmfirth	0.067	1	2015/92899	Det										1														
40192C	Three Gables 24, Springwood Road, Thongsbridge, Holmfirth	0.114	1	2015/93029	Out											1													
40211B	Plot 5, Broad Lane, Upperthong, Holmfirth	0.11	1	2015/93021	Det									1															
40310	Land to the west of 4, Miry Lane, Netherthong, Holmfirth	0.03	1	2012/92744	Det										1														

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40387	Housing Allocation H3.16, New Mill Road, , Holmfirth	2.51	42	94/93468	Det	Overlap with H214																							
40403A	Land to the south of 274 Plots 1 & 2, Huddersfield Road, Thongsbridge, Holmfirth	0.11	2	2005/91785	Ext																2								
40408	Land south of 5, White Wells Road, Scholes, Holmfirth	0.05	1	2016/91311	Out											1													
40521A	Land to the south of 31, Broad Lane, Uppertong, Holmfirth	0.3	4	2009/93174	Ext																4								
40568	Land to the north of 1, Longlands Bank, Thongsbridge, Holmfirth	0.05	1	2014/91761	Det										1														
40572	Land to the west of Inglestones, Sude Hill, New Mill, Holmfirth	0.07	1	2014/90373	Det										1														
40580	Down Yonder, Liphill Bank Road, Burnlee, Holmfirth	0.043	2	2015/90670	Out											2													
40596	Land to the north of 37, Dobb Top Road, Holmbridge, Holmfirth	0.19	2	2006/94163	Ext																				2				
40601A	Former site of Littlewood Garage Station, Station Road, , Holmfirth	0.16	2	2008/94148	Det										2														
40601B	Former site of Littlewood Garage Station, Station Road, , Holmfirth	0.078	7	2006/93094	Ext										7														
40615	Thongsbridge Mills, Huddersfield Road, Thongsbridge, Holmfirth	0.4	25	2006/92394	Ext																25								
40621	Land to the north-east of 53-63, South Lane, , Holmfirth	0.5	5	2012/93885	Det										5														
40624	Little Beck, Dobb Lane, Holmbridge, Holmfirth	0.17	1	2014/92376	Det										1														
40648	106, Greenfield Road, , Holmfirth	0.529	8	2015/94106	Out											8													
40654	Ward Place, Brow Lane, , Holmfirth	0.89	2	2008/90988	Det									2															
40666	Rosewood House, Bradshaw Road, , Holmfirth	0.11	1	2014/93723	Det										1														
40714	26, Cliff Road, , Holmfirth	0.013	1	2016/90510	Det										1														
40716	1, Spring Lane, , Holmfirth	0.044	1	2016/91502	Out											1													
40720	Willow Grove, Cliff Road, Wooldale, Holmfirth	0.148	3	2016/91484	Det										3														
40724	The Moorings, Binns Lane, Uppertong, Holmfirth	0.111	1	2016/90662	Det										1														
40726	Prickleden Mills, Woodhead Road, , Holmfirth	0.43	46	2014/93971	Det										30	16													
40727	Sude Hill Mill, Sude Hill, New Mill, Holmfirth	0.153	12	2016/92628	Det										12														
40728	adj. Fieldhead, Hill Lane, , Holmfirth	0.043	1	2014/91785	Det										1														
40731	land Adj, to 50, Underbank End Road, , Holmfirth	0.057	1	2011/92353	Det										1														
40732	Holly Mount, New Mill Road, Wooldale, Holmfirth	0.198	2	2013/93645	Det										2														
40734	Rear of Pentlands, New Mill Road, , Holmfirth	0.209	4	2014/91492	Out											4													
40736	31, Upper Bank End Road, , Holmfirth	0.143	2	2014/93226	Out											2													
40737	Springwood House, Sheffield Road, New Mill, Holmfirth	0.073	1	2015/92902	Det										1														
40738	Land to the east of 3, St Marys Avenue, Netherthong, Holmfirth	1.075	32	2016/93365	Det	Overlap with H294																							
40740	Land adjacent to 4, Hollin Brigg Lane, Holmbridge, Holmfirth	0.026	1	2014/91194	Out											1													

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40741	42, Liphill Bank Road, Burnlee, Holmfirth	0.022	1	2014/91295	Out											1														
40743	Springwood House, Sheffield Road, New Mill, Holmfirth	0.054	1	2016/91395	Det										1															
40744	New House Farm, Penistone Road, Hade Edge, Holmfirth	0.125	1	2014/92440	Det										1															
40745	Ox Lee, Ox Lee Lane, , Holmfirth	0.314	4	2011/92912	Det										4															
40747	2, Low Gate, , Holmfirth	0.006	2	2014/93616	Det										2															
40752	Land South of 125 POL site, Upperthong Lane, Upperthong, Holmfirth	0.953	11	2013/93879	Det	Overlap with H284																								
40753	5, Scar fold, , Holmfirth	0.014	2	2015/91874	Det										2															
40754	Abinger Farm, Scholes Moor Road, Scholes, Holmfirth	0.203	2	2015/93383	Det										2															
40755	Abinger Farm, Scholes Moor Road, Scholes, Holmfirth	0.189	4	2015/91505	Det										4															
40757	19 & 23, Liphill Bank Road, , Holmfirth	0.063	2	2014/90190	Det										2															
40758	Chemical Works, Liphill Bank Road, , Holmfirth	0.277	3	2014/90189	Det										3															
40759	Woodfield, New mill road, New Mill, Holmfirth	0.232	3	2015/92079	Det										3															
40760	Daisy Lee Farm, Daisy lee lane, Hade Edge, Holmfirth	0.388	1	2014/93911	Det										1															
40762	220, Dunford Road, , Holmfirth	0.023	1	2015/90389	Det										1															
40764	Digley Hollow, Woodhead Road, Holmbridge, Holmfirth	0.257	3	2016/92516	Det										3															
40766	The Old Mistal West Royd Farm, Ley Bank, Fulstone, Holmfirth	0.099	1	2015/92008	Det										1															
40769	Three Valleys, Cold Hill Lane, New Mill, Holmfirth	0.587	4	2015/90903	Out											4														
40770	Adj 26, Broad Lane, Upperthong, Holmfirth	0.166	3	2015/91661	Out										3															
40771	adj 38, Broad Lane, Upperthong, Holmfirth	0.352	8	2015/91726	Out											8														
40772	Land off, Stoney Bank Lane, , Holmfirth	2.418	53	2014/93248	Out	Overlap with H728																								
40773	Rear of 17, Miry Lane, Thongsbridge, Holmfirth	0.367	11	2014/93593	Out	Overlap with H727a																								
40774	Brooklands Nursery, Totties Lane, Totties, Holmfirth	0.05	1	2015/90366	Out											1														
40775	Land off, Vicarage Meadows, , Holmfirth	0.978	18	2016/93458	Det	Overlap with H47																								
40776	adj Best Revenge, Huddersfield Road, New Mill, Holmfirth	0.06	1	2014/93719	Det										1															
40777	Land adj 42, Penistone Road, New Mill, Holmfirth	0.077	1	2014/93203	Out										1															
40778	Croft House 82, Upperthong Lane, , Holmfirth	0.126	2	2015/90146	Det										2															
40779	38, Broad Lane, Upperthong, Holmfirth	0.096	3	2015/91303	Det										3															
40782	Land South of 56, Sude Hill Terrace, New Mill, Holmfirth	0.076	2	2014/93192	Out											2														
40784	Bamforths Warehouse, Station Road, , Holmfirth	0.11	3	2015/91697	Det										3															
40785	Oakfield, Copper Lane, , Holmfirth	0.1	1	2016/91416	Det										1															

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40787	Woodville, Calf Hill Road, Thongsbridge, Holmfirth	1.14	4	2015/93001	Det										4															
40788	141A, Church Street, Netherthong, Holmfirth	0.03	1	2016/91343	Det										1															
40789	Adjacent 141, Church Street, Netherthong, Holmfirth	0.074	2	2016/91356	Det										2															
40790	Harroyd Farm, Dean Brook Road, Netherthong, Holmfirth	0.245	1	2015/92303	Det										1															
40791	17, Miry Lane, Thongsbridge, Holmfirth	0.049	2	2016/90284	Det										2															
40793	31, St Georges Road, Scholes, Holmfirth	0.152	1	2015/93871	Det										1															
40794	Upper Waterside Farm, Royd Lane, Holmbridge, Holmfirth	0.073	1	2016/93796	Det										1															
40795	New Dunsley Poultry Farm, Brow Lane, , Holmfirth	1.754	6	2015/93850	Det										6															
40796	220, Dunford Road, , Holmfirth	0.007	1	2016/91401	Det										1															
40797	69, Dunford Road, , Holmfirth	0.01	1	2016/93103	Det										1															
40799	Adjacent 181, Woodhead Road, Holmbridge, Holmfirth	0.119	2	2014/93795	Det										2															
40802	32, Paris Road, Scholes, Holmfirth	0.07	1	2015/91839	Det										1															
40803	Upper Milshaw Farm, Millshaw Lane, Hepworth, Holmfirth	0.54	3	2016/92046	Det										3															
40804	Wood Pit Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth	0.066	1	2015/93703	Det										1															
40805	Land to the west of New White House Farm, Bedding Edge Road, Hepworth, Holmfirth	0.07	1	2017/90058	Det										1															
40806	Springhead Farm, Scholes Moor Road, Had Edge, Holmfirth	0.08	1	2016/90502	Det										1															
40807	Greave Farm, Greave Road, Hade Edge, Holmfirth	0.209	1	2015/94114	Det										1															
40808	4 Cartworth Fold, Cartworth Lane, , Holmfirth	0.02	1	2015/91254	Det										1															
40809	Longley Edge Farm, Longley Lane, Longley, Holmfirth	0.23	4	2016/91894	Out											4														
40810	Former Midlothian Garage, New Mill Road, , Holmfirth	2.659	56	2015/93824	Out	Overlap with H2587																								
40811	2, Cliff Road, , Holmfirth	0.045	1	2016/93816	Out										1															
40813	Land Behind 1 to 7, Butt Lane, Hepworth, Holmfirth	0.309	4	2015/92993	Out											4														
40814	Land north of 20, Cartworth Road, , Holmfirth	0.101	1	2016/90185	Out											1														
40815	Kestral, Kingfisher, Hawthorne, Holly & Curlew Cottages, Stubbins Lane, Holmbridge, Holmfirth	0.05	3	2016/90026	Det										3															
40816	Land West 8, St Marys Way, Netherthong, Holmfirth	0.446	5	2014/92737	Out	Overlap with H130																								
40817	9-13, Hollowgate, , Holmfirth	0.023	2	2015/94041	Det										2															
50024F	Western portion Housing Allocation H3.2, Long Lane, Honley, Huddersfield	0.92	10	99/93218	Det									10																
50060A	Land within the curtilage of 6 14, Woodhead Road, Honley, Holmfirth	0.09	2	2014/93492	Det																2									
50107	Land to the west of 9, Well Hill, Honley, Huddersfield	0.08	1	2015/91391	Out																1									

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50186	Land to the south of 238, New Mill Road, Brockholes, Huddersfield	0.466	14	2016/90146	Out											14													
50209	Victoria Works, Fisher Green, Honley, Huddersfield	0.193	17	2016/92812	Det										17														
50219	Turnpike House, Old Turnpike, Honley, Huddersfield	0.09	2	2013/90747	Det										2														
50228	land in the curtilage of 8, Well Hill, Honley, Holmfirth	0.06	1	2014/92513	Det										1														
50230	275, New Mill Road, Brockholes, Holmfirth	0.2	2	2011/93307	Det										2														
50240	Wood Bottom Farm, Bent Ley Road, Meltham, Holmfirth	0.07	1	2016/91451	Det										1														
50249	The Elms, Brockholes Lane, Brockholes, Holmfirth	0.18	1	2016/92647	Det										1														
50250	Holmlea 80, Long Lane, Honley, Holmfirth	0.08	1	2015/94062	Det										1														
50251	Carlins Farm, Oldfield Road, , Holmfirth	0.142	1	2016/91693	Det										1														
50252	Upper Reins Barn, Reins, Honley, Holmfirth	0.142	1	2012/93180	Det										1														
50253	Ivy Cottage, Oldfield Road, Honley, Holmfirth	0.14	1	2015/93659	Det										1														
50257	Land off, Woodhead Road, Honley, Holmfirth	2.616	51	2013/93373	Out	Overlap with H129																							
50259	Holmlea 80, Long lane, Honley, Holmfirth	0.096	1	2015/90939	Det										1														
50261	Land North of 238, Lancaster Lane, Brockholes, Holmfirth	0.499	22	2016/90138	Out											22													
50262	319, New Mill, Brockholes, Holmfirth	0.057	3	2016/92775	Det										3														
60100	Land to the west and north of 48, Marsh Lane, Shepley, Huddersfield	0.18	4	2014/91439	Out																4								
60360	Land to the south-west of 33, Turnshaw Road, Kirkburton, Huddersfield	0.163	1	2015/91396	Det										1														
60377	Land to the west of 182, Barnsley Road, Flockton, Huddersfield	0.1	1	2016/93999	Det										1														
60411D	Manor House Housing Allocation 4.14, Barnsley Road, Flockton, Huddersfield	0.439	4	2014/93480	Out	Overlap with H817																							
60477A	Land to the east of 46, Barnsley Road, Flockton, Huddersfield	0.05	1	2013/93921	Out											1													
60493	Land to the south of 40, North Road, Kirkburton, Huddersfield	0.182	4	2016/93935	Det										4														
60501	Land to the south of 20, Abbey Road North, Shepley, Huddersfield	1.5	50	2002/91944	Ext																30	20							
60506	Site of Pickles & Swallow Ltd, Pinfold Lane, Flockton, Huddersfield	0.2	4	2015/92200	Det																4								
60534	Rosa Villa 84, Barnsley Road, Flockton, Huddersfield	0.13	2	2015/92085	Out											2													
60538	Land to the south of 5, Garner Lane, Highburton, Huddersfield	0.1	1	2010/90070	Ext																1								
60564A	Phase 1 Continuing Care Retirement Community, Storthes Hall Lane, Kirkburton, Huddersfield	6.568	120	2016/90711	Det	Overlap with MDGB2134																							
60564C	Continuing Care Retirement Home Phase 2, Storthes Hall Lane, Kirkburton, Huddersfield	7.181	150	2016/90711	Det	Overlap with MDGB2134																							

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60564D	Continuing Care Retirement Home Phase 3, Storthes Hall Lane, Kirkburton, Huddersfield	1.566	30	2016/90711	Det	Overlap with MDGB2134																							
60567	119, Station Road, Shepley, Huddersfield	0.3	2	2011/91470	Det										2														
60568	2a, Holmfirth Road, Shepley, Huddersfield	0.19	1	2011/91002	Det									1															
60585	Windy Gap Barn, Green Bank Lane, Little Lepton, Huddersfield	0.08	1	2014/91610	Det										1														
60587	Land to the north east of 25, Hardcastle Lane, Flockton, Huddersfield	0.06	1	2008/92297	Det																1								
60614	Land to the west of 306, Barnsley Road, Flockton, Huddersfield	0.115	2	2015/93881	Det										2														
60615	Plot to the west of 14, Lane Head Lane, Kirkburton, Huddersfield	0.074	1	2013/91441	Det										1														
60616	18, Abbey Road, Shepley, Huddersfield	0.15	1	2015/90148	Det										1														
60621	198, Marsh Lane, Shepley, Huddersfield	0.015	1	2011/92683	Det										1														
60625	2, Low Common, Farnley Tyas, Huddersfield	0.037	2	2010/92518	Det										2														
60637	Oaklands 8a, Turnshaw Road, Kirkburton, Huddersfield	0.141	1	2012/92226	Det										1														
60638	Beech Farm House, Manor Road, Farnley Tyas, Huddersfield	0.8	2	2011/92253	Det									2															
60652	Land South of 23 29, Cross Lane, Stocksmoor, Huddersfield	0.626	17	2015/90200	Det	Overlap with H44																							
60653	Land North of 3, Field Head, Shepley, Huddersfield	0.234	8	2017/90098	Det	Overlap with H70																							
60657	Adjoining 9, Manor Road, Farnley Tyas, Huddersfield	0.009	1	2014/92457	Det										1														
60658	Ing Head Barn, Ing Head Lane, Thurstonland, Huddersfield	0.04	1	2014/91159	Det										1														
60666	Fallbrook House, Fallbrook Lane, Whitley, Dewsbury	0.213	1	2015/90273	Det										1														
60667	25, Barnsley Road, Flockton, Huddersfield	0.159	1	2015/91968	Det										1														
60668	28, Haigh Lane, Flockton, Huddersfield	0.096	1	2016/91542	Det										1														
60669	Haigh Lane Nurseries, Haigh Lane, Flockton, Huddersfield	0.279	3	2015/90003	Det										3														
60672	The Park, Kirkburton, Kirkburton, Huddersfield	0.054	2	2015/91213	Det										2														
60674	Land at New Hey Moor, Abbey Road, Shepley, Huddersfield	0.259	2	2016/92457	Det									2															
60677	2, Royd House, Almondbury, Huddersfield	0.182	2	2015/92012	Det										2														
60678	Adjacent 6, Barnsley Road, Flockton, Huddersfield	0.045	1	2015/90578	Det										1														
60679	Flockton Hall Farm, Barnsley Road, Flockton, Huddersfield	1.753	46	2016/92811	Det	Overlap with H583																							
60680	2, Thomes Fold, Lepton, Huddersfield	0.075	2	2015/94032	Det										2														
60681	Windy Bank Cottage, Liley Lane, Upper Hopton, Mirfield	0.321	1	2015/93057	Det										1														

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60682	Land to the north of Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield	2.628	87	2016/91158	Det	Overlap with H609																							
60683	Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield	0.163	1	2016/91464	Det										1														
60688	Adjacent 7, Town Gate, Highburton, Huddersfield	0.099	1	2016/90108	Det										1														
60690	Land North east of 6, Northfield Lane, Highburton, Huddersfield	0.119	1	2016/90675	Det										1														
60691	Land North East of 4, Northfield Lane, Highburton, Huddersfield	0.064	1	2016/90755	Det										1														
60692	Old Hallas Farm, Paddock Road, Kirkburton, Huddersfield	1.309	1	2016/91053	Det										1														
60693	Beech Farm 21, Manor Road, Farnely Tyas, Huddersfield	0.081	1	2016/90892	Det										1														
60694	85b, Marsh Lane, Shepley, Huddersfield	0.036	1	2015/93692	Det										1														
60695	Woodend Farm, Wood Lane, Thurstonland, Huddersfield	0.1	1	2016/94073	Det										1														
60696	8, Providential Street, Flockton, Huddersfield	0.08	1	2016/91650	Det										1														
70190	Rear of, Manor Croft, Skelmanthorpe, Huddersfield	0.101	6	2011/92509	Det									6															
70191	Land to the east of 51, Huddersfield Road, Skelmanthorpe, Huddersfield	0.246	6	2014/92889	Out	Overlap with H502																							
70217	Land to the north of 9A, Bank Lane, Denby Dale, Huddersfield	0.28	3	2015/91583	Det									3															
70387a	Housing Allocation H5.10, Barnsley Road, Scissett, Huddersfield	1.64	1	2002/94033	Det									1															
70399	Land to the south and east of The Cliff, High Street, Clayton West, Huddersfield	0.44	4	2015/94096	Out																4								
70435	Brendon House, Bilham Road, Clayton West, Huddersfield	0.12	1	2015/92345	Det										1														
70441	Land to the south of 12a, Bank Lane, Denby Dale, Huddersfield	0.1	2	2015/91674	Out																2								
70446	Garden of 158, Denby Lane, Upper Denby, Huddersfield	0.03	1	2014/91191	Det																1								
70450	Land to the South of 19b, Rishworth Avenue, Emley, Huddersfield	0.027	1	2016/91599	Det										1														
70510	Land to the north of 2, Scott Hill, Clayton West, Huddersfield	0.1	2	2006/90122	Det																2								
70516	Thornccliffe Grange Farm, Thornccliffe Lane, Emley, Huddersfield	0.15	1	2005/92068	Det																1								
70530	Taylor Hill Farm, Park Lane, Emley, Huddersfield	0.31	2	2003/93486	Det																2								
70536	Gilcar Farm, Kiln Lane, Emley, Huddersfield	1.1	2	2007/92035	Det										2														
70539	Highfield House, Clough Road, Flockton, Huddersfield	0.04	1	2010/92094	Det										1														
70551	38 40 44, Saville Road, Skelmanthorpe, Huddersfield	0.13	1	2014/92625	Det										1														
70553	6, Viking Avenue, Emley, Huddersfield	0.04	1	2011/91146	Ext																1								

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70560	Land to the east of 1 West View, Leak Hall Road, Denby Dale, Huddersfield	0.05	1	2013/90185	Det										1															
70566	Offices to the south west of Aden House, Long Lane, Clayton West, Huddersfield	0.04	2	2015/93002	Det										2															
70568	York House 198, Barnsley Road, Denby Dale, Huddersfield	0.15	5	2015/90695	Out											5														
70582	Land west of Leapfrogs, Elm Street, Skelmanthorpe, Huddersfield	0.04	2	2015/92377	Out											2														
70596	The Barn Pingle Nook Farm, Common Lane, Denby Dale, Huddersfield	0.01	1	2016/90317	CJPD										1															
70600	40, Scott Hill, Clayton West, Huddersfield	0.04	2	2013/93776	Det										2															
70609	67, Carr Hill Road, Upper Cumberworth, Huddersfield	0.11	2	2016/90295	Det										2															
70610	62, Barnsley Road, Upper Cumberworth, Huddersfield	0.18	3	2014/93354	Det										3															
70615	Scissett Mount, Busker Lane, Scissett, Huddersfield	0.3	12	2012/92381	Ext																12									
70618	1, Holmfield Terrace, Clayton West, Huddersfield	0.03	1	2011/91289	Det										1															
70621	Land to the east of 23, Jagger Lane, Emley Moor, Huddersfield	0.28	2	2012/90390	Ext																2									
70623	Still Waters, Wallroyds, Denby Dale, Huddersfield	0.07	1	2015/93225	Det										1															
70628	South of 37, Huddersfield Road, Skelmanthorpe, Huddersfield	0.149	2	2016/91566	Det										2															
70629	POL, Pilling Lane Holly Road, Scissett, Huddersfield	9.34	200	2014/91699	Det	Overlap with H222																								
70635	Elmleigh Farmhouse 24, Stringer House Lane, Emley, Huddersfield	0.146	1	2016/91430	Det										1															
70637	Woodhouse Barn, Woodhouse Lane, Emley, Huddersfield	0.146	1	2016/91433	Det										1															
70642	337-339 Denby Dale News, Wakefield Road, Denby Dale, Huddersfield	0.035	2	2013/90946	Det										2															
70644	Former Skelmanthorpe Wesleyan Reform Church, Gib Lane, Skelmanthorpe, Huddersfield	0.125	7	2013/93535	Det										7															
70649	Dry Hill Farm, Hill Lane, , Huddersfield	0.067	1	2014/93557	CJPD										1															
70650	Land North East of 12, Pennine Way, Scissett, Huddersfield	0.129	1	2015/93022	Det										1															
70652	345, Wakefield Road, Denby Dale, Huddersfield	0.031	3	2013/91795	Det										3															
70653	Land off, Blenheim Chase, Scissett, Huddersfield	0.09	2	2014/90188	Out											2														
70655	5a and 6, Leak Hall Crescent, Denby Dale, Huddersfield	0.128	4	2014/93845	Out											4														
70656	Land off, Cliffwood Rise, Clayton west, Huddersfield	0.207	5	2015/90104	Det										5															
70658	230, Cumberworth Lane, Denby Dale, Huddersfield	0.638	3	2015/90207	Out											3														
70659	107, Carr Hill Road, Upper cumberworth, Huddersfield	0.083	2	2015/93192	CJPD										2															
70661	Land north of, Commercial Road, Skelmanthorpe, Huddersfield	3.525	60	2014/91628	Det	Overlap with H688																								



Site ref	Address	Net area (ha)	Dwellings	Application Reference (As at 01/04/17)	Application type	Latest planning application stage and additional site specific comments. (At September 2017)	Developers expected	Housebuilder where there is active housebuilder interest	Call for Sites form indicates developer interest?	Majority in green belt?	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Post Plan	
70664	44, Dearnside Road, Denby Dale, Huddersfield	0.095	1	2015/91494	Det										1															
70665	Land off, Clough House Lane, Denby Dale, Huddersfield	0.061	1	2015/91740	Det										1															
70666	Adj 12, Brook Meadows, Denby Dale, Huddersfield	0.053	1	2015/91953	Det										1															
70669	Upper woodhouse farm, Ash Lane, Emley, Huddersfield	0.118	1	2015/92756	Det										1															
70670	Upper Woodhouse Farm, Ash Lane, Emley, Huddersfield	0.107	2	2015/90346	Det										2															
70671	9a, Windmill Hill, Emley Moor, Huddersfield	0.167	1	2015/92338	Det										1															
70672	Long Royd, Commercial Road, Skelmanthorpe, Huddersfield	0.283	3	2015/93664	Out	Overlap with H688																								
70673	Land adjacent to Denby Dale Station, Wood Lane, Denby Dale, Huddersfield	0.313	5	2015/93360	Out	Overlap with H1784																								
70674	Wood Nook, Wakefield Road, Denby Dale, Huddersfield	1.141	29	2013/93721	Det	Overlap with H689																								
70675	Land on, Barnsley Road, Scisset, Huddersfield	0.06	1	2016/94164	Det										1															
70676	33, Barnsley Road, Upper Cumberworth, Huddersfield	0.128	1	2016/91558	Det										1															
70678	Dry Hill Farm, Dry Hill Lane, Denby Dale, Huddersfield	0.063	1	2016/93033	CJPD										1															
70679	Dry Hill Farm, Dry Hill Lane, Denby Dale, Huddersfield	0.1	1	2016/91863	CJPD										1															
80077	Whitley Willows (Phase 2), Sands Lane, Lepton, Huddersfield	1.18	2	2006/92227	Det									2																
90061	Copley House Farm, Copley Lane, Shelley, Huddersfield	0.3	1	2006/94849	Det																1									
90064	119, Huddersfield Road, Shelley, Huddersfield	0.05	1	2008/90936	Ext																1									
90069	Land to the south east of 497, Penistone Road, Shelley, Huddersfield	0.024	1	2015/93396	Det										1															
90070	1, Jubilee Avenue, Shelley, Huddersfield	0.028	1	2013/92962	Det										1															
90071	Land East of 53, Far Bank, Shelley, Huddersfield	0.07	1	2016/93244	Det										1															
90072	21, Far Bank, Shelley, Huddersfield	0.079	1	2016/91325	Det										1															
90075	Adjacent 30, Westerley Lane, Shelley, Huddersfield	0.059	2	2015/92586	Out												2													
90076	3, Shelley Woodhouse Lane, Shelley, Huddersfield	0.135	1	2016/92001	Det										1															
90077	Land East 59, Far Bank, Shelly, Huddersfield	0.261	2	2016/90756	Det										2															
P0231	Land to the west of 127, Longwood Road, Longwood, Huddersfield	0.04	2	2014/92437	Out												2													
P0277	Imperial Mills, Alexandra Road West, Paddock, Huddersfield	0.107	6	2015/91993	Det										6															
P0356	2 The Angel Hotel, Longwood Road, Paddock, Huddersfield	0.019	1	2015/90456	Det										1															
W0108A	Land to the north of 38-64 and 92-112, Cowlersley Lane, Cowlersley, Huddersfield	0.653	25	2016/90399	Det										25															

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W0108B	Land to the north of 2-10, Yew Tree Lane, Cowlersley, Huddersfield	0.544	17	2016/90399	Det									17																
W0112	Land to the south of 31, Scar Lane, Milnsbridge, Huddersfield	1.06	53	2012/90721	Ext																30	23								
W0114	Land to the east of 108, Market Street, Milnsbridge, Huddersfield	0.07	1	2013/92336	Det									1																
W0122	651, Manchester Road, Milnsbridge, Huddersfield	0.03	1	2014/92420	Det										1															
W0133	4, Cowlersley Lane, Cowlersley, Huddersfield	0.04	3	2011/90175	Det									3																
W0141	Land NW of 1, Warneford Road, Cowlersley, Huddersfield	0.028	1	2016/94076	Det										1															
W0142	Post Office Hotel 11, Market Street, Milnsbridge, Huddersfield	0.113	4	2014/92101	Det										4															
W0143	Adj 106, Royd Street, Milnsbridge, Huddersfield	0.189	4	2015/91261	Det										4															
W0144	Colne Valley Tool Hire 5, Pickford Street, Milnsbridge, Huddersfield	0.013	1	2016/90835	Det										1															
W0145	17-19, Morley Lane, Milnsbridge, Huddersfield	0.029	2	2015/94117	Det										2															
W0146	Land between 27 and 31, Pickford Street, Milnsbridge, Huddersfield	0.017	2	2015/92152	Det										2															
W0147	156, Cowlersley Lane, Cowlersley, Huddersfield	0.06	4	2016/90962	Det										4															
X0187	Land to the south of Oakwell, Lowestwood Lane, Wellhouse, Huddersfield	0.33	1	2009/93641	Det									1																
X0212	Land to the south of 2, Green Gardens, Golcar, Huddersfield	0.032	1	2016/91780	Out											1														
X0216	Parkwood Mills, Grove Street, Longwood, Huddersfield	1.95	49	2009/90619	Det									30	19															
X0230	The Dental Surgery, Swallow Lane, Golcar, Huddersfield	0.06	1	2008/93719	Ext																1									
X0245	108, Lower Wellhouse Road, Wellhouse, Huddersfield	0.01	1	2013/93507	Det									1																
X0247	330, Leymoor Road, Golcar, Huddersfield	0.075	1	2016/90153	Det										1															
X0248	414, Leymoor Road, Golcar, Huddersfield	0.047	3	2013/93078	Det										3															
X0249	Land North of 14 - 19, Grange Road, Golcar, Huddersfield	3.561	94	2014/92021	Det	Overlap with H116																								
X0250	Land SE 20, Fullwood Drive, Golcar, Huddersfield	0.417	8	2014/90450	Out	Overlap with H550																								
X0251	Land South of 39 49, Carr Top Lane, Golcar, Huddersfield	0.725	16	2015/90507	Out	Overlap with H3395																								
X0252	Hi Pylon Works, Slades Road, Bolster Moor, Huddersfield	0.285	8	2015/93066	Out											8														
X0255	Land south west of 23, Ashdford Park, Golcar, Huddersfield	0.655	18	2016/90383	Out	Overlap with H303																								
X0256	Land at 1, Carr Top Lane, Golcar, Huddersfield	0.07	1	2016/90245	Det										1															
Y0024	Land to the west and north of 101 117, Prospect Road, Longwood, Huddersfield	0.35	2	2014/93870	Det									2																
Y0080	Land to the north of 30a, Longwood Gate, Longwood, Huddersfield	0.02	1	2011/90914	Ext																1									

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Y0093	land to the north west of 12, Orchard Street West, Longwood, Huddersfield	0.11	5	2016/92882	Det										5															
Y0100	Adjacent 11, Ballroyd Lane, Longwood, Huddersfield	0.031	1	2016/91714	Out											1														
Y0101	Land East of 93a, Prospect Road, Longwood, Huddersfield	0.034	1	2016/92994	Out											1														
Z0376	5, Stainland Road, Outlane, Huddersfield	0.17	3	2016/91059	Out											3														
Z0395	Land between 961 to 963, New Hey Road, Outlane, Huddersfield	0.081	1	2014/90077	Det									1																
Z0415	Upper Snow Lea Farm, Lamb Hall Road, Longwood, Huddersfield	0.106	1	2015/90002	Det										1															
Z0417	Former Industrial Building, Holmefield Road, Longwood, Huddersfield	0.197	1	2015/93689	Det										1															
Z0418	Land North of 12a, Round Ings Road, Outlane, Huddersfield	0.022	1	2015/92205	Out										1															
Z0421	Land adjacent 174, Lamb Hall Road, Longwood, Huddersfield	0.038	1	2016/93200	Out											1														

**Application Type**

- Det** Detailed Planning Permission
- Out** Outline Planning Permission
- Ext** Extant Planning Permission
- CJPD** Class J Permitted Development

## **Appendix 5 – Table highlighting where the Inspector’s requests have been addressed following each note**

<b>Summary of housing supply issues raised by the Planning Inspector</b>	<b>Paragraph reference in this topic paper</b>
<b>Preliminary note 1</b>	
The extent to which the windfall rate is based on capacity from small sites.	Paragraphs 2.8 – 2.12 and Appendix 1 (Table A2a and A2b)
A breakdown of annual historical windfall data for small and large sites.	Appendix 1 (Tables A1a and A2b)
Background evidence/information on planning application progress and delivery timescales used to inform delivery estimates	Paragraphs 3.15 – 3.30 set out the approach to phasing and Appendix 4 sets out the phasing table
Where sites are projected to commence delivery in 2016/17 and 2017/18 (including strategic allocations on land north of Bradley Road, Huddersfield H1747 and land south of Ravensthorpe Road, Dewsbury H2089) has progress has been made with planning applications and site/infrastructure delivery?	Appendix 2 sets out specific details for sites H1747 and H2089. The phasing table in Appendix 4 sets out the progress in relation to planning applications on emerging Local Plan allocations.
The total proportion of housing growth over the Plan period that will be focused in each sub-area including a detailed breakdown of the sources of supply, including the number of dwellings from allocations (both from sites within and outside the Green Belt), outstanding permissions and completions in each sub-area.	Appendix 3 provides this breakdown
<b>Preliminary note 2</b>	
There is a requirement for an affordable housing trajectory	Paragraphs 4.24 – 4.27 and figure 2 (page 28)
An up to date Housing Supply Topic Paper is required drawing together all the evidence in one place including: <ul style="list-style-type: none"> <li>• all sources of supply</li> <li>• updated completions data</li> <li>• a clear breakdown and analysis of windfall supply</li> <li>• a brief overview/commentary in the phasing tables on delivery progress and planning applications for each of the allocations.</li> <li>• brief commentary on delivery progress for the larger outstanding commitments</li> </ul>	<p>Paragraphs 3.2 – 3.3</p> <p>Paragraph 2.3 and Table 2</p> <p>Paragraphs 2.7 - 2.12 and Appendix 1</p> <p>EX30 provided the revised 2016-based phasing table including anticipated delivery timescales and the latest phasing information. Now superseded by Appendix 4 in EX30.2</p> <p>Appendix 4 provides additional information within the phasing table for commitments of more than 50 dwellings.</p>

<b>Preliminary note 3</b>	
The submitted phasing schedule shows early delivery of a number of sites that have yet to gain planning permission.	Amended phasing in paragraphs 3.16 – 3.26 reflected that time elapsed since the submitted 2015-based information. Phasing now superseded by EX30.2
Information relating to the average density rate that informs site capacity, as well as the other sources of housing supply.	Paragraph 3.2 – 3.5 and Appendix 3 (Table A5), 3.7 – 3.14 (density)
Information in the Housing Supply Topic Paper should include: <ul style="list-style-type: none"> <li>the likely timetable for progressing each allocation site</li> <li>progress with planning applications</li> <li>estimated start dates and delivery rates</li> <li>whether sites are controlled by an active house-builder</li> <li>the number of housebuilders expected once development has commenced.</li> </ul> <p>The same information is sought in relation to the larger outstanding permissions in Appendix 3 of the Plan.</p>	<p>Appendix 4</p> <p>Appendix 4</p> <p>Build rates are set out in paragraphs 3.27 – 3.28. Appendix 4 sets out the phasing table.</p> <p>Appendix 4 sets out the phasing table.</p> <p>Appendix 4 phasing table provided this information</p> <p>Appendix 4 phasing table provides this information for outstanding permissions of over 50 dwellings</p>
Confirmation of when the housing information for 2016/17 is due to be released.	2016/17 data was included in EX30.1 and also included in EX30.2
<b>Queries from the Stage 1 Examination Hearings and Inspector's letter following the Hearings</b>	
(20) Difference between housing capacity in the plan and gross housing requirement (and updated to include 2016/17 information)	Table 1
(22) Historic provision of windfall completions in recent years by site size (large and small), land type and whether these were from Provisional Open Land.	Table A1(b) and Table A2(b) in Appendix 1
(22a) Inspector concerns in relation to delivery	Table 1 updates the overall windfall allowance during the plan period.
(23) Add the difference between the need and supply in the final row of Table 8 of EX30.1	Table 8
(26)(28) Tables in SHMA to be re-produced showing calculations reaching 1,049, 397 and 108 need figures including calculations	Appendix 6
(27) Revised affordable housing trajectory to be provided with numbers added and aligned with the overall housing trajectory to represent anticipated delivery.	Figure 2, page 28
(29) Provide planning application numbers for those referred to which have achieved 20% affordable housing.	Table 10
(42) A new version of the Housing Supply Topic Paper (to be EX30.2) is required to include the requested changes	This document (EX30.2) sets out this information

## **Appendix 6 – Affordable housing need note**

This information updates the information in examination document ID8 (note on affordable housing) and provides the background calculations as requested by the Inspector during the Stage One hearings.

### **OAN and affordable housing need**

#### **Evidencing affordable housing need**

The 2016 Kirklees SHMA established an annual net imbalance of affordable housing derived using the methodology set out in Planning Practice Guidance (PPG). Analysis was summarised in Table C1 page 147 of the SHMA. In line with PPG, the SHMA evidenced: current need (also termed backlog need), future need, affordable housing supply and an estimate of housing need (expressed as an annual imbalance over a five year period).

A critical element of the model is the extent to which the backlog need is addressed. The model presented in the SHMA assumes a clearance of 20% each year, so that the backlog is cleared over 5 years. Assuming this, the annual affordable imbalance is 1,049. PPG does not specify the period over which backlog is cleared, but variant analysis indicates that the annual imbalance would reduce to 397 if the backlog was cleared over 10 years and an annual imbalance of 108 if the over the plan period (18 years). The impact of alternative backlog clearance rates is presented in Table 1 below.

**Table 1** Impact on net annual affordable imbalance assuming different rates of backlog clearance

<u>Step in Needs model</u>					
<u>4.1</u>	<u>Total backlog need</u>	<u>6513</u>	<u>6513</u>	<u>6513</u>	<u>6513</u>
	<u>Clearance of backlog</u>	<u>5 years</u>	<u>10 years</u>	<u>12.7 years</u>	<u>Plan Period (18 years)</u>
<u>4.2</u>	<u>Annual quota to reduce backlog</u>	<u>20%</u>	<u>10%</u>	<u>7.9%</u>	<u>5.6%</u>
<u>4.3</u>	<u>Annual backlog reduction</u>	<u>1303</u>	<u>651</u>	<u>521</u>	<u>362</u>
<u>4.4</u>	<u>Newly-arising need</u>	<u>1209</u>	<u>1209</u>	<u>1209</u>	<u>1209</u>
<u>4.5</u>	<u>Total annual affordable need</u>	<u>2512</u>	<u>1860</u>	<u>1730</u>	<u>1571</u>
<u>4.6</u>	<u>Annual affordable supply</u>	<u>1463</u>	<u>1463</u>	<u>1463</u>	<u>1463</u>
<u>4.7</u>	<u>Net annual imbalance</u>	<u>1049</u>	<u>397</u>	<u>267</u>	<u>108</u>

This is the summary step of the CLG needs assessment model presented at Appendix C Table C1 of the 2017 SHMA

**The relationship between OAN and affordable housing need**

Addressing affordable housing need is a consideration in determining an OAN.

The evidence from the SHMA would suggest that over the plan period there is an annual imbalance of 108 affordable dwellings by assuming that the backlog need is addressed over the entire plan period (18 years).

The Local Plan has established an affordable housing target of 20% which would translate to delivery of 346 affordable dwellings per annum (1730x20%). This would be sufficient to accommodate the scale of affordable need over the plan period.

The Council has calculated an affordable housing trajectory over the plan period which takes account of completions, commitments (excluding Local Plan Allocations) and Local Plan Allocations. This establishes a total affordable housing delivery of 4,810 dwellings or an annualised figure over the plan period of around 267 dwellings each year. Applying this delivery rate would result in the backlog need being addressed in 12.7 years.

The SHMA process considered the need for an uplift in housing delivery to support affordable housing delivery.

The SHMA concluded that the OAN for affordable housing can be addressed through the Council's affordable housing policy and so no further uplift to the OAN is necessary. This is further considered by the affordable housing trajectory which confirms affordable housing development will take place over the Plan Period to address the affordable needs identified in the SHMA.

Dr Michael Bullock

Arc4 Ltd

28<sup>th</sup> Nov 2017