

Greetland, Norland & West Vale **Proposed Neighbourhood Plan**

Application to designate a Neighbourhood Area

Contents:

- Formal Application Letter to Chief Executive of Calderdale MBC requesting designation of a Neighbourhood Area
- Extract from Ordinance Survey Map - Identifying the boundaries to which this application relates
- A Statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area
- A Statement that the organisation making the application is relevant/and or qualifying body for the purpose of 61G of the 1990 Act as amended by the Localism Act 2013

List of Prospective Forum Members

- Greetland, Norland & West Vale Neighbourhood Forum Proposed Constitution

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Ms Merran McRae
Chief Executive
Calderdale Metropolitan Borough Council
Town Hall
Halifax

10th June 2016

Dear Ms McRae

**Town & County Planning Act 1990
The Neighbourhood Planning (General) Regulation 2012
Designation of Neighbourhood Area
Greetland, Norland & West Vale Prospective Neighbourhood Forum/Area**

I am writing to you to request the designation of a Neighbourhood Area under Section 61 of the above act. This application is made by the prospective Greetland, Norland & West Vale Neighbourhood Forum, which is capable of being a qualifying body within the terms of Section 61.

The prospective Neighbourhood Forum comprises of 21 or more people living, working or acting as elected members in the area. The membership is drawn from different places in the area and different sections of the community.

Enclosed is a list of people who make up this Forum. It comprises of persons of all ages and includes Company Directors (currently working and retired) Business Owners, a Peer of the Realm, Local Ward Councillors, Single Parents, People Living Alone, Residents without Personal Transport, a retired Housing Association Director, a Professional Fundraiser and Local Residents with an active interest in our local community.

Our Forum Members have been well informed of the implications and requirements of a Neighbourhood Plan and have willingly accepted involvement. We trust that you feel that our Forum is representative of a diverse section of our community. Furthermore, I feel that we have acquired the necessary business acumen and professionalism that we also require to take this project forward with success.

There is a written constitution which includes the predominant purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the neighbourhood area concerned – a copy of this Constitution is enclosed.

Having considered options for the Neighbourhood Area, the prospective Neighbourhood Forum would like the area indicated on the enclosed plan to be designated. The rationale for this designated area is that the proposed boundary is based on the existing Greetland, Norland & West Vale Ward Boundary and this is the area already recognised by the local population who regard themselves as being part of this area of the Greetland Ward.

Geographically, the Ward of Greetland & Stainland sits on two sides of a valley. This stands as a natural boundary separating two very distinctive communities. Whilst the Ward is united in many other ways, the half of our Ward that comprises of Stainland, Holywell Green, Sowood, Old Lindley, Jagger Green and part of Outlane, are currently pursuing a Parish Council – to be concluded within the next few months.

The ‘Stainland’ part of the Ward is made up of semi-rural villages, including a conservation area. In discussion with their local Community Groups they have decided to pursue the option of their own Neighbourhood Plan once the Parish Council application is finalised.

Within our natural Ward Boundary in Greetland, Norland & West Vale, there is also the defunct Greetland Station Junction. The line is currently open but the station was closed in the 1962. It is envisaged that this could be considered for re-opening in the future to address the serious problem of traffic congestion in our area. West Yorkshire Combined Authority have stated that this would be considered dependent on further home building in the area. (See proposed Calderdale Local Plan also).

Finally, the most significant and motivating aspect of our Neighbourhood Plan is that a large expanse of West Vale Village High Street is due to be demolished. This old mill complex takes up practically a half of one side of our village centre. I have been in regular recent discussion with the site owner and much needed housing is part of his future vision also.

As the other half of West Vale has already undergone restoration and revitalisation with successful new businesses, we would like to see the other side of the village re-developed accordingly to complement this.

We would like to propose village housing on this site as the area is flat, within easy walking distance of parks and services such as transport, shops, GP surgery, schools, etc. Also we have already discussed options such as the proposed building of “Independent Extra Living Accommodation with Care and Support” for our ever-increasing older population. This would free-up family homes in the area, which are currently owned by people living alone and often in unsuitable locations. Custom-built accommodation for people living with disabilities would also be of paramount consideration and, in addition, a mix of affordable family homes.

The West Vale community originally grew and expanded rapidly over 200 years ago due to the many woollen mills built over local water courses. However, for many years now it has been a tired industrial area with semi-derelict mills. However, the village is now being viewed as the hub or heart of our residential community and to regenerate and re-develop this and all other possible areas in Greetland, Norland & West Vale would be a great asset to all.

Regards

Marilyn (Greenwood)
Greetland & Stainland Ward Councillor

Statement as to why this land should be designated

It is the intention to create a Neighbourhood Development Plan, working in consultation with interested parties including but not limited to:

- The Planning Authority
- Other key public bodies
- Residents
- Businesses
- Community and Environmental organisations
- Those interested in development and regeneration

This will ensure that taking the National Policy Framework into consideration, the area will:

- Undertake and achieve development in a sustainable manner
- Meet housing needs and responsibilities in the right location
- Provide a viable economic future and promote a socially inclusive community

The essential aims of the Neighbourhood Development Plan will be as follows:

- To ensure that Horsfall's Mill site, which currently takes up a large section of West Vale high street, and is pending demolition, is used for land for accommodation building purposes.
- To complement/mirror the village accommodation built at the Brow Bridge Side of the area known as Foxcourt, thus providing an aesthetic and vibrant village centre
- To continue the current trend of regeneration of the Greetland & West Vale
- To build accommodation within easy walking distance and access to services, including schools, medical centre, shops, businesses and local transport
- To address the congestion problems in the village, by proposing a slip road as part of the development. This would also serve as a more acceptable and efficient access to the earmarked site
- To ensure that affordable housing is built for purpose, ie: family homes with safe outside spaces plus independent supported living accommodation for elders and people living with disability.
- To meet the needs and aspirations of all the people who live and work there
- To submit an application to re-open a former railway station in the vicinity and within walking distance of the village. Criteria for this is dependent on further population increase related to housing development. Other support for this would be the 'Highways Department Acknowledgement' of the serious congestion in the area. This would also be in an area where waste ground is readily available for parking areas – both for rail and a future concept of “park and ride”.

- A railway station in Greetland would be vastly more economical to implement and fund than a station in neighbouring Elland, a couple of miles away (this has been pursued for many years but has not moved forward to any degree.)
- To encourage the sequential use of potential Brownfield land before Greenfield and Green Belt sites

Economic

- To ensure that the village maintains a flourishing retail sector for the entire Ward
- To help to revive diminishing retail businesses in the immediate area earmarked for development
- To maximise the area's potential by providing living accommodation near to new and expanding local businesses and companies

Social

- Ensuring housing meets the needs of all sections of the community
- To ensure that all development is provided in the right location and in sympathy with the area's heritage
- To support the requirements of residents within the educational, health, leisure and sporting sectors; and to encourage and identify opportunities for development
- To provide housing within easy walking distances to all essential services

Environmental

- To respect the area's character and to vastly improve the existing townscape
- To build accommodation around planted areas
- To address the problem of air pollution with traffic reduction

Effective Process

- To maintain a continuing dialogue with the community, key partners, local organisation, developers and local Planning Authority
- The Neighbourhood Plan should respond and meet the aspirations of the community

Greetland, Norland & West Vale
Proposed Neighbourhood Plan
Prospective Forum

(The part of Norland that is situated in our
Ward as outlined on the NHP Map)

(Section 61G ss2a of the Town And County Planning Act 1990, as amended by the Localism Act 2012, states that a qualifying officially constituted Forum of 21+ persons within the Ward Area in question – representing residents, local business owners, retail traders and land owners – is suitable for the purpose of developing a Neighbourhood Development Plan)

The following members have been informed of the details of the requirements of a Neighbourhood Plan and have willingly submitted their full name, occupation/status, address, contact details and signature:

- 1) Alan Bell, Proprietor Sunside Services & Local Resident, Saddleworth Road, Greetland
- 2) Pamela Banham, Accountant, Director GFA Associates Ltd., West Vale High Street
- 3) Paul Bellenger, Sowood Resident and Calderdale Local Ward Councillor
- 4) Richard Broadley, Owner of Longmill Carpets, West Vale Village Centre
- 5) Geoffrey H Butler, Retired Housing Association Director, Rochdale Road, Greetland
- 6) Margaret Clayton, Retired Resident, Hoults Lane, Upper Greetland
- 7) Richard Corney, Self-Employed Computer Analyst & Resident, Greetland
- 8) Susan Corney, Locally Employed Resident, Saddleworth Road, Greetland
- 9) David Edkins, Edkins & Holmes Estate Agents, West Vale High Street (Stainland Road)
- 10) Karen Dominiak, Mother of School Children and Co-owner Family Business, West Vale
- 11) Stuart Dominiak, Father of the above and Co-owner of Family Business, West Vale
- 12) Nigel L Duckworth, Upper Greetland Resident, Committed Community Volunteer/Worker
- 13) Edward Greenwood, Greetland Resident and Retired Fujitsu Computer Systems Developer
- 14) Marilyn Greenwood, Greetland Resident and Calderdale Local Ward Councillor
- 15) Philip Greenwood, Public House Landlord & Resident, Stainland Road, Greetland
- 16) Fred Ingham, Proprietor Family Butcher, West Vale High Street (Stainland Road)
- 17) Lisa King, Resident and Employed Young Single Mother, Greenroyd, Greetland
- 18) Malcolm Lumb, West Vale Resident and Clay House Park Volunteer
- 19) Vladimir Murawa, Retired Company Director & Resident, Saddleworth Road, Greetland
- 20) Russell Murphy, Professional Fundraiser, Resident Clayhouse Lane, Greetland
- 21) Jonathan Pound, Land Owner & Resident, Little Bradley, Greetland

- 22) Lee Roberts, Proprietor Catch Seafood Restaurant, Victoria Mills, West Vale
- 23) Rt Hon Lord Shutt of Greetland, Resident, Saddleworth Road, Greetland
- 24) David Sladdin, Company Director and resident of Norland
- 25) Barbara Taylor, Resident & Business Owner (Childrens' Nursery West Vale)
- 26) Malcolm Taylor, Resident & Business Owner (Childrens' Nursery West Vale)
- 27) Charles Tolley, Managing Director, Andy Thornton Ltd., Victoria Mills, Greetland
- 28) Denice Walker, home owner and resident of Greetland
- 29) Robert David Weeks, Locally Employed Greetland Resident

Greetland, Norland & West Vale Neighbourhood Forum Constitution

1. Name and Area

1.1 The name of the group shall be ‘Greetland, Norland & West Vale Neighbourhood Forum’ (“The Forum”).

1.2 The Area shall be Greetland, Norland & West Vale, as delineated in the submitted ordinance survey map, situated within the district of Calderdale, West Yorkshire.

2. Purposes

2.1 To promote and improve the social, economic, health and environmental well-being of the Area.

2.2 To draw up, agree and implement a statutory Neighbourhood Development Plan for the Area as defined by the Localism Act 2011.

3. Powers

3.1 In pursuit of the above purposes and for no other reason the Forum may hold funds and other assets and maintain such banking arrangements as are required to implement its purposes.

4. Membership

4.1 Full Membership of the Forum shall be on an individual basis only.

4.2 Full Membership shall be open to all residents living in the Area, businesses based in the Area and the elected Calderdale MBC Councillors for the Area.

4.3 Businesses with an interest in the Area can become Associate Members of the Forum, can attend meetings, including the AGM, can volunteer for the Forum and receive Forum mailings but cannot vote at the AGM.

4.4 Community and voluntary organisations and public services operating in and serving the Area can send representatives to meetings as above and receive mailings and other publicity but cannot vote at any meetings.

4.5 Membership of the Forum should at all times be a minimum of 21 individuals

4.6 Members may be contacted by the Executive (see below) from time to time to act as a litmus test for ideas and proposals or to be invited to participate in other activities related to the work of the Forum

5. General Meetings

The Forum’s ultimate authority comes from its Annual and other General Meetings.

5.1 The AGM, and any other public meetings held, give legitimacy to the Executive of the Forum (as defined below) and the plans they or Forum task or working groups may develop

5.2 If there is more than one public meeting in any one year, one will be designated as the AGM

5.3 The AGM will be called with at least 21 days' notice once per year, not more than fifteen months from the date of the preceding AGM, by informing all residential properties in the ward and all members including Associate Members.

5.3 The AGM has the power to both elect, and remove by a vote of no confidence, any member of the Executive

5.4 At each AGM the Chair will provide a written report, the Treasurer will provide a set of accounts for the previous year and the proceedings will be recorded in writing.

5.5 Voting will be restricted to full members present at the meeting on a one member one vote basis.

6. Forum Executive

6.1 The Executive exists to co-ordinate, implement and monitor the work of the Forum including developing a Neighbourhood Plan for the Area. It will prioritise, schedule and publicise the work of the Forum

6.2 The Executive is made up from Forum members elected at the AGM. Numbers on the Executive will be determined by the membership at each AGM but shall not be fewer than nine or more than fifteen. Executive members will be elected for a three-year period with one third standing down at each AGM.

6.3 The Executive must meet not less than eight times in any twelve month period with no less than two months between meetings.

6.4 The Executive will determine its officers subject to the proviso that these must include a Chair, Vice Chair, a Secretary and a Treasurer.

6.5 Individuals with specialist skills may be co-opted onto the Executive on a non-voting basis and the Executive may set up Task or Working Groups of Forum members for specific projects or tasks to be undertaken.

6.6 The Executive will liaise with the relevant bodies such as the Council, other public services, businesses, schools and colleges, faith groups and community and voluntary organisations relevant to the Area.

6.7 Executive decision-making can be by consensus or after a vote – the Chair will have a second (casting) vote in the event of a tie. The quorum for decisions shall be 5 voting members.

6.8 The Executive has the power to draw up a Code of conduct by which all members must abide, including determining the consequences for breaches of the Code of Conduct

6.9 Only full members of the Forum may stand for the Executive and should be nominated by a member or Associate Member

6.10 The Executive will receive and consider reports from all Task or Working Groups

7. Forum Funding

The Forum can raise funds for its activities by one or more of the following methods:

7.1 Charging membership fees on an individual and/or associate member basis – level of fees to be agreed at an AGM or extraordinary general meeting

7.2 Submitting applications to grant awarding bodies for appropriate funds

7.3 Working in partnership with organisations which have funds to spend in the delineated Greetland, Norland & West Vale Area.

7.4 By other means in keeping with the role of the Forum, including revenue from the website, donations, and proceeds from events

8. Amendments to the Constitution

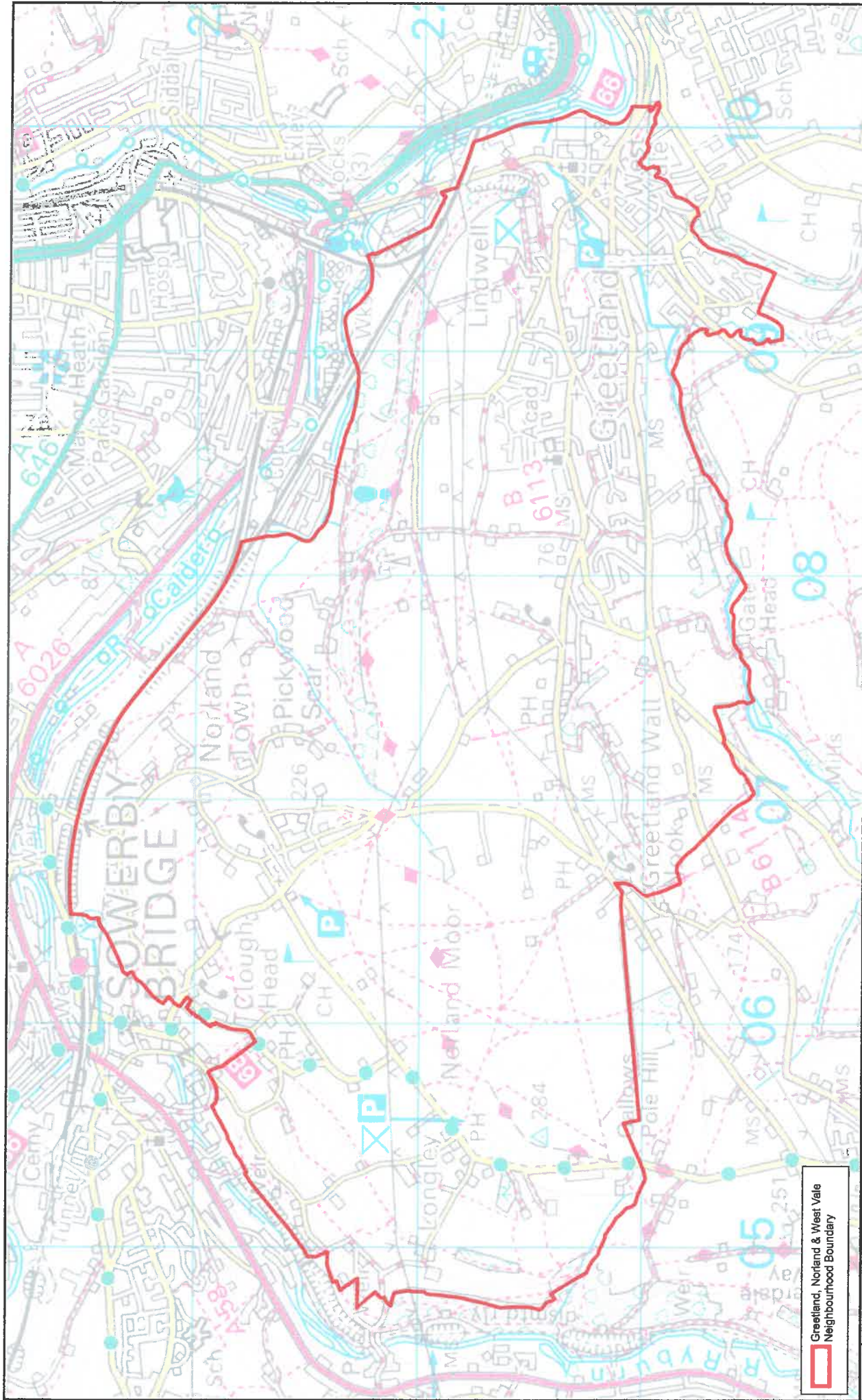
8.1 Amendments to this Constitution may be made only at a properly convened General Meeting called with a minimum of 21 days' notice to all voting members and by a two thirds majority of those present and voting.


9. Dissolution

9.1 The Forum may be dissolved only by a two-thirds vote of those present and voting at a properly constituted General Meeting.

9.2 In the event of dissolution of the Forum its assets will be distributed to one or more non-profit organisations whose purposes are consistent with the purposes of the Forum as set out above, as determined by a simple majority vote of those present at the meeting called to dissolve the Forum.

June 2016/cmg



 Greetland, Norland & West Vale
Neighbourhood Boundary



Greetland, Norland & West Vale Neighbourhood Area



Town Hall, Crossley Street,
Halifax, West Yorkshire, HX1 1UJ
Telephone No. : 0845 245 6000
Website: www.calderdale.gov.uk

Economy & Environment
Spatial Planning
Drawn By: MK

Scale 1:15,800

Date 02/06/2016

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