

Appendix 10 Planning Permissions Questionnaire

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Our Ref: SHLAA/PPs
 Your Ref:
 Please Contact: J Houston
 Telephone: 01422 392381
 Fax: 01422 392076
 E-mail: john.houston@calderdale.gov.uk
 Date: 24th February 2009



**Regeneration and Development
 Regeneration Services**

«Applicant_Title» «Applicant_First_Name» «Applicant_Surname»
 «Applicant_Organisation»
 «Applicant_Address_Line_1»
 «Applicant_Address_Line_2»
 «Applicant_Locality» «Applicant_Town»
 «Applicant_Postcode»

Northgate House
 Halifax
 HX1 1UN

«GreetingLine»

CALDERDALE LOCAL DEVELOPMENT FRAMEWORK STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

As you may be aware Calderdale Council is currently preparing its Local Development Framework (LDF) which will eventually replace the Replacement Calderdale Unitary Development Plan (RCUDP). In order to have a robust evidence base a number of studies are underway. One of these is a Strategic Housing Land Availability Assessment (SHLAA), the purpose of which is to demonstrate that the Council has identified a five year supply of land for housing development and also to provide a pool of sites to consider for allocation in the LDF.

The SHLAA must include an assessment of whether sites are developable and deliverable as opposed to simply identifying sufficient land to meet the district's housing requirement. Since not all planning permissions are usually implemented it is important that only those likely to actually contribute to the supply of housing are included in the assessment.

The Council is therefore contacting all landowners/developers who have had planning permission for residential development for more than 2 years (as at the end of September 2008) and where development has yet to commence. Our records indicate that the following planning permission falls within this category:

Planning Permission Reference: «Planning_Permission»
Description: «Description»
Date granted: «Decision_Date»

It would therefore be helpful if you could please take the time to complete the enclosed questionnaire and return it to the Council in the pre-paid envelope provided. A response within 2 weeks of the date of this letter would be most helpful.

The questionnaire seeks responses to reflect normal or average market conditions and those currently prevailing due to the economic downturn. For the purpose of the LDF which will look forward to 2026, and given that there may be several economic cycles in this period, average or normal market conditions should be assumed. However, given the current economic downturn and to reflect reality in the first part of the period covered by the LDF it would also be helpful if you could complete the questionnaire based on current economic circumstances.



David Moore
 Head of Regeneration

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Should you have any queries regarding the above please do not hesitate to contact one of the following:

John Houston (tel. 01422 392381; email john.houston@calderdale.gov.uk)

Paul Copeland (tel. 01422 392380; email paul.copeland@calderdale.gov.uk)

I look forward to hearing from you and thank you in advance for any information you may supply to assist the Council in the preparation of its SHLAA.

Yours sincerely



Philip Ratcliffe
Development Strategy Manager
Calderdale Regeneration Services

| HOUSING DEVELOPMENT QUESTIONNAIRE | | Calderdale Council | |
|---|---|--|--|
| Strategic Housing Land Availability Assessment (SHLAA) | | | |
| 1. Current planning permission details – our records | | | |
| Applicant name: | «Applicant_Title» «Applicant_First_Name» «Applicant_Surname» | | |
| Agent name (if applicable): | «Agent_Title» «Agent_First_Name» «Agent_Surname» «Agent_Organisation» | | |
| Planning application ref: | «Planning_Permission» | | |
| Planning proposal & site address: | «Description» | | |
| Decision date: | «Decision_Date» | | |
| 2. Implementation of your planning permission | | | |
| Please answer the following questions in relation to both A and B, wherever possible. | | A (assuming average market conditions) | B (based on the current economic downturn) |
| Is it your intention to implement the above planning permission before it expires? | | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Please indicate the predicted commencement and completion dates (month and year where possible) of this development. | | Commence? <input type="text"/> Complete? <input type="text"/> | Commence? <input type="text"/> Complete? <input type="text"/> |
| If your development has commenced, is it your intention to build out the site with the number of dwellings in the planning permission? | | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If your permission is for apartment/flats do you intend to change this to houses? | | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Where applicable, please indicate the anticipated number of dwellings to be completed each year (e.g. any plans for phasing the development). | Year 1 (Apr 09 – Mar 10) | No of units? <input type="text"/> | No of units? <input type="text"/> |
| | Year 2 (Apr 10 – Mar 11) | No of units? <input type="text"/> | No of units? <input type="text"/> |
| | Year 3 (Apr 11 – Mar 12) | No of units? <input type="text"/> | No of units? <input type="text"/> |
| | Year 4 (Apr 12 – Mar 13) | No of units? <input type="text"/> | No of units? <input type="text"/> |
| | Year 5 (Apr 13 – Mar 14) | No of units? <input type="text"/> | No of units? <input type="text"/> |
| | Year 6 (Apr 15 – Mar 15) | No of units? <input type="text"/> | No of units? <input type="text"/> |



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Calderdale MBC Appendix 10 - Planning Permissions Questionnaire

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| Later (please give details) | | |
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| Please give details of any constraints that may exist on the site that prevent you from implementing the planning permission. | | |
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| 3. Reasons for non-implementation | | |
| If you do not intend to implement this permission, please provide an explanation why, e.g. site constraints, inability to gain ownership, finance etc? | | |
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| | | |
| 4. Returning Information | | |
| Are you the owner of this site with planning permission? | | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If not, please provide contact details of owner below | | |
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| | | |
| Thank you for taking the time to complete this questionnaire. | | |
| Please provide your name and date this form below and return in the enclosed pre-paid envelope. | | |
| Alternatively send to: Spatial Planning (LDF), 2 nd Floor, Northgate House, Halifax, HX1 1UN, or fax to 01422 392076 | | |
| Name: | | Date: |
| Please return no later than Tuesday 10th March 2009 | | |

