

Application to Calderdale Council for designation of a Neighbourhood Plan Area for the Parish of Todmorden under the terms of the Localism Act, 2011 and the Neighbourhood Planning (General) Regulations, 2012.

The application is submitted by Todmorden Town Council and contains the following information:

1. An Ordnance Survey map extract identifying the boundaries of the Parish of Todmorden to which the application relates;
2. A statement of general aims explaining why this area is considered to be appropriate for designation as a Neighbourhood Plan Area, together with information relating to financial and proposed consultancy support, and;
3. A statement verifying that the Town Council is a relevant organization and / or qualifying body for the purposes of s.61G of the Town and Country Planning Act, 1990 as amended by the Localism Act, 2012.

1. The Neighbourhood Plan Area:

The proposed designation covers the entire area of Todmorden Town Council/Parish Boundary as shown on the plan below:



2A. Statement in support of designation as a Neighbourhood Plan Area (NPA):

Todmorden Town Council, working in close association with other stakeholders with interests and responsibilities within the NPA, intend to create a Neighbourhood Plan to promote sustainable development, expand the local economy, protect environmental and heritage assets, and promote social well-being within the planning policy context set by the National Planning Policy Framework and Calderdale Council's existing and emerging strategic planning policies for the area.

In consultation and collaboration with other stakeholders, the Neighbourhood Plan will seek to meet objectively assessed housing needs over a 15 year period established through Calderdale Council's Strategic Housing Market Assessment through the identification of suitable sites for future residential development.

At the same time the Neighbourhood Plan will also make provision for an appropriate scale of economic development and seek to ensure that the (social and physical) infrastructure required to serve such development will be provided in a timely fashion and that heritage and environmental assets are protected and, where possible, enhanced.

The Town Council recognizes the need to balance future growth against environmental and cultural sensitivities and the need to address the challenging issues presented by climate change.

The Town Council has consulted with a wide range of organisations and individuals locally, over a period of several years, and has either itself undertaken, or participated in, local events designed to establish the need / demand for a Neighbourhood Plan, including: -

26th May 2012: Design Review in the Oddfellows Hall;

October 2012: Wide-ranging consultations with the local community relating to a potential Town Plan;

2nd October 2012: Meeting with Incredible Edible Todmorden regarding potential Neighbourhood Plan;

18th May 2013: Todmorden Community Day Mapping Exercise;

2nd April 2014: Town Council meeting to discuss potential Neighbourhood Plan.

As a result of these (and various other) events, and following further discussions with local organisations and elected representatives, the decision has been made to seek designation of a Neighbourhood Plan Area in the interests of local residents, organisations, and businesses.

The **over-arching aim of the Neighbourhood Plan** will be to promote Sustainable Development to the overall benefit of the NPA in accordance with the NPPF and strategic planning policies within Calderdale Council's existing and emerging development plan.

In order to achieve this the following **fundamental principles** will be adopted:

1. All new development must be of an appropriate scale and quality and be located so as to avoid, or minimize, harm to the social, economic or environmental assets of the area;
2. Taking market considerations into account, new development will be guided towards suitable, available and viable, brownfield (previously developed) sites before the development of greenfield sites is considered;
3. All new development will be required to make suitable and timely provision for the appropriate level of (social and physical) infrastructure to ensure it will be integrated within the area in which it is to be located, either through operational developments, appropriate contributions or agreements, or the Community Infrastructure Levy;
4. Local residents, businesses, organisations, utility and service providers, landowners, and representative bodies will be given a fair, reasonable, and equal opportunity to contribute towards the Neighbourhood Plan.
5. All relevant National, European, and International legal and other obligations, including those relating to habitats and protected species, will be observed throughout the Neighbourhood Planning process.

Calderdale Council's "Spatial Vision" for the Todmorden Area states that:

Todmorden is a lively and attractive place to live with an enhanced shopping and leisure experience. The area has a good level of economic, social and environmental wellbeing and is promoted as a centre of heritage, tourism, digital industries and a good quality of life. The town has maximised its tourism potential by providing a quality tourism offer together with the facilities to accommodate the increase in tourism.

Todmorden has become increasingly self-sufficient and has developed a strong identity around sustainable living, achieved in part through embracing alternative energy generation, reducing its carbon footprint and trading in locally sourced goods.

The decline of Todmorden has been halted as better facilities and services have been provided in the town centre to meet the needs of local people and to act as a centre for the wider upper Calder Valley. The additional railway services to East Lancashire and Manchester have opened new opportunities to work places and also increased the attraction of Todmorden as a residential area which has halted the decline in population.

2B. Why Todmorden is a suitable area for the designation of a Neighbourhood Plan.

The Parish of Todmorden is considered to be an appropriate area for the designation of a Neighbourhood Plan because it is a designated and recognizable administrative unit with a long and established history to which local residents, businesses and other organisations have a strong affiliation.

The area is physically well defined, and there is information and data available at the Parish level that may be useful in developing policies and proposals in the proposed Neighbourhood Plan.

Socially, physically, and economically, the Parish is focused on Todmorden with main communications routes passing through the town, while the settlements of Cornholme, Lydgate, Eastwood, Walsden, Mankinholes, Lumbutts, Warland and Clough Foot all look to Todmorden for shops, schools, and a wide range of other essential services.

Adjoining areas are either outside the District of Calderdale or are already included within other Neighbourhood Plan designations (e.g. Blackshaw, Heptonstall, and Erringden Parishes).

Consequently, the Parish can be seen to form a largely self-contained area within which a Neighbourhood Plan could logically and beneficially be created without any risk of adverse effects on adjoining communities.

2C. Consultancy support and funding arrangements (if required / necessary)

Initial funding for the NP has been obtained from DCLG/Locality which will be used to develop the community consultation workshops and policy outlines

Additional future funding will be sought from DCLG/Locality April 2016.

Consultancy support will be provided by IntegreatPlus a Yorkshire-based social enterprise company with a proven record of providing assistance to local communities as they develop their neighbourhood plans www.integreatplus.com

3. Statement to the effect that Todmorden Town Council is a “qualifying body” for the purposes of making a Neighbourhood Plan

A Town or Parish Council is a “qualifying body” for the purposes of making a Neighbourhood Plan under the terms set out in s.61G(2) of the Town and Country Planning Act, 1990 as amended by The Localism Act 2011.

Consequently, this application from Todmorden Town Council is made by an appropriate “qualifying body” under the terms of the relevant legislation.