

2 The Planning Context

Sustainability

- 2.1 Government guidance on sustainable development, forming the basis for all planning policy, is set out in Planning Policy Statement 1 (PPS1) "Delivering Sustainable Communities", which states that '*sustainable development is the core principle underpinning planning*'. It also reflects the general policy provisions of the RCUDP, which seeks to encourage sustainable development.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.2 In accordance with the Planning and Compulsory Purchase Act (2004), a Sustainability Appraisal (SA) has been undertaken for this SPD. Undertaking SA during the preparation of LDF documents ensures that sustainability considerations are fully taken into account and that the most sustainable options for development are selected. This involves giving consideration to the significant economic, environmental and social effects of plans including a formal assessment through Strategic Environmental Assessment (SEA) under the requirements of EU Directive 2001/42/EC.
- 2.3 The Central Elland SPD Sustainability Appraisal has assessed the sustainability of the SPD and its objectives, along with the sustainability of the relevant RCUDP policies under which this document operates.

Strategic & Local Policy Context

- 2.4 Planning policy, advice and guidance cascades down from national to local government levels providing increasingly detailed interpretation. These include:
- Ministerial Statements
 - Planning Policy Guidance notes (PPGs) now being replaced by Planning Policy Statements (PPSs)
 - Government Circulars
 - The Regional Spatial Strategy for Yorkshire and the Humber (RSS), to be replaced in 2008 by the Yorkshire and Humber Plan (Revised RSS)
 - Development Plans including the RCUDP and the emerging Calderdale Local Development Framework
 - This SPD supplements the RCUDP
- 2.5 This document is primarily a planning tool to assist those who need to make decisions about the future development of Central Elland, and to assist in its regeneration. It is important therefore to recognise that the specific study area lies within a wider planning context embracing not only the Borough of Calderdale but also the Regional Spatial Strategy for Yorkshire and the Humber ("the RSS") and national planning guidance.
- 2.6 This broader planning context is established in the RCUDP, which is the primary planning framework for Central Elland. As the SPD forms planning guidance that is complementary to the RCUDP, this document will only consider the relationship between the SPD and the RCUDP.

The Replacement Calderdale Unitary Development Plan (RCUDP)

- 2.7 The RCUDP is the statutory plan that sets out the land-use planning framework for consistent decision-making within Calderdale. The Council formally adopted the RCUDP in August 2006, after which its policies were saved for three years. During these three years, parts of the RCUDP may be superseded by new documents within the Local Development Framework as, during this time, the two systems will run in parallel.

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Appendix 2 sets out a number of RCUDP policies material to Central Elland.

Local Development Framework (LDF)

- 2.8** The Planning and Compulsory Purchase Act 2004 requires the eventual replacement of the Council's Unitary Development Plan with a new Local Development Framework (LDF). The LDF will comprise a number of Local Development Documents (LDDs). The LDF, together with the RSS (to be replaced by the Revised RSS), will provide the essential framework for decisions on land-use and related matters (including the basis for decision-making on planning applications) in Calderdale.

How this SPD will Integrate with the RCUDP

- 2.9** Current procedures, implemented by the Planning and Compulsory Purchase Act 2004, make it possible to take forward a planning strategy for the future of Central Elland via either a Supplementary Planning Document (SPD) or an Area Action Plan (AAP).
- 2.10** SPDs can be produced to supplement policies in 'saved' plans as well as new Development Plan Documents. This situation applies to Central Elland because the RCUDP has only recently been adopted, and the emerging LDF has yet to be sufficiently developed.
- 2.11** The process for preparing SPDs is simpler and more timely than for AAPs. The SPD forms part of the local development framework and has greater weight than supplementary planning guidance produced under the old regulations because it has complied with the requirements for community involvement and sustainability appraisal and is in conformity with development plan policies.
- 2.12** SPD guidance will complement and elaborate on existing, primary policy in the RCUDP. Advice issued in the SPD will refer to the primary, RCUDP policies that it elaborates on for reference purposes. The RCUDP policies that this SPD complements, or must take account of, are as follows:

- GBE1: The Contribution of Design to the Quality of the Built Environment
- GP1: Encouraging Sustainable Development
- GP2: Location of Development
- GP4: Promotion of Urban and Rural Regeneration and Renaissance
- GS2: Town Centre
- GT1: Provision of a Sustainable, Safe and Efficient Transport System
- GT4: Hierarchy of Consideration
- H2: Primary Housing Area
- E1: Primary Employment Area
- E3: New Employment Site
- E4: Mixed Use
- BE18: Elland Conservation Area
- T13: Cycle Corridor
- T19: Bicycle Parking Guidance
- NE15: Wildlife Corridor
- T27: Leeds-Bradford Airport Wind Turbine Consultation Zone
- BE5: The Design and Layout of Highways and Accesses
- BE7: CCTV and Area Lighting Schemes

- 2.13** SPD proposals will also need to be in accordance with RCUDP policies. Table 1 illustrates the preferred options for the seven key areas, along with the degree of compliance with adopted planning policy. None of the proposals are considered to represent such a significant departure that it would undermine the

primary policies of the RCUDP. The relatively tight 'fit' with extant policy reinforces the forward planning approach using a supplementary planning document.

Analysis of Compatibility with Planning Policy

Location		RCUDP Planning Policies	Indicative Uses in the SPD	Compatibility
1	Riverside Park	T13, NE15, GOS1	Refurbishment of public realm and improved pedestrian/cycle routes.	High
2	Metro Station	E1, Existing railway line	Railway Station.	Good
3	Nu-Swift Site	E1, E3, EM17, EM16	New employment; redevelopment for employment; landscape enhancements.	High
4	Southgate, Church Street and Northgate	Conservation Area; Town Centre	Redevelopment for employment uses; civic floorspace improvements; highway improvements; refurbished shop frontages; conversion for commercial.	High
5	Southgate	Conservation Area; Town Centre	New market square; new retail/office development; refurbished shop frontages; civic streetscape improvements.	High
6	Timber Street and Town Hall Triangle	Conservation Area; Town Centre	Town Centre Uses; offices; library; commercial/upper floor residential; bus station.	High
7	Dewsbury Road Area	E1, E4, MU5	Retail; Residential: Green Corridor.	High

Key: MU = Mixed Use Site; EM = New Employment Site. All of the above mentioned RCUDP policies can be viewed at Appendix 1.