

Kirklees Council – Local Plan Examination

Phasing and delivery options paper (EX45.1) (June 2018)

1. Introduction

- 1.1 The phasing and delivery options paper EX45 was originally produced to assist the discussions at the Local Plan Examination hearing on 26th April 2018. A number of changes have been actioned since the hearing and this note (EX45.1) takes account of the changes.
- 1.2 EX45 provided updates to parts of the Housing Supply Topic Paper (EX30.2) to reflect that time has elapsed since EX30.2 was published and to reflect the site specific phasing discussions which took place in the Stage 4 hearings. It then presented a series of trajectory options and five year land supply options to aid discussions at the 26th April hearing. The main site changes in this revised EX45.1 include amendments to reflect discussions at the 26th April hearing. These include a small number of site capacity and phasing changes, the inclusion of new sites to reflect planning permissions and the removal of sites due to revised open space evidence.
- 1.3 Since the council published EX45 (April 2018), the Inspector has requested a further note to confirm the council's preferred five year supply option. The council's preferred option (Option B, Liverpool approach) and justification for this approach is set out in EX68.¹
- 1.4 Any modifications to site capacities and phasing resulting from the Stage 4 hearings and 26th April hearing included in this document have been provided to assist with the discussions at the hearings for this matter and have not been subject to sustainability appraisal testing or public consultation. Should it be necessary to make any modifications these will be added to the full schedule of modifications to the Local Plan which will be made available for comment and subject to sustainability appraisal at a later stage of the Examination in Public, subject to the delegated powers agreed by the council's Cabinet.

2. Housing supply over the plan period

- 2.1 Table 1 provides a revision to EX30.2 (Table 1) to update the housing capacity following the Stage 4 hearings and 26th April hearing including revised delivery information for strategic sites, amendments to council owned sites phasing, consideration of capacity changes due to heritage issues or other constraints and also amendments to reflect other site phasing changes discussed. This revised information demonstrates that the housing requirement can still be met during the plan period and that there is remaining capacity which provides flexibility in meeting the requirement.

¹ EX68 – Explanation of the council's preferred five year supply approach.

Table 1 - Revision to EX30.2 Table 1 – Housing requirement and sources of housing supply in the Local Plan (changes since EX45 highlighted in yellow)

Housing supply sources / allowances	Summary explanation	Number of dwellings
Housing requirement	Housing required over the plan period (1,730 x 18 years within the period 2013-31)	31,140
Allowance for homes lost through demolition / change of use / conversion	90 per annum (2017-2031), projecting forward the past trends	+ 1,260
10% lapse rate on planning permissions not allocated in the Local Plan	To provide contingency where some planning permissions may not be delivered	+ 467
Gross housing capacity required	Housing capacity required taking into account an allowance for losses and lapse rate on planning permissions.	32,867
Net housing completions (2013/14)	New homes built (net)	- 1,036
Net housing completions (2014/15)	New homes built (net)	-666
Net housing completions (2015/16)	New homes built (net)	- 1,143
Net housing completions (2016/17)	New homes built (net)	- 983
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.	- 4,671
Windfall allowance	An allowance of 450 per annum (2021-31 only)	- 4500
Total existing supply	Total existing supply including net completions (2013/14 – 2016/17), sites with planning permission which are not proposed Local Plan allocations and a windfall allowance.	12,999
Homes required as allocations in the Local Plan	'Housing capacity required' minus 'Total existing supply'	19,868
Capacity from allocations (taking account of completions to date)	Allocations capacity (21,226) minus completions on allocations to date (327) = 20,899	20,899
Housing capacity in the Local Plan	'Total existing supply' plus 'Capacity from allocations (taking account of completions to date)'	33,898
Difference between gross housing requirement and housing capacity in the Local Plan	'Gross housing capacity required' minus 'Housing capacity in the Local Plan'	1,031

Site phasing approach

- 2.2 EX30.2 (Table 5) set out the approach to lead-in times on sites and considered the stage each site had reached in the planning process to determine when delivery is likely to occur at that point. As time has elapsed since the table was produced the Inspector requested that all of the timescales are moved on by 6 months. Table 2 below shows such a change which affects all sites which have yet to start. This revised approach informs the updated phasing table within this options paper and the associated five year land supply calculations.

Table 2 – Revision to EX30.2 Table 5 (Local Plan lead-in times)

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
Full planning permission where development has started (at 01/04/2017)	6 months	Delivery on site			
	6 months				
Full or reserved matters planning permission where development had not started at 01/04/2017	6 months		Site preparation		
	6 months		Delivery on site		
Outline planning permission (reserved matters approved since 01/04/2017)	6 months		Site preparation		
	6 months		Delivery on site		
Outline planning permission (reserved matters application undetermined since 01/04/2017)	6 months		To achieve RM	Delivery on site	
	6 months		Site preparation		
Outline planning permission (no reserved matters submitted since 01/04/2017)	6 months			Site preparation	
	6 months		To achieve RM	Delivery on site	
Non-green belt sites without planning permission (full application approved since 01/04/2017)	6 months		Site preparation		
	6 months		Delivery on site		
Non-green belt sites without planning permission (full application undetermined since 01/04/2017)	6 months		To achieve full pp	Delivery on site	
	6 months		Site preparation		
Non-green belt sites without planning permission (outline application approved since 01/04/2017)	6 months			Site preparation	
	6 months		To achieve RM	Delivery on site	
Non-green belt sites without planning permission (outline application undetermined since 01/04/2017)	6 months		To achieve outline pp	Site preparation	
	6 months		To achieve RM	Delivery on site	
Non-green belt sites without planning permission (no planning application since 01/04/2017)	6 months		Preparation of application	To achieve RM	Delivery on site
	6 months		To achieve outline pp	Site preparation	
Local Plan allocations on existing green belt sites (without planning permission at 01/04/2017)	6 months		Pre-adoption (green belt constraint)	To achieve outline pp	Site Preparation
			Preparation of application	To achieve RM	Delivery on site

3. Five year housing land supply

- 3.1 EX30.2 (Table 8) set out the five year housing land supply calculations taking account of the information in the phasing table at that point. Changes in the phasing and capacity of some sites has occurred following the site-specific discussions at the Stage 4 hearings and the 26th April hearing. The main changes are explained on a site specific basis in the revised phasing table at the end of this note. Such changes have resulted in the need to update the Local Plan five year supply calculation.
- 3.2 In updating this information, a number of options have been considered for the approach to calculating the five year housing land supply. The following section sets out different assumptions in relation to the housing requirement.
- 3.3 The baseline position for the calculation of the five year supply must be established by considering the completions since the Local Plan base date (2013). This includes actual completions (2013/14 – 2016/17) plus estimating the 2017/18 completions using the housing trajectory as set out in Table 3 below. The estimated 2017/18 completions have changed since EX30.2 as this reflects the trajectory changes following the Stage 4 hearings. The information in Table 3 enables the five year supply to be calculated from 2018/19 onwards.

Table 3 - Revised EX30.2 Table 7 – Actual and estimated completions (2013/14 – 2017/18)

	Actual / estimated	Net completions
2013/14	Actual	1036
2014/15	Actual	666
2015/16	Actual	1143
2016/17	Actual	983
2017/18	Estimated from trajectory as revised following the Stage 4 hearings (no change to this from 26 th April hearing).	898
Total		4,726

- 3.4 For each of the five year supply options considered, the council have also set out different approaches to meeting the shortfall since the start of the plan period. The potential approaches include the “Sedgefield” method (overcoming the shortfall since the Local Plan base date within the first five years) or the “Liverpool” method (overcoming the shortfall since the Local Plan base date over the remainder of the plan period).
- 3.5 It is important to note that these five year supply options do not affect the timing of site delivery or the overall Local Plan housing requirement but they do affect the five year supply housing requirement. The housing capacity set out in Table 4 below shows the housing capacity which remains the same for each of the scenarios.

Table 4 – Housing capacity in the 5 year supply calculation (changes since EX45 highlighted in yellow)

Supply		Number of homes
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)	3,201
Local Plan Allocations	Expected delivery from Local Plan housing allocations (from the revised phasing table following the Stage 4 hearings)	11,369
Windfall allowance	2 years of windfalls capacity to reflect planning permissions granted which are not currently in the supply	900
Sub-total of deliverable housing capacity		15,470
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	-320
Total deliverable housing capacity	Deliverable housing capacity minus demolitions and lapse rate	14,700

3.6 Using the housing capacity information in Table 4, two options are set out in the remainder of this note each of which also consider the “Sedgefield” and “Liverpool” methods of overcoming the shortfall in completions between 2013/14 and 2017/18:

- Option A (31,140 dwellings delivered equally over 2013-2031 = 1,730 per annum):
 - “Sedgefield”
 - “Liverpool”
- Option B (stepped delivery which includes a lower housing requirement in the earlier part of the plan period):
 - “Sedgefield”
 - “Liverpool”

3.7 The outcomes and explanations for each option are set out below followed by a summary table allowing comparison of all of the five year supply scenarios.

Option A – requirement for 1,730 homes per annum

3.8 Option A maintains the approach taken in EX30.2 (but with updated capacity information) which meets the housing requirement by dividing the requirement (31,140) by the number of years in the Local Plan period (18) which results in a requirement of 1,730 dwellings per annum (Table 5).

Table 5 – Annual requirement (Option A)

Year	Annual requirement
2013/14 – 2030/31	1,730
Plan period	31,140

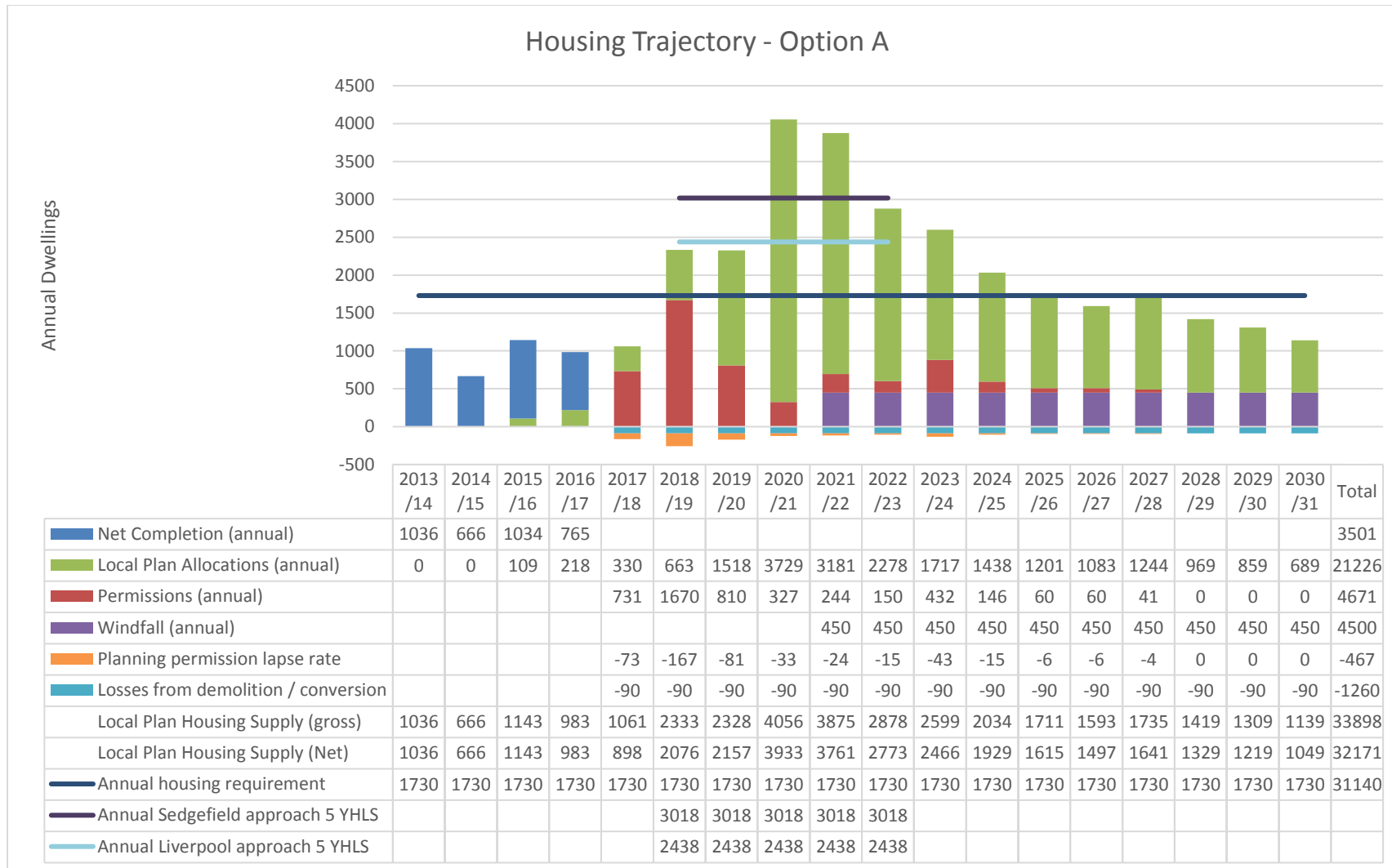
- 3.9 The calculations for Option A are set out in Table 6 including the “Sedgefield” and “Liverpool” approaches to overcoming the shortfall since the start of the plan period. The shortfall under Option A is 3,924 dwellings which consists of 1,730 multiplied by 5 minus 4,726 (Table 3). Two options for meeting this shortfall in the five year supply calculation have then been set out in Table 6 below including explanations of the options.

Table 6 – Option A (1,730 per annum) (Revision to EX30.2 Table 8 - Five Year Housing Land Supply) (changes since EX45 highlighted in yellow)

	Sedgefield		Liverpool	
	Explanation	Number of homes	Explanation	Number of homes
Requirement				
Five year housing requirement	Local Plan target of 1,730 per annum x 5	8,650	Local Plan target of 1,730 per annum x 5	8,650
Shortfall	Shortfall in completions since the start of the Local Plan period under Option A (2013/14 – 2017/18) (3,924) met in full within the 5 years	3,924	Shortfall in completions since the start of the Local Plan period under Option A (2013/14 – 2017/18) (3,924) divided by the remainder of the plan period (13 years) then multiplied by 5	1,509
20% buffer	Additional 20% added to the housing requirement and shortfall	2,515	Additional 20% added to the housing requirement and shortfall	2,032
Total five year requirement	Taking into account the factors above	15,089	Taking into account the factors above	12,191
Total deliverable housing capacity	Capacity from Table 4	14,700	Capacity from Table 4	14,700
Difference between requirement and supply	Total deliverable housing supply minus total five year requirement	-389	Total deliverable housing supply minus total five year requirement	2,509
Supply of deliverable housing capacity	Years of deliverable housing supply compared to the total five year requirement	4.87	Years of deliverable housing supply compared to the total five year requirement	6.03

- 3.10 The following trajectory shows the housing requirement under Option A (darker blue line) compared to the anticipated housing delivery based on the revised phasing table following the Stage 4 hearings. The “Sedgefield” five year requirement is shown as a purple line and the “Liverpool” five year requirement is shown as a light blue line.

Figure 1 – Housing trajectory showing the Option A housing requirement



Option B – stepped trajectory

- 3.11 Option B applies a stepped housing requirement within the plan period which shows a lower housing requirement in the early years of the plan.
- 3.12 The lower housing requirement in the early years of the plan is based on an average of the completions, permissions and allocations in the phasing table for the period from 2013/14 – 2019/20 (1,364 rounded to 1,400). The housing requirement then steps up from 2020/21 as delivery begins on strategic sites and green belt releases (Table 7).

Table 7 – Annual requirement (Option B)

Year	Annual requirement
2013/14 – 2019/20	1,400
2020/21 – 2030/31	1,940
Plan period	31,140

- 3.13 The housing requirement is still met during the plan period. The calculations for Option B are set out in Table 8 including the “Sedgefield” and “Liverpool” approaches to overcoming the shortfall since the start of the plan period. The shortfall under Option B is 2,274 dwellings which consists of 1,400 multiplied by 5 minus 4,726 (Table 3). Two options for meeting this shortfall in the five year supply calculation have been set out in Table 8 below including explanations of the options.

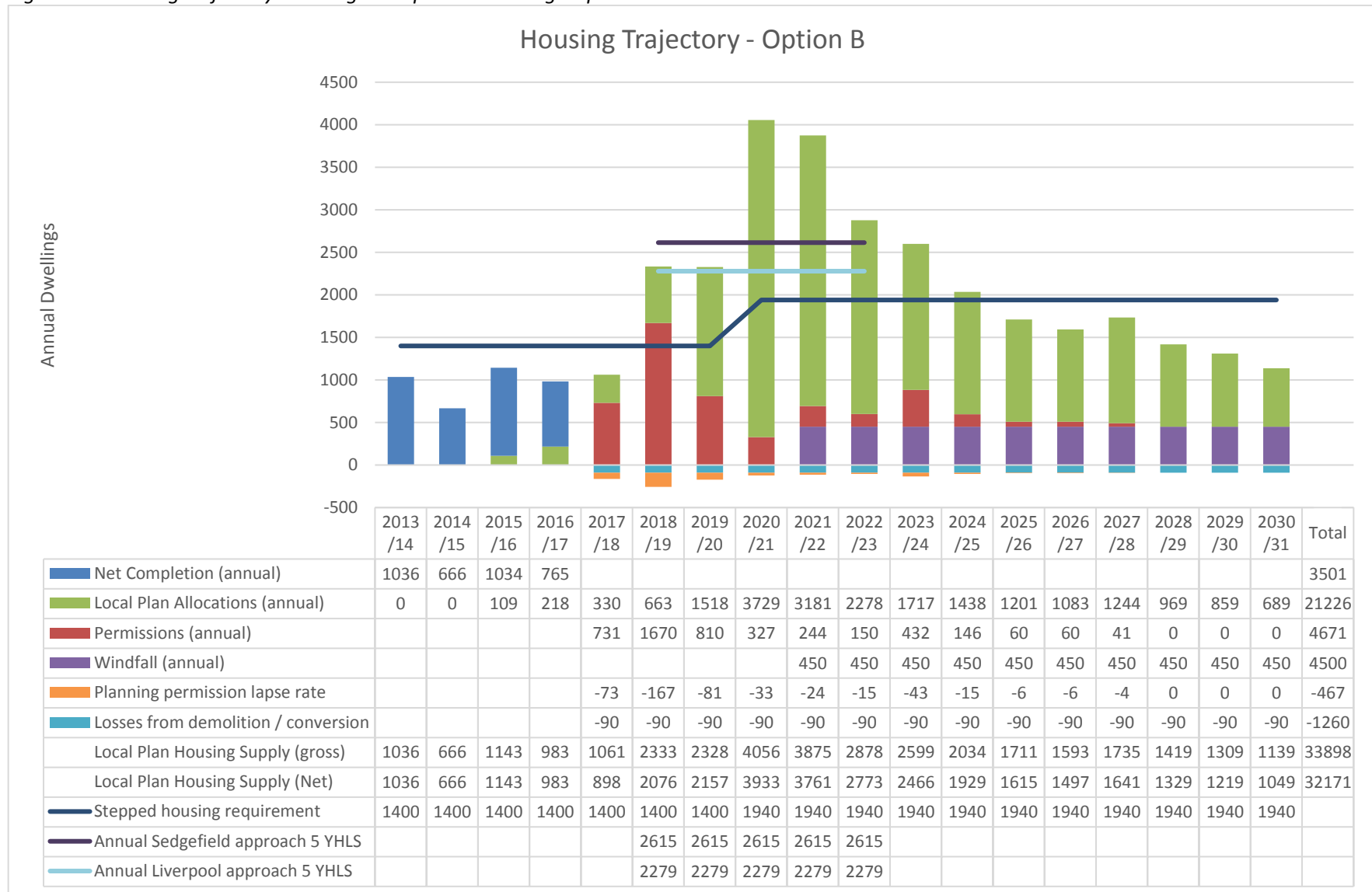
Table 8 – Option B (stepped trajectory) (Revision to EX30.2 Table 8 - Five Year Housing Land Supply) (changes since EX45 highlighted in yellow)

	Sedgefield		Liverpool	
	Explanation	Number of homes	Explanation	Number of homes
Requirement				
Five year housing requirement	Stepped delivery approach used (1,400 dwellings per annum from 2018/19 to 2019/20 x 2 plus 1,940 dwellings per annum for 2020/21 to 2022/23 x 3)	8,620	Stepped delivery approach used (1,400 dwellings per annum from 2018/19 to 2019/20 x 2 plus 1,940 dwellings per annum for 2020/21 to 2022/23 x 3)	8,620
Shortfall	Shortfall in completions since the start of the Local Plan period under Option B (2013/14 – 2017/18) (2,274) met in full within the 5 years	2,274	Shortfall in completions since the start of the Local Plan period under Option B (2013/14 – 2017/18) (2,274) divided by the remainder of the plan period (13 years) then multiplied by 5	875
20% buffer	Additional 20% added to the housing requirement and shortfall	2,179	Additional 20% added to the housing requirement and shortfall	1,899
Total five year requirement	Taking into account the factors above	13,073	Taking into account the factors above	11,394

Total deliverable housing capacity	Capacity from Table 4	14,700	Capacity from Table 4	14,700
Difference between requirement and supply	Total deliverable housing supply minus total five year requirement	1,627	Total deliverable housing supply minus total five year requirement	3,306
Supply of deliverable housing capacity	Years of deliverable housing supply compared to the total five year requirement	5.62	Years of deliverable housing supply compared to the total five year requirement	6.45

3.14 The trajectory on the next page shows the housing requirement under Option B (darker blue line) compared to the anticipated housing delivery based on the revised phasing table following the Stage 4 hearings. The “Sedgefield” five year requirement is shown as a purple line and the “Liverpool” five year requirement is shown as a light blue line.

Figure 2 – Housing trajectory showing the Option B housing requirement



3.15 Table 9 summarises the five year housing land supply options considered in this note. Local Plan document EX68 sets out the council’s preferred option (Option B, Liverpool approach) including justification.

Table 9 – Summary of the five year supply options considered

Requirement	Number of homes			
	Option A: Flat requirement (1,730 per annum)		Option B: Stepped trajectory	
	SEDGEFIELD	LIVERPOOL	SEDGEFIELD	LIVERPOOL
Five year housing requirement	8,650	8,650	8,620	8,620
Five year supply shortfall	3,924	1,509	2,274	875
20% buffer	2,515	2,032	2,179	1,899
Total five year requirement	15,089	12,191	13,073	11,394
Supply				
Planning permissions	3,201	3,201	3,201	3,201
Local Plan Allocations	11,369	11,369	11,369	11,369
Windfall allowance	900	900	900	900
Sub-total of deliverable housing capacity	15,470	15,470	15,470	15,470
Demolitions allowance	-450	-450	-450	-450
10% lapse rate	-320	-320	-320	-320
Total deliverable housing capacity	14,700	14,700	14,700	14,700
Difference between requirement and supply	-389	2,509	1,627	3,306
Supply of deliverable housing capacity	4.87	6.03	5.62	6.45

4. Phasing table

- 4.1 The following phasing tables have been amended to take into account site-specific housing discussions at the Stage 4 hearings and 26th April hearing. This includes the revised delivery information for strategic sites, amendments to council owned sites phasing, consideration of capacity changes to due heritage issues and amendments to reflect other site phasing changes discussed at the Stage 4 hearings as well as further capacity, phasing and sites changes discussed at the 26th April hearing. The revised phasing table shows the Local Plan allocations and reflects the Inspector's request at the Stage 4 hearings to move all phasing on by 6 months to reflect the passage of time since the production of Appendix 4 of EX30.2.
- 4.2 Explanatory text has been added to the site rows to explain the main site-specific changes. The explanation of changes between made in EX45 following the Stage 4 hearings is highlighted in yellow. The explanation of changes between EX45 and EX45.1 is highlighted in red.

Huddersfield Local Plan Site Allocations - Post 26th April 2018 hearings

Site Reference	Address	Net area (updated)	Plan period site capacity (updated)	Capacity and phasing changes commentary (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	Latest planning application stage and additional site specific comments. (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	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
MX2101	Land east of, Southgate, , Huddersfield	1.33	46	Delivery rate based on latest council owned sites phasing information.	No planning application								30	16										
MX1911	Land south of, Lindley Moor Road, Lindley, Huddersfield	17.46	443	Capacity reduced from 533 to 443 and phasing amended to reflect planning permissions and ownership information.	Numerous planning applications /permissions including full permission 2014/93136 (252 dwellings) (under construction), full planning application pending (2016/92055, 109 dwellings).			38	63	50	50	50	50	50	50	42								
MX1906	Land north of, Trinity Street, , Huddersfield	1.29	45		No planning application								30	15										
H641a	Land adjacent to Former Spotted Cow PH, New Hey Road, Salendine Nook, Huddersfield	0.88	32	New site added. Change from safeguarded land option to housing option to reflect planning permission on the site. Capacity of 32 added.	Full permission at committee (2017/90602 Aug 2017), no decision notice issued. Subsequent application received (2017/93846) Nov 2017							30	2											

Sites grouped together for phasing

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

Changes to phasing table

	Changes made between Sep 2017 and Apr 26th 2018 hearing
	Changes made since Apr 26th 2018 hearing

Dewsbury Local Plan Site Allocations - Post 26th April 2018 hearings

Site Reference	Address	Net area (updated)	Plan period site capacity (updated)	Capacity and phasing changes commentary (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	Latest planning application stage and additional site specific comments. (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	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
H2089	Land to the south of, Ravensthorpe Road, Thornhill Lees, Dewsbury	142.90	2,344	Delivery rate amended to reflect latest information from site promoter. Increase of dwellings to come forward in the plan period from 2,310 to 2,344.	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).						18	151	179	187	180	183	205	207	195	211	209	209	210	1656
H40	Land to the south west of Sheep Ings Farm, Granny Lane, , Mirfield	2.02	70	Capacity reduced from 74 to 70 to reflect heritage issues.	No planning application								15	30	25									
H197	Former Allotments, Leeds Road, , Mirfield	0.65	22		No planning application								22											
H205	Land to the east of, Slipper Lane, Mirfield,	0.41	21		No planning application								15	6										
H333	Land to the east of, Northorpe Lane, , Mirfield	1.39	48		No planning application								15	30	3									
H794	Land at, Flash Lane and Dunbottle Lane, , Mirfield	2.03	71	Delivery rate based on latest council owned sites phasing information.	Outline application (2017/94124) - submitted Dec 2017								30	30	11									
MX1929	Land at, Slipper Lane, Leeds Road, Mirfield	6.11	166	Delivery rate amended to 30 per annum to reflect methodology.	Outline permission (2014/90688) for employment with full PP for residential as part of application						15	30	30	30	30	30	1							
MX3394	Lees House Farm, Leeds Road, , Dewsbury	1.09	38		No planning application								15	23										
H357	Land adjacent to , Rumble Road, , Dewsbury	4.45	149	New site added. Change from urban greenspace option and option to housing option to reflect planning permission on the site. Capacity of 149 added.	Full Planning permission (2016/93514) approved on appeal Dec 2017						15	30	30	30	30	14								

Changes to phasing table

	Changes made between Sep 2017 and Apr 26th 2018 hearing
	Changes made since Apr 26th 2018 hearing

Batley Spen Local Plan Site Allocations - Post 26th April 2018 hearings

Site Reference	Address	Net area (updated)	Plan period site capacity (updated)	Capacity and phasing changes commentary (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	Latest planning application stage and additional site specific comments. (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	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
H198	Land to the south of, Second Avenue, Hightown, Liversedge	3.60	125	Delivery rate based on latest council owned sites phasing information.	Pre-application pending - Outline application (2017/91221) refused Sep 2017 on a small part of this site.								30	30	30	30	5							
H242	Land north of 72, Peep Green Road, Hartshead, Liversedge	0.44	15		No planning application								15											
H278	Land off, Lands Beck Way, , Liversedge	0.78	27		No planning application								15	12										
H442	Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown, Liversedge	7.79	220	Capacity reduced from 272 to 220 based on heritage issues (post April change)	No planning application. See site specific information provided (SS8).								25	50	50	50	45							
H489	Land at 7, Church Lane, Gomersal, Cleckheaton	0.60	22		No planning application								15	7										
H567	Stubley Farm, Leeds Road, , Heckmondwike	1.33	46		No planning application								15	30	1									
H591	Land to the west of Cliffe Mount, Ferrand Lane, Gomersal, Bradford	3.84	135		No planning application. See site specific information provided (SS5).								15	30	30	30	30							
H2159	Land off, Primrose Lane, , Liversedge	2.49	87		No planning application								30	30	27									
H2537	Land Adjacent, Halifax Road, Hightown, Liversedge	1.20	42	Capacity increased (post April) to include part of adjacent safeguarded land allocation	Full permission (2016/93968) May 2017 - part								15	27										
H2584	Land to the south of, Halifax Road, Hightown, Liversedge	0.66	14		Full permission (2015/90435) - Oct 2017						14													
H2627	Highgrove Beds, Spen Lane, Gomersal, Cleckheaton	1.45	45		Outline permission expired								30	15										
H2667	Land at Gomersal Primary School, Oxford Road, Gomersal, Cleckheaton	1.42	48	Delivery rate based on latest council owned sites phasing information.	Pre-application pending									15	30	3								
MX1905	Land east of, Leeds Road, Chidswell, Dewsbury	58.66	1,535	Delivery rate amended to reflect information from site promoter.	No planning application. See site specific information provided (SS13).								37	90	159	154	175	180	186	155	154	160	85	
MX1907	Moorlands Business Centre, Balme Road, , Cleckheaton	0.23	8	Delivery amended to come forward in 2020/21.	No planning application								8											
MX3349	Land Adjacent , Westgate, , Cleckheaton	6.08	223	Delivery amended to come forward in 2020/21.	Outline permission (2010/91431) (May 2012) Variation of conditions app submitted May 2017								25	50	50	50	48							
H2590a	Land off, New Lane, , Cleckheaton	1.54	0	Site added to reflect modification to delete UGS site due to planning permission 2014/93073	2014/93073 - granted PP before April 2017, therefore no capacity is attributed to it as it is already included in the planning permissions capacity.																			
H709	Land to the south and south east of 17-43, Fairfield Court, Hightown, Liversedge	1.08	37	Site added following deletion of Safeguarded Land site	No planning application								30	7										

Sites grouped together for phasing

Sites H1696 and H1702 at Mount Pleasant, Batley

Changes to phasing table

Changes made between Sep 2017 and Apr 26th 2018 hearing

Changes made since Apr 26th 2018 hearing

Kirklees Rural Local Plan Site Allocations - Post 26th April 2018 hearings

Site Reference	Address	Net area (updated)	Plan period site capacity (updated)	Capacity and phasing changes commentary (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	Latest planning application stage and additional site specific comments. (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	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
H784	Land north of 105 - 135, Mill Moor Road, Meltham, Holmfirth	1.03	32		Full permission granted Oct 2016 (2015/93861), DoC apps approved					30	2													
H785	Land to the east of, Colders Lane, Meltham, Holmfirth	1.02	27		Full planning application approved - Aug 2017. Dishcharge of conditions apps submitted 2018							15	12											
H786	Land to the north east of, Westcroft, Honley, Holmfirth	0.44	15	Following 26th April hearing the phasing of this site has been amended from 2019/20 to 2020/21	No planning application								15											
H47	Land to the south of , Vicarage Meadows, Cinderhills, Holmfirth	0.98	14		Reserved matters approved (2016/93458) approved Mar 2017						14													
H50	Bridge Mills, New Road, , Holmfirth	1.30	45		No planning application											30	15							
H130	Land to the west of , St Mary's Rise and St Mary's Way, Netherthong, Holmfirth	0.86	21		Outline application (part) pending (2015/90580). Full application submitted for 21 properties - Jan 2018 (2018/90192)							15	6											
H214	Land north-west of, New Mill Road, , Holmfirth	0.45	15		Extant planning permission on most of this site. Recent full permission (2008/94148) for part of this site approved 03/02/17.						15													
H284	Land to the east of, Holme View Avenue and Pennine Close, Upperthong, Holmfirth	0.95	27		Under construction				16	11														
H288a	Land at, Dunford Road, Hade Edge, Holmfirth	2.50	66		Full permission (2017/91623) - Dec 2017							30	30	6										
H294	Land to the east of , St Mary's Avenue, Netherthong, Holmfirth	1.06	32	Delivery rate changed to reflect progress being made on site.	Under Construction						15	17												
H597	Land to the south of , Sandy Gate, Scholes, Holmfirth	3.04	106	Capacity reduced from 141 to 106 to reflect heritage issues.	No planning application								30	30	30	16								
H297	Land to the east of, Rycroft Lane, Scholes, Holmfirth	1.37	39	Capacity reduced from 47 to 39 to reflect planning permission. Delivery rate changed to reflect progress being made on site.	Under Construction						15	24												
H626	Land to the west of , Bankfield Drive, Holmbridge, Holmfirth	0.66	23		No planning application								23											
H715	Land to the West of, Wesley Avenue, Netherthong, Holmfirth	1.09	38	Capacity reduced from 43 to 38 to reflect heritage issues.	No planning application								30	8										
H727a	Land to the West of, Miry Lane, Thongsbridge, Holmfirth	1.12	39		Outline permission (Part) (2014/93593) Full application pending (2017/92567) on part of site							15	24											
H728	Land to the West of, Stoney Bank Lane, Thongsbridge, Holmfirth	2.02	53		Reserved matters app pending (2017/93053)							30	23											
H729	Land at, Tenter Hill Road, New Mill, Holmfirth	2.64	81	Delivery rate amended to reflect planning status of different parts of the site.	Under construction (part)			3	19				30	29										
H730	Land to the West of, Royds Avenue, New Mill, Holmfirth	1.53	53	Capacity reduced from 74 to 53 to reflect heritage issues.	No planning application															30	23			

Kirklees Rural Local Plan Site Allocations - Post 26th April 2018 hearings

Site Reference	Address	Net area (updated)	Plan period site capacity (updated)	Capacity and phasing changes commentary (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	Latest planning application stage and additional site specific comments. (Changes since Sep 2017 highlighted in yellow, changes since April 2018 hearings highlighted in red)	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
MDGB2134	Land at Storthes Hall, , Kirkburton, Huddersfield	19.22	505	Delivery rate amended to reflect information from site promoter.	Reserved matters approved (2016/90711) - Jul 2016 (part). See site specific information provided (SS10).						40	40	40	40	40	40	40	40	40	40	40	40	40	25
H119a	Land to the south of 5 - 25, Clay Well, Golcar, Huddersfield	0.64	14	New site added. Change from safeguarded land option to housing option to reflect planning permission on the site. Capacity of 14 added.	Outline planning permission approved (2017/93719) Mar 2018							14												
H331	Land at, Lancaster Lane, Brockholes, Holmfirth	0.47	-	New site added. Change from urban greenspace option and option to housing option to reflect planning permission on the site. No capacity added as the site is listed in the planning permissions table (as it received permission before Apr 2017) as site 50186.	Permission granted 2016/90146																			
H628	Land to the west of, Huddersfield Road, Meltham, Holmfirth	1.44	41	New site added. Change from safeguarded land option to housing option to reflect planning permission on the site. Capacity of 41 - amended from 50 post April hearings.	Outline approval at committee - Nov 2017 (2017/91505)							15	26											

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

Changes to phasing table

- Changes made between Sep 2017 and Apr 26th 2018 hearing
- Changes made since Apr 26th 2018 hearing