

Core Strategy Issues and Options

Comments and Feedback

March 2009



Core Strategy Issues and Options

1. Introduction	1
2. Consultation Process	1
3. Core Strategy Issues and Options Consultation	2
a. Core Strategy Consultation Events Feedback	2
b. Core Strategy Issues and Options comments made on-line or in writing	21
4. Next Steps	169

1. Introduction

1.1 This consultation statement provides details of the consultation undertaken, the comments received and the Councils response to the Local Development Framework (LDF) Core Strategy Issues and Options Consultation. All the comments received during the consultation have been carefully considered by the Council and appropriate actions will be taken as identified in this report.

2 Consultation Process

2.1 The Council began work upon the LDF Core Strategy In January 2008. Much of the early work on the LDF focused upon gathering an evidence base and early community engagement. The early community engagement was conducted between January 2008 and January 2009 and focused upon raising awareness discussions upon the content of the Core Strategy. This awareness raising and discussions took the form of 18 separate meetings and workshops. In addition information was placed on the Council website and information leaflets were placed in libraries and other locations across the district. Due to the fact these events were concerned primarily with awareness raising the number of attendees at events were not noted.

2.2 The first formal consultation stage upon the LDF Core Strategy was the Issues and Options consultation. This consultation ran for 11 weeks between 17th November 2008 and 30th January 2009. The consultation also included the Sustainability Appraisal Scoping Report, and two parts of the evidence base; the Green Belt Review Methodology and Settlement Hierarchy Model. Each of the documents was available both in hard copy and as interactive versions on the council website. In addition leaflets were produced to explain the LDF process and to summarise the Sustainability Appraisal Scoping Report and Core Strategy.

2.3 To compliment the documents and leaflets a number of consultation events were also undertaken. This included 6 drop-in events at venues across the district and 12 workshops/public meetings. Table 1 indicates the number of responses received and the number of people attending events.

Table 1: Responses to the Consultation

Consultation method	Number of respondents	Number of comments received
Core Strategy Issues and Options Documents	178	780
Green Belt Review Methodology	20	59
Settlement Hierarchy Methodology	10	27
Sustainability Appraisal Scoping Report	10	47
Attending events	389	-

3. Core Strategy Issues and Options Consultation

3.1 The following chapter identifies the comments received upon the Core Strategy Issues and Options and the Councils response to these comments. The chapter has been broken down into two sections. The first section deals with comments made at events and workshops, whilst the second section deals with comments made either on-line or in writing.

3a. Core Strategy Consultation Event feedback

3.2 Consultation upon the LDF Core Strategy Issues and Options included a number of consultation events. The events took several different forms and included awareness raising, formal public meetings, road shows and structured workshops. The following section provides a summary of the main outcomes from the events and the Councils response where appropriate.

Early Engagement

3.3 Early engagement was undertaken with partners and the public between January 2008 and January 2009. This early engagement focused upon identifying how the LDF could spatially represent the Sustainable Community Strategy and other visions and strategies. The meetings, discussions and consultations which formed part of this early engagement are set out below (unfortunately the number of people attending the events was not recorded).

Table 2: Early engagement meetings

Date	Group	Main outcomes	Core strategy response
15 January 2008	Member Training Seminar (Calderdale Councillors, Parish/ Town Councillors and Officers)	<ul style="list-style-type: none">• Halifax identified as main location for growth, Brighouse area secondary• Regeneration and Public Transport key district wide issues• There were distinct issues within different parts of the district such as better leisure and recreation facilities in East Calderdale and the issue of wind farms in the Upper Calder Valley	These issues were largely incorporated into the discussion points for the Issues and Options document.
7 March 2008	Employment Land in Calderdale (Councillors, Officers, Developers, Land Owners, Partners)	Discussions around the need for good quality employment sites across the district. The lower valley was identified as an area of potential growth.	These discussions were used to inform the Employment Land Review.
13 June 2008	Planning Advisory Service Training Day (Calderdale Councillors, Parish/ Town	The event identified a number of issues considered important in the LDF vision these were; <ul style="list-style-type: none">• Create an attractive district with a conserved natural	These issues were incorporated into the discussion points for the Issues and Options document.

	Councillors, Officers and Partners)	<p>and built heritage a dynamic economy and sustained enterprise and business;</p> <ul style="list-style-type: none"> • Respond to climate change (low carbon economy, plan for the effects of climate change); • Sustainable communities – education, skills and adaptability; • Tourism/ arts; • Narrowing the gap; • Economic diversity 	
3 July 2008	Environment Delivery Partnership (Partners and Officers)	Identified strong links between LDF and Environment	Fed directly into the Issues and Options document.
3 July 2008	Safer Stronger Communities Partnership (Partners and Officers)	Identified need for LDF to actively engage residents and links with design agenda	Fed directly into the Issues and Options document.
5 July 2008	Planning Aid BME Training Day (Planning Aid, Members of the Black and Minority Ethnic Community, Partners)	<p>The event identified that the LDF vision should include issues around;</p> <ul style="list-style-type: none"> • Small business growth; • Good quality housing; • Community cohesion; • Cleaner, greener environment; • Better rail links within and outside the district • Consider release of Green Belt to relieve development pressures upon existing urban areas • More community facilities - not just religious 	These points will be considered, together with other consultation responses, as the Core Strategy Vision evolves.
15 July 2008	Hebden Bridge Group (Arranged by Cllr Battye, Councillors and Residents)	Discussion upon the LDF process and Green Belt Review	Comments made at this events fed into the Core Strategy Issues and Options and Green Belt Review Methodology.
18 July 2008	Halifax North and East Safer, Cleaner Greener Group (Partners and Officers)	Identified the need to ensure North and East Halifax needs are identified in the LDF	The LDF will look at how it can respond to the challenges within North and East Halifax as it develops. Further information is being gathered as part of the LDF Evidence base (Spatial Atlas) to inform the Core Strategy of the issues within the area and the wider district.
22 July 2008	Healthier Communities Partnership (Partners and Officers)	Identified links between the LDF and healthier communities through provision of services and opportunities for sport, recreation, walking and cycling.	Fed directly into the Issues and Options document.
3 September 2008	Park Ward Neighbourhood Board (Partners, Officers,	Identified the need to ensure engagement with wider community accessible and need to represent the aspirations of all residents and groups.	Further events have been held and are scheduled to be held within the Park Ward area in conjunction with Planning Aid and Park Community Initiative.

	residents)		
9 September 2008	Lower Valley Area Forum (Councillors, Residents, Partners and Officers)	Discussions around the LDF content and process	An awareness raising event to raise the profile of the LDF and Issues and Options consultation.
10 September 2008	Halifax North and East Area Forum (Councillors, Residents, Partners and Officers)	Discussions around the LDF content and process	An awareness raising event to raise the profile of the LDF and Issues and Options consultation.
18 September 2008	Economy and Enterprise Delivery Partnership (Partners and Officers)	Identified strong links between LDF and Economy and Enterprise	Fed directly into the Issues and Options document.
18 September 2008	Older Peoples Delivery Partnership (Partners and Officers)	Identified need for LDF to deal with issues regarding ageing population in district.	Fed directly into the Issues and Options document.
20 November 2008	Upper Valley Area Forum (Councillors, Residents, Partners and Officers)	Discussions around the Spatial Options in the Issues and Options document. Concern over infrastructure, particularly highways and schools.	Infrastructure will be an integral component of the LDF delivery.
2 December 2008	Member Seminar (Councillors, Parish Councillors, Officers)	Discussions of LDF process and Issues and Options	An awareness raising event to raise the profile of the LDF and Issues and Options consultation.
9 December 2008	Highways Agency (Highways Agency, Officers)	Discuss impact of spatial four options.	Highways agency to submit formal comments on Core Strategy Issues and Options.
12 January 2009	Blackshaw Parish Council (Parish Councillors, Residents)	Discussions around Issues and Options document.	Parish Council and residents to formally submit views as part of process.

Road shows

- 3.4 A number of road shows were organised across the district so that the public could discuss the Issues and Options with officers. The main purpose of the events was to raise awareness and understanding of the Core Strategy Issues and Options and how to become involved in the consultation. Notes were also taken at the events, these are summarised below. All the issues raised, where relevant, will feed into the production of the later stages of the Core Strategy.

Table 3: Road show events and comments made

Date	Venue	Numbers attending			Summary of main comments
		Male	Female	Total	
17 th November 08	Halifax central library	24	7	31	<ul style="list-style-type: none"> General discussions around options Town centre needs more shops Keep green spaces open No more flats Halifax Railway Station is a disgrace need to do something about it. Not keen on Option 3 as would create lot of problems in Halifax.
18 th November 08	Wainwright Hall, Elland	5	3	8	<ul style="list-style-type: none"> General discussions around options Need for town centre growth and improvement Need for Supermarket Railway station should be progressed (Elland)
20 th November 08	Hope Street Baptist Church, Hebden Bridge	13	13	26	<ul style="list-style-type: none"> General discussions around options Need industry up the valley Already enough housing around Hebden Bridge we don't want anymore. Some affordable housing required in Upper Valley Protect our green belt Many underground culverts and narrow weak bridges in Hebden Bridge of which planners need to be aware.
21 st November 08	St. Pauls Methodist Church, Sowerby Bridge	11	7	18	<ul style="list-style-type: none"> General discussions around options Land to grow own food should be included Increased density of housing and obstruction of views an issue in Sowerby Bridge. Need a mix of housing to stop anti-social behaviour General issues around housing growth Level of growth and impact upon highway network
24 th November 08	Brighouse Library	15	12	27	<ul style="list-style-type: none"> General discussions around options Lots of congestion need to sort before consider more housing (Brighouse & Hipperholme) Growth point option may be good if provides right improvements Don't build on fields off St. Giles Road Clifton Site (EM42) should be reverted to green belt. Do not want Brighouse to be part of Halifax (Calderdale).
3 rd	Todmorden	16	9	25	<ul style="list-style-type: none"> General discussions around options

December 08	Town Hall				<ul style="list-style-type: none"> • Need for some housing development in Todmorden to keep the town lively • Improvements to the town centre required • Extend green belt boundary around all of Upper Valley (replace area around Todmorden policy) • Renewable energy schemes could be good in the area – particularly hydro-electric
Totals		84	51	135	

Black and Minority Ethnic Communities (BME) Consultation

3.5 These consultation events focused upon the BME communities with a particular emphasis upon Park Ward, the ward with the highest concentration of BME communities in the district. The events were jointly run and organised by Planning Aid, Park Community Initiative and the Council.

3.6 A total of 4 small events were held in November and December 2008, together with a questionnaire which was handed to groups and individuals. The events and questionnaires focused upon the Core Strategy Issues and Options.

Table 4: Black and minority ethnic communities events feedback

Date	Group	Number of Attendees	Main outcomes	Core Strategy Response
20 November 2008	Awaas Group (Womens Group)	6	Raven St. Community building would be better if demolished and rebuild	Too detailed for Core Strategy. Comment will be considered as part of Land Allocations & Designations DPD.
			Need more green spaces in area	Noted. The open space audit will be used to identify deficiencies in open space and rectify these where possible.
			Need new/ improved leisure facilities: swimming pool, gym	Noted. The social infrastructure required to make communities work better will be investigated. However this may, at least in part, require funding through development.
			Crime is an issue for area.	Noted. The design of new development will take this into account.
			More employment opportunities required.	Agree. An Employment Land Review is currently being undertaken to identify the fitness for purpose of current employment sites and allocations and the need for new sites. Accessibility to these sites is also an important consideration.
			Refurbish old/ vacant houses before building new.	Noted. The Council has an empty homes strategy to reduce voids.

Date	Group	Number of Attendees	Main outcomes	Core Strategy Response
			Housing needs to be right type – not flats	Agree. A Strategic Housing Market Assessment will be undertaken to identify housing need.
			Spatial Options: Option 1 – No, means don't get anything new Option 2 - No, not enough space, devalue existing properties, lose valued green space. Option 3 - Yes, unanimous. More services will bring more jobs, getting the balance right between houses, jobs and greenspace. Public need to be consulted more on planning applications for new houses in area, etc. Option 4 - No.	Noted. The comments will be used to inform the evolution of the preferred options.
25 November 2008	Womens Group	12	New housing of all types required in Park Ward	Agree. A Strategic Housing Market Assessment will be undertaken to identify housing need.
			Regeneration of housing in Park Ward	Noted. This will be considered as part of the evolving Core Strategy.
			Need range of jobs in Park Ward	Agree. An Employment Land Review is currently being undertaken to identify the fitness for purpose of current employment sites and allocations and the need for new sites. Accessibility to these sites is also an important consideration.
			Better public transport to facilities and services	Noted. Access to services will be considered through the Settlement Hierarchy.
			Not enough open space in Park Ward	Noted. The open space audit will be used to identify deficiencies in open space and rectify these where possible.
			Lack of leisure facilities: swimming pool, theatre, cinema	Noted. The social infrastructure required to make communities work better will be investigated. However this may, at least in part, require funding through development.
			More energy efficient buildings	Agree. Sustainable construction will be considered as part of the Core Strategy.
			Don't build on flood plains	Agree. A Strategic Flood Risk Assessment has been carried out to ensure areas of flood risk are avoided.
			Spatial Option (Vote) Option 1 – need change in Park Ward this option unlikely	Noted. The comments will be used to inform the evolution of the

Date	Group	Number of Attendees	Main outcomes	Core Strategy Response
			to provide Option 2 – best option need to move area forward with some change (but not too much) Option 3 – May put too much pressure on area and infrastructure (roads etc.) need jobs and open spaces too. Option 4 - Park needs to be improved in a structured way. Developers won't know local issues, culturally and ethnically.	preferred options.
2 December 2008	General Workshop	9	Lack infrastructure to cope with additional housing	Noted. An infrastructure study will be undertaken to identify the need for additional infrastructure to deal with housing growth.
			Location of new housing should be on old industry/ brownfield sites	Agree. The strategy of brownfield first will be a key component of the developing Core Strategy. However the fitness of existing employment sites for continued employment uses need to be investigated.
			High densities but not flats required	Noted. The density of new development will be dependent upon its location.
			Need affordable housing which takes account of cultural needs	Agree. A Strategic Housing Market Assessment will be undertaken to identify housing need.
			Lack of good quality, safe open spaces in Park Ward	Noted. The open space audit will be used to identify deficiencies in open space and rectify these where possible.
			Need to deal with vacant housing first.	Noted. The Council has an empty homes strategy to reduce voids.
			Need to improve housing stock	Noted. This will be considered as part of the evolving Core Strategy.
			Access to services and facilities is poor.	Noted. Access to services will be considered through the Settlement Hierarchy.
			Spatial Option (Vote) Option 1 - 0 Option 2 - 5 Option 3 - 0 Option 4 - 3	Noted. This will feed directly into development of the Spatial Option.
November/	Questionna	18	The most popular choices for the location of new housing	Noted. This will feed directly into development of the Preferred

Date	Group	Number of Attendees	Main outcomes	Core Strategy Response
December 08	ire Responses		was overwhelmingly brownfield land . Other options in order of preference were: 1. Green open land on the edge of towns 2. Green Belt/ countryside outside of towns 3. Green open land within towns	Spatial Option. The strategy of brownfield first will be a key component of the developing Core Strategy.
			A number of issues were raised the most frequently raised were: <ul style="list-style-type: none"> • Better transport connections to other areas • Affordable housing (cheaper than market value) • More larger housing e.g. for families • More jobs • Better leisure facilities e.g. cinemas, sports centres • More open spaces e.g. parks 	Noted. All these issues will feed directly into the development of the Core Strategy.
			Spatial Options (Vote): Option 1 – 0 Option 2 – 2 Option 3 – 15 Option 4 – 1	Noted. This will feed directly into development of the Spatial Option.
9 th February 2009	DIL (Mens) Group	5	Park Ward deprived area. Health problems and lack of development.	Noted.
			There is a lack of parking. Heavy traffic also a problem. Hanson Lane should not be a through road.	Noted.
			Need better health facilities within the area.	Noted. The Core Strategy will investigate how infrastructure may be provided within an area.
			Community building required within the area which many groups could use.	
			Need usable open spaces	
			Lack of consultation and understanding from officials.	Noted. The council are actively working with Planning Aid to increase the effectiveness of consultation in Park Ward.
			Crime rate is high.	Noted. Design of new developments may assist.

Calderdale college events

3.7 Yorkshire Planning Aid and Calderdale College ran two sessions, on 26th January 2009, with students at the College based upon the Core Strategy Issues and Options. The two sets of students were a group of 16 students studying within the construction department and a group of 7 students with learning disabilities.

Table 5: Calderdale college construction department students:

Comment	Council Response
Economy & Enterprise: 1. Concern raised over declining construction industry. 2. Town centre generally good but lack of a cinema noted as a particular issue.	1. Noted. The Core Strategy will aim to provide employment land fit for modern purposes. 2. Noted. The lack of a cinema too detailed for Core Strategy however a Retail Needs Study has been commissioned to look at town centre offer.
Environment: 1. Traffic congestion major issue 2. Location of bus and train station created problems for pedestrian access to town 3. Calderdale has good access to countryside 4. Preserve character of towns (Todmorden highlighted) 5. Urban areas unclean and under-developed 6. More affordable housing required	1. Noted. The capacity of existing and need for new infrastructure will be an integral part of the Core Strategy. 2. Noted. These issues are being considered as part of the Halifax Town Centre and Piece Hall SPD 3. Noted. 4. Agreed. The character of the towns will be conserved therefore new development will need to account for this. 5. Noted. Derelict areas will be considered for development under the Land Allocations and Designations DPD. 6. Agreed. The Strategic Housing Market Assessment will provide an assessment of need for affordable housing across the district.
Healthier Communities: 1. Open space important	1. Agree. The Open space, sport and recreation audit and Green Infrastructure study will aid the identification and protection of important open spaces.
Safer and Stronger Communities:	

1. Redevelopment may assist in creating stronger communities 2. Crime an issue for urban communities	1. Noted. 2. Noted.
Children and Young People: 1. Town centre does not cater for young people, lack of cinema particular concern	1. Noted. The lack of a cinema too detailed for Core Strategy however infrastructure will be considered as part of the Core Strategy.
Spatial Options (vote) Option 1- 0 Option 2- 0 Option 3- 6 Option 4- 8	Noted. This will feed directly into development of the Spatial Option.

Table 6: Calderdale college students with learning disabilities:

Comment	Council Response
Economy & Enterprise: 1. Halifax town centre generally good but lack of a cinema noted as a particular issue. 2. Brownfield sites ideal economic regeneration and residential development location.	1. Noted. The lack of a cinema too detailed for Core Strategy however a Retail Needs Study has been commissioned to look at town centre offer. 2. Agree. The strategy of brownfield first will be a key component of the developing Core Strategy. However the fitness of existing employment sites for continued employment uses need to be investigated.
Environment: 1. Rich architectural environment of Halifax town centre was ideal for redevelopment for residential purposes. 2. Good access to areas of natural beauty	1/2. Noted.
Healthier Communities: 1. Wheelchair access to buildings, provision of lifts and pavements poor. 2. Traffic congestion particular issue	1. Accessibility is a key issue for the Core Strategy. 2. Noted. The capacity of existing and need for new infrastructure will be an integral part of the Core Strategy.

3. Parklands and sports centres need to be more user friendly for all users 4. Community supported housing is considered best housing option for this group.	3. Accessibility is a key issue for the Core Strategy. 4. Noted. The Strategic Housing Market Assessment will provide an assessment of need across the district.
Safer and Stronger Communities: 1. Crime problems in parks 2. Most new housing being built inappropriate for this group.	1. Noted. 2. Noted. The Strategic Housing Market Assessment will provide an assessment of need across the district.
Older People: 1. Sheltered accommodation required but not at the expense of younger people.	1. Noted. The Strategic Housing Market Assessment will provide an assessment of need across the district.
Children and Young People: 1. Not enough youth facilities, particularly in Brighouse.	1. Noted. The infrastructure needs of an area will be considered as part of the Core Strategy.

Pennine Housing Tenants Federation Consultation

3.8 Yorkshire Planning Aid led two events in conjunction with Calderdale Council and Pennine Housing with the Tenants Federation. The first event held on 17th December 2008 was attended by 22 tenants and focused upon the different areas of Calderdale and what the participants liked and disliked about their area. The second event held on 14th January 2009, also attended by 22 tenants, focused upon general issues and the four spatial options in the Core Strategy Issues and Options document.

Table 7: Initial Pennine Housing Tenants Federation Consultation comments/ issues

Comment/ issue	Council response
Hebden Bridge really quiet. Full of southerners and commuters.	Not relevant
Need for affordable housing. Lots standing empty new build	Noted. The Strategic Housing Market Assessment will provide an assessment of need for affordable housing across the district.
Empty mills & public houses, brownfield sites	Agree. The strategy of brownfield first will be a key component of the developing Core Strategy.
Provision for rented accommodation	Noted. The Strategic Housing Market Assessment will provide an assessment of need for different types of housing across the district.

Comment/ issue	Council response
Conservative government	Not relevant
New roads would be required	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy.
6 people didn't want to expand development into green fields	Noted. The strategy of brownfield first will be a key component of the developing Core Strategy. However green fields may need to be considered in the longer term.
Sowerby Bridge, small village with uninhabited housing. Are they planning new roads?	Noted. The Council has an empty homes strategy. The infrastructure needs of an area will be considered as part of the Core Strategy.
10,000 new homes where are they going to build them.	Noted. The general location of new housing will be determined through the Core Strategy.
What about HBOS, what if that went down.	Noted. The LDF cannot control the loss of individual companies however it can aid their retention and provision for new business by providing land and premises fit for modern business purposes. The Employment Land Review aims to identify a modern portfolio of employment sites for the district which will inform the Core Strategy and Land Allocations and Designations DPDs.
Effectiveness of planning department. People win on appeal.	Disagree. The LDF will provide a robust up to date policy framework for decisions upon planning applications.
A lot of angry tenants groups who weren't consulted in the 1990s	Noted. The LDF process is aiming to increase engagement in the plan making process.
Localised industry where ever people are to be housed. AREA Ownership	Agree. It will be an aim of the Core Strategy to minimise the distances travelled to work, where possible.
Concerned re no jobs for people	Noted. The LDF cannot control the loss of individual companies however it can aid their retention and provision for new business by providing land and premises fit for modern business purposes. The Employment Land Review aims to identify a modern portfolio of employment sites for the district which will inform the Core Strategy and Land Allocations and Designations DPDs.
Don't like: Crime (Burglary) & Parking issues. Like Local shops, good community and countryside. HIPPERHOLME	Noted.
Road planning has been neglected round Luddendenfoot, especially round the area of Luddenden Lane & Burnley Road due to Britannia Homes @ xxxxx Mills	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy.
St James Court HX1 1YD. Flats are good, but traffic dangerous. Bad for elderly people, but good to be near town. It could be made safer by using one way traffic.	Too detailed for Core Strategy, however comments will be considered as part of Land Allocations and Designations DPD.
St James Court HX11YD. Age group over 50. Good point handy for shopping and buses. Downside traffic needs to be one way in Albion Street. Too much street parking in same area.	Too detailed for Core Strategy, however comments will be considered as part of Land Allocations and Designations DPD.

Comment/ issue	Council response
Need NHS dentists and Drs surgeries. No building on green belts and flood plains. Need affordable rents i.e. benefits equal. Need by pass for Sowerby Bridge to the motorway.	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy. A Green Belt Review and Strategic Flood Risk Assessment are being undertaken to look at these issues.
Use derelict mills and pubs etc before taking land.	The strategy of brownfield first will be a key component of the developing Core Strategy. However green fields may need to be considered in the longer term.
There are quite a lot of asthma and chest problems in Siddal. Not much green space in Siddal. We get all the fumes from traffic on Salterhebble. Siddal is the short cut to Halifax from Elland, Huddersfield, Brighouse. OAPs cannot cross the roads. Children at risk crossing roads. Older people do not want to start buying houses.	Noted.
Derelict land can't see why it's not developed	Agree. The strategy of brownfield first will be a key component of the developing Core Strategy, where relevant.

Table 8: Pennine Housing Tenants Federation Consultation Likes/ Dislikes about their areas

Area	Comment	Council Response
Elland	<ol style="list-style-type: none"> 1. Quiet area 2. Friendly Folk 3. Good Schools, Friendly people, Lack of Shops 4. Needs a supermarket 	<ol style="list-style-type: none"> 1. Noted 2. Noted 3/4. The need for new shops/ supermarket will be investigated through the Retail Needs Study and incorporated into the LDF if relevant.
Todmorden	<ol style="list-style-type: none"> 1. Like the flats in this area. 2. Would not like any further building. 3. Good Bus service. 4. Near enough to town centre. 	<ol style="list-style-type: none"> 1. Noted 2. Disagree. Further building will be required to account for at least locally generated need. 3. Noted. 4. Noted.
Luddendenfoot/ Kershaw	<ol style="list-style-type: none"> 1. The best feature of Kershaw is the open aspect and the green spaces. 	<ol style="list-style-type: none"> 1. Noted.
Lumbutts	<ol style="list-style-type: none"> 1. Like the open countryside and old cottages 	<ol style="list-style-type: none"> 1. Noted.
Heptonstall	<ol style="list-style-type: none"> 1. Heptonstall – lovely village and area. Do not spoil. 	<ol style="list-style-type: none"> 1. Noted. An aim of the Core Strategy will be to preserve and enhance areas whilst also accommodating the needs of an area.
Halifax	<ol style="list-style-type: none"> 1. Good eating out choice 2. Good convenient shopping 	<ol style="list-style-type: none"> 1-4. Noted 5. Not relevant to the Core Strategy

Area	Comment	Council Response
	3. Fantastic views 4. Good bus service 5. Too many traffic lights 6. Friendly folk 7. Congestion on Wharf Street and Town Hall Street 8. Not enough NHS dentists 9. Good Schools 10. Top of Tower Hill	6. Noted 7. Noted. The Core Strategy will need to take account of the infrastructure needs of the area. 8. Further action required. Discussions with the NHS may be required to identify the need for additional facilities, particularly where growth is proposed. 9/10. Noted.
Siddal	1. No doctors appointments as too many houses being built & plenty of empty properties 2. We have no zebra crossings 3. Need community centre 4. Roads congested	1. Further action required. Discussions with the NHS may be required to identify the need for additional facilities, particularly where growth is proposed. 2/3/4. Noted. The Core Strategy will need to take account of the infrastructure needs of the area.

Table 9: Second Pennine Housing Tenants Federation consultation feedback

Comment/ issue	Council response
Economy: 1. Brighouse and Elland could have more retail development related to the motorway. 2. Regeneration of Halifax centre a priority but preserve our heritage 3. Develop peripheral areas of Halifax for mixed uses. 4. If no new jobs (changing economy), no need for new homes or revised figures/ who will buy new homes in credit crunch. 5. Good range of shops in Brighouse – should be retained 6. Need better town centre shopping in Sowerby Bridge	1. Disagree. Out of town retail would detract from the health and vitality of existing town centres. 2. Agree. Halifax needs to perform the role of the main centre within the district. The draft retail needs study indicates it has recently been underperforming. The Core Strategy will seek to address this. 3. Further investigation required. This will be dependent upon outcomes of Retail Needs Study and work upon Halifax masterplan. However do not want to detract from health and vitality of existing town centre. 4. Disagree. The Core Strategy is looking forward for 15 years. There are likely to be several changes in the economy over this period. 5/6. Noted. The Retail Needs Study will identify any deficits in retail presence within these towns.
Environment:	

Comment/ issue	Council response
<ol style="list-style-type: none"> 1. Concern about flood plain development 2. New housing need garden provision 3. High pollution in Sowerby Bridge 4. Communal areas for play required 5. Keep allotments/ areas for local food production. 	<ol style="list-style-type: none"> 1. Agree. A Strategic Flood Risk Assessment has been undertaken to identify areas of flood risk. 2. Noted. 3. Noted. The Core Strategy will attempt to minimise this by promoting alternative forms of transport and minimising travel distances. 4/5. Noted. The need for open spaces including allotments will be an integral part of the Core Strategy.
<p>Transport:</p> <ol style="list-style-type: none"> 1. Strong support for more public transport (train/ bus/ new forms) 2. Halifax bus station should be on Eureka site. 3. Road network out-dated 4. Link rail stations to park and ride 5. Congestion in Sowerby Bridge 6. Need to improve Hipperholme cross-roads. 7. Need off-road parking (houses and in towns). 8. Dangerous getting onto main roads in Upper valley 	<ol style="list-style-type: none"> 1. Agree. The Core Strategy will promote the use of public transport. 2. Noted. This is currently being investigated as part of the Halifax town centre masterplan. 3/4/5/6/7. Noted. Infrastructure requirements will be a key element of the Core Strategy. 8. Noted.
<p>Housing:</p> <ol style="list-style-type: none"> 1. Lots of vacant homes need to be filled before building new. 2. More social/ affordable housing required (Hebden Bridge & Upper Valley noted as particular problem) 3. Types of property size, number bedrooms all raised. 4. Lifetime homes good idea 5. Location important for elderly – not top of a hill 6. Mixed communities (old and young) good idea – but not cheek by jowl. 	<ol style="list-style-type: none"> 1. Noted. The Council has an empty homes strategy to reduce voids. 2/3. Noted. The Strategic Housing Market Assessment will provide an assessment of need for affordable housing across the district. 4. Agree. The Core Strategy will need to look at the provision of Lifetime homes. 5. Agree. The location of elderly persons accommodation will need to be chosen carefully. 6. Agree. Mixed communities will be considered as part of the LDF process.
<p>Health:</p> <ol style="list-style-type: none"> 1. Open spaces required to combat obesity 2. Not enough doctors. NHS dentists in Sowerby Bridge 	<ol style="list-style-type: none"> 1. Agree. Open spaces delivery and the related health benefits will be an important element of the Core Strategy. 2. Noted. Discussions regarding the need for additional services will be discussed with stakeholders.
<p>Sites:</p> <ol style="list-style-type: none"> 1. Strawberry fields Sowerby Bridge is a potential development site 	<ol style="list-style-type: none"> 1/2/3. Deal with under different DPD. These issues will be considered as part of

Comment/ issue	Council response
2. Crib Lane flats site would accommodate a lot of housing 3. Redevelop Walkleys Clogs site, Mytholmroyd for housing/ flats (private and rented)	the Land Allocations and Designations DPD.
General: 1. Schools oversubscribed 2. Crime not big issue 3. Need lighting to feel safe 4. Halifax not one community – made up of several	1. Noted. Discussions regarding the need for additional services will be discussed with stakeholders. 2/3/4. Noted
Spatial Options 1. Re-use redundant buildings/ brownfield sites first 2. Green field development not ruled out as lots of green land in district 3. Concentrate in Halifax/ Brighouse 4. Join Mytholmroyd and Hebden Bridge 5. Development required in Upper Valley particularly around Todmorden 6. Option 1 – 0 votes; concerns over potential loss of Green Belt; 7. Option 2 – 14 votes; must be pay-offs particularly transport orientated (e.g. new rail station & junction improvements Hipperholme) 8. Option 3 – 3 votes; Need new services in Halifax and must benefit all Calderdale. Difficult to envisage enough land in Halifax. 9. Option 4 – 5 votes; May contribute to more commuters (lot development near m'way;) 10. Other options put forward; <ul style="list-style-type: none"> a. New town b. Develop near new/ existing railway stations 	1. Agree. The strategy of brownfield first will be a key component of the developing Core Strategy, where relevant. 2. Agree. A full assessment of the availability of land is being undertaken as part of the LDF evidence base. 3-10. Noted. To be considered as the Spatial Option is developed.

North Halifax Events

- 3.9 Two events consultation events were conducted in North Halifax. Both of these events were undertaken by the Council and Ovenden and Mixenden Initiative. The first event was held on 6th September 2008 at the North Halifax Garden Party. Approximately 40 people participated at this event. The aim of this event was to raise awareness of the LDF but also provide residents with the opportunity to identify what they would like to see within their area. Many of the outcomes from the day were site specific and therefore not directly relevant to the Core Strategy, but these comments will be invaluable to the Land Allocations and Designations document.

- 3.10 The second event was held on 12th November 2008 and was organised by Ovenden & Mixenden Initiative, Planning Aid and Calderdale MBC. A total of 24 people attended the event including 14 Junior Wardens. The purpose of the event was to engage Junior Wardens from each of the Primary Schools in North Halifax to talk about what they like/ dislike about their area and any changes they would like to see. Again many of the outcomes from the day were site specific and therefore not directly relevant to the Core Strategy, but these comments will be invaluable to the Land Allocations and Designations document.
- 3.11 The main conclusions which can be drawn from both events for the Core Strategy was that most of the respondents liked the North Halifax area but felt it needed to be improved. Particular concerns were raised over open space, particularly the lack of well maintained useable open space. In addition traffic congestion was considered a major problem. These issues will be fed directly into the Core Strategy.

Brighouse Public Meeting

- 3.12 This event was organised at the request of Clifton Action Group and a residents group from Hipperholme and Lightcliffe. The event was chaired by Chris McCafferty MP and attended by at least 73 residents. The event explained the LDF process and allowed residents ask questions about the new system and any particular concerns they had. In addition comments cards were available to allow residents who did not wish to speak to voice their concerns.
- 3.13 A summary of the main points from the comments cards are set out below:

Table 10: Brighouse public meeting feedback

Card No	Question a) <i>What are the most important issues in your area (please tell us where you live)?</i>	
	Comment	Council Response
1	Traffic congestion and jobs. Traffic – more roads and rail connection before any more houses are built. Congestion – more work in Calderdale plus more roads and rail. Jobs – Without more jobs there will be more traffic and congestion and people will leave the area.	Noted. The Core Strategy will aim to provide 610 new jobs per annum within the district. The infrastructure needs of an area will be considered as part of the Core Strategy.
2	Clifton Great concerns over increased traffic in area from Industrial Estate and extra housing. Especially at bottom of Clifton Common and coming off M62	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy.
3	Most local residents relate best to their local action groups in Clifton, Lightcliffe, Hipperholme and feel that they are best represented via these groups. I would urge you to continue dialogue with them – it at least represents a form of local democracy – which works	Noted. Action groups will be kept informed and involved in the production of the Core Strategy and other LDF documents.

Card No	Question a) <i>What are the most important issues in your area (please tell us where you live)?</i>	
4	<p>Thornhills Lane, Clifton</p> <p>I find that with current traffic problems in Brighouse any mass development is out of the question. Brighouse has seen 18% growth in the last 11 years.</p> <p>The main pressure on release of Green Belt Land comes from volume builders. This needs resisting.</p>	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy. The Green Belt will be investigated as part of the Core Strategy, those areas which fulfil the purposes of Green Belt will be protected from future development where possible.
5	<p>Bailiff Bridge</p> <p>Not using any more Greenfield sites for building. Better infrastructure for our "village" at Bailiff Bridge.</p>	Noted. The strategy of brownfield first will be a key component of the developing Core Strategy. The infrastructure needs of an area will be considered as part of the Core Strategy.
6	<p>Clifton</p> <p>Retention of existing Green Belt use of available brownfield sites</p>	Noted. The strategy of brownfield first will be a key component of the developing Core Strategy.
7	<p>Green Belt preservation between Lightcliffe, Hipperholme and Hove Edge with the social, environmental and character destruction that its loss may cause. Effect if building on losing green space on communities area identities and limits of density.</p>	Noted. The Green Belt will be investigated as part of the Core Strategy, those areas which fulfil the purposes of Green Belt will be protected from future development where possible.
8	<p>Development on greenfield</p>	Not enough information.
9	<p>Kirk Lane Hipperholme.</p> <p>To retain its character and not to become a dormitory town for Leeds.</p>	Noted.
10	<p>Keep green fields</p> <p>Avoid increasing the traffic on all Brighouse roads</p> <p>Avoid light pollution from new office/ light industry/ leisure development which require 24hr lighting for security.</p>	Noted.
	Question b) Which of the four options do you prefer? Are there any other realistic options?	
1	<p>Unless there is any area which is going to have a massive increase in roads then surely the growth should be spread as evenly as possible. No area should be expected to take the whole of this massive disadvantage.</p>	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy. However new development may facilitate of infrastructure improvements.
8	<p>I can't agree with any option because they are all based on numbers form a department that will be defunct in April and I don't trust their figures.</p>	Noted. If the Core Strategy does not conform with the RSS it may be found 'unsound' at examination.
9	<p>Option 1</p>	Noted. This will feed into the development of the Core Strategy Spatial option.
10	<p>None really. The research was done when everyone expected growth.</p>	Noted. The Core Strategy is looking forward for the next 15 years and is based upon average growth conditions. Whilst the current economic downturn is an important issue. The economy is likely to go through several changes over the next 15 years.
	Question c) Do you have any other comments?	
1	<p>The whole process has been rushed and left to the last minute. Important issues affecting the main financial</p>	Disagree. Work upon the Core Strategy began in January 2008. The evolution of the Core Strategy will provide at least a further two opportunities for public comment.

Card No	Question a) <i>What are the most important issues in your area (please tell us where you live)?</i>	
	and emotional asset that people have should be given more time and consideration.	
2	Would need to increase funding for Calderdale Primary Care Trust to cope with increased population form 500 extra households. Would need new schools. Already a very large resident population who would experience excessive disruption for many years if new development were begun.	Noted. The infrastructure needs of an area will be considered as part of the Core Strategy. However new development may facilitate infrastructure improvements.
5	Check again whether there is any need for more housing	Noted. If the Core Strategy does not conform with the RSS it may be found 'unsound' at examination.
7	The green boundaries between areas must be preserved so social and other problems do not follow previous years where unrestricted growth has occurred. Further forums on a more localised scale will be good.	Noted. Open space provision and green infrastructure delivery will be key issues for the Core Strategy.
9	Hipperholme is of historic importance – any future development will compromise its character. It will also affect wildlife and the environment. It will become a concrete jungle	Noted. The character, environment and wildlife value of areas are key considerations for the Core Strategy. However new development does not necessarily compromise an area and indeed can enhance if well designed.
10	<p>How seriously do you take sustainability? The Sustainability Appraisal Document says you are committed to the following:</p> <ul style="list-style-type: none"> • To reduce the effect of traffic upon the environment • To protect and enhance biodiversity • To reduce pollution levels including the carbon footprint of the District • To protect and enhance the natural, semi natural and man-made landscape • To ensure efficient use of land. <p>If you are truly committed to these principles 90% of the green field applications would be thrown out instantly</p> <p>The land sale application process seems like a lottery. How much does it cost to apply?</p> <p>Can I suggest that the cost of applying for a land sale is raised to a substantial non-refundable figure to deter a flood of speculative applications. If you impose very strict sustainability criteria and warn all non-compliant applications that they will lose a substantial sum, they will stop wasting your time.</p> <p>Then you will no longer have to waste your time reviewing hundreds of sites and attending meetings at which residents are understandably bamboozled by your process and unable to comment on any concrete proposals (because you don't have any at this stage).</p>	<p>Noted. It is a statutory requirement that the Core Strategy is subject to Sustainability Appraisal. Therefore the Core Strategy will be scrutinised for its compliance against the criteria set out within the Sustainability Appraisal document and amended where required.</p> <p>The Core Strategy is not about selling land rather it is about shaping places and identifying the most appropriate use of land given the requirements of the district.</p>

3b. Core Strategy Issues and Options comments made on-line or in writing

- 3.14 The following tables identify written responses to the Core Strategy Issues and Options document and the Council response to each individual point made. Overall, 774 comments were made, of these, some 223 require further action, 444 have been noted, the Council disagrees with 27 comments, and 80 comments are matters that will be dealt with under a different Development Plan Document.

Table 11 – Core Strategy Issues and Options Comments – Action Required

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
19	Unknown	National Offender Management Service/ Atkins Transport Ltd		Further investigation required	Raises the issue of a new prison to meet the needs of Calderdale, and the inclusion of a criteria based policy to allow the consideration of a new prison within the district.	Whilst there is potentially no issue about including a criteria based policy within the Core Strategy or other relevant DPD, the issue of a prison itself within the district has not so far been raised with the population. As the respondent states there are no proposals nor sites suggested by the prison service at this time, but the Council will potentially need to address this issue and the LDF processes.
55	Mr Roy Donson	Regional Planning Director Barratt Northern		Further investigation required	The implications of the current recession and economic downturn, which may last for at least 5 years will make the production of a sound plan a significant challenge. The need will be for flexibility and element of original thinking but the test has to be the capability of delivery. Economic viability must therefore be fully assessed.	The implications of the downturn will clearly make a great difficulty in the plan making process. Flexibility will be a watchword of the Core Strategy and the viability of proposals a fundamental aim.
252	Miss Rachael Bust	Planning and Local Authority Liaison, The Coal Authority		Further investigation required	The issue of the Coal Mining Legacy within Calderdale is raised together with coal extraction and the protection of resources in accordance with MPS1.	The Coal Mining legacy is acknowledged and the need to responsibly plan the work of the Minerals Planning Authority is fully supported. Much further work will be needed as this develops within the context of the Core Strategy, and the issues raised by the respondent will require careful consideration.
262	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the		Agree - further action	Comments upon streamlined system and need for further consultation prior to submission.	The changes to the system will be incorporated into the production of the Core Strategy. The Council intend to undertake further consultation as necessary prior to submission.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
		Humber				
437	Mr D R Witcher	Shibden Valley Society		Further investigation required	Raises concerns about the effects of the recession on future planning particularly the implications of the collapse in the housing market and potential increases in out-commuting as a result of the recession.	The effects of the recession will clearly need to be addressed within the Core Strategy, although as a long term plan the short term implications of downturn may only mask the underlying needs.
256	Mrs P Billings	Hunter Page Planning		Agree - further action	A key objective of the emerging LDF should be the promotion of more businesses of different types and sizes and in ALL parts of Calderdale - urban and rural.	Policies in the Core Strategy should be closely aligned with objectives outlined in the SCS. They should also help to ensure that the local economy is flexible enough to adapt to changing economic conditions, and support sustainable communities. Therefore the issues raised should be a key part of economic policies within the Calderdale Core Strategy.
514	mr richard jeffries	co-ordinator Calderdale Local Orchard Group		Further investigation required	Land for people to grow their own food, land for community supported agriculture, land for community orchards! The planning and provision of growing spaces across the public and private areas of Calderdale is extremely important and simply must be addressed.	These are important issues, but whether it is appropriate for these to be dealt with in such detail in a Core Strategy is uncertain. Further investigation will be needed to ascertain whether this is an appropriate way forward within the context of the Core Strategy.
496	Mr Alan Reid	Chair Clifton Action Group		Agree - further action	Why is the Land Allocations and Designations Development Plan Document next document to be produced? Concerns are raised about the "Call for Sites" and democratic responses to proposed developments.	A strategic review of the Green Belt is being undertaken within the context of the Core Strategy... as it is essential that the implications of the strategy are fully explored. Some changes to Green Belt boundaries, where there are to be strategic allocations may come forward as part of the Core Strategy - as there are requirement to identify and allocate strategic land in Core Strategy, which is fundamental to the delivery of the strategy as a whole. The Land Allocations and Designations DPD will include the full review of the Green Belt boundaries as an integral consideration of the allocations and designations as the Green Belt is designated by Calderdale and the will need to be produced within the LDF Proposals Map in

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						due course. The Core Strategy must be supported by a detailed assessment of land availability over the next 15 years. This in turn must be informed by an initial assessment of opportunities (including all land which developers may wish to put forward for consideration. (This advice is set out in the Strategic Housing Land Availability Assessment (SHLAA), and Employment Land Review guidance issued by the Department for Communities and Local Government (CLG). As a starting point these assessments have to be policy neutral (and therefore exclude the Green Belt as a potential constraint). Sites and areas that will be proposed for change will come forward for public comment through the development of the Land Allocations & Designations DPD, or within the Core Strategy if they are Strategic allocations at the appropriate time.
413	Mrs D Reid		1.4	Agree - further action	Raises questions about what a Core Strategy is.	The Core Strategy will be a framework indicating what development is needed; where this should be provided; who will provide it; the public sector resources necessary to deliver this development and a general framework against which all subsequent documents within the LDF or planning decisions will be required to be in conformity. It is NOT a land use-plan in the way that the Unitary Development Plan was, neither is a full set of policy tools for Development Control to assess planning applications. It should also be remembered that National Policy MUST be complied with during the planning process and the that Regional Spatial Strategy is also part of the Development Plan for Calderdale, and therefore that LOCAL development Framework puts into effect these higher order policies in the local context. The objector appears to miss-understand the wording in paragraph 1.4 of the consultation document. The Land Allocations & Designations DPD will be the next

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						document to be produced within the LDF (once the Core Strategy has been adopted). It is NOT the next stage in the process as suggested.
498	Mr Alan Reid	Chair Clifton Action Group		Further investigation required	Raises questions about the current housing market and the RSS.	Review of RSS is currently underway, and is being led by the Regional Assembly. No doubt all these issues will be raised through that process, and there is nothing to suggest that the Core Strategy should be postponed or delayed whilst the RSS review is undertaken.
411	Mrs D Reid		Table 1	Further investigation required	Questions the validity of the housing and employment figures within the Regional Spatial Strategy and asks if the Council intending to create unemployment?	The housing and employment figures have already been tested by independent examination during preparation of the Regional Spatial Strategy and are contained within the published document. This is part of the statutory development plan for Calderdale and the Core Strategy must be in general conformity with the RSS. Housing requirements, are intended to meet the needs of all those who resort to live in Calderdale, including for the elderly and the increases in smaller household hold sizes that are a feature of British Society. The modelling is not as straight forward as 1 house for every 2 people in employment as if this were to be the case Calderdale would only have approximately 40,000 houses whereas in fact we have in over 85,000 dwellings for a population of nearly 200,000 people of which only 80,000 are in employment. Ensuring that the economy is sound is a fundamental part of the planning process and the provision of land for employment is an essential part of the planning process. Accessibility to opportunities within other districts is also an important aspect of understanding and planning for the development of the district in its sub-regional context. The challenge is to deliver sustainable development which meets the needs of residents and businesses within the district, whilst also delivering social and environmental benefits and improved outcomes.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
521	Mr Richard Lee	Project Planning And Property Consultant	Table 1	Further investigation required	Questions whether restricting development to Halifax and Brighouse is appropriate.	The comments are noted. The role of Elland (the third largest town in Calderdale) will be fully addressed within the Core Strategy.
518	Mr Andrew Donaldson		Table 1	Further investigation required	Brighouse cannot take the numbers mentioned without creating big problems. We must look further outside this narrow corridor of directions we have got ourselves into and adjust the core strategy to serve the communities as should be intended.	The core approach of RSS 2008 is already set, and the Core Strategy must be in general conformity with this approach. However this is being tested again through a consultation on a review of the RSS which finished on January 30, 2009, and is the responsibility of the Regional Assembly. One of the purposes of the preparation of the LDF is to address the infrastructure problems and to help create sustainable communities in consultation with those communities. We are only just starting the process and there is much work to do before the Core Strategy is finalised.
499	Mr Alan Reid	Chair Clifton Action Group	Table 1	Further investigation required	Raises questions about the key requirements of Table 1 and how the consultation has been undertaken.	The RSS sets the key framework for delivering development within Calderdale. As these are already part of the Development Plan for Calderdale it is appropriate to investigate further how these requirements can actually be delivered on the ground in the local area. This is one of the main purposes of the LDF process as a whole. The RSS process is long and involved and the full documentation for housing and employment issues and selection of Principal Towns etc is available from the Regional Assembly.
263	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber		Agree - further action	Ensure that a clear audit trail is developed.	Comments noted. The audit trail is essential and will be developed and kept up to date as the process goes on.
500	Mr Alan Reid	Chair Clifton Action Group		Agree - further action	Raises issues about the validity of the evidence upon which the Core Strategy is to be based.	The objector is correct that the evidence base is crucial for establishing whether the Core Strategy is sound. A lot of information is coming forward through various avenues and sources all of which will have a bearing upon the future scope and range of the Core Strategy, and this will have a bearing upon the next

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						rounds of consultation. The development of the new LDF is an iterative process and so there will be many more opportunities for public engagement before the plan is finally adopted.
80	Mr John Pilgrim	Yorkshire Forward	2	Agree - further action	We consider that tourism provides an economic opportunity for Calderdale, and it would therefore be beneficial if the Core Strategy would clearly link to the regional Visitor Economy Strategy.	The Core Strategy will consider the Visitor Economy Strategy, where relevant.
628	Mr Phil Megson	Strategic Planning Manager Lancashire County Council	2	Agree - further action	Section 2 at paragraphs 2.3 and 2.4 should also recognise that the western part of Calderdale is situated next to the Central Lancashire City Region.	That reference is made to the Central Lancashire City region within the LDF.
629	Mr Phil Megson	Strategic Planning Manager Lancashire County Council	2	Agree - further action	The Core Strategy should recognise the impact of development on the landscape of the South Pennines as well as impacts on natural and historic environmental features.	It is agreed that the Core Strategy should recognise and manage the impact of development on the landscape of the South Pennines. Policies in the preferred options consultation stage should reflect this.
34	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	2.3	Further investigation required	Public transport and links to the city regions not covered within the issues and options paper.	The issues and options stated that at this time the consultation was being housing led. The LDF must and will cover accessibility and public transport concerns as it develops.
502	Mr Alan Reid	Chair Clifton Action Group	2.3	Further investigation required	Raises concerns about the congestion on the M62 and long travel times to Leeds, Manchester and Liverpool. Local jobs will be needed to support reduction in the carbon footprint of the District. Focussing on the M62 will only lead to more congestion and denude the valley towns of jobs.	Issues relating to the M62 and the location of employment land are a clear and very real concern for the LDF. Central Government supports the RSS which focuses development in Halifax and Brighouse. It is part of the balancing act within planning to ensure that new development is not just car orientated or road based, but that it contributes to sustainable economic growth, which includes considering the impacts on the M62 and scope for growth within the Calder Valley.
706	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.5	Further investigation required	Concerns about the inadequate treatment of housing and population figures. Also raises concerns that the growth in population may be linked to	Further presentation of the key information is being formulated about the housing and population projections. Whilst it is right to raise concerns, it would in reality be extremely difficult to go against the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					the delivery of housing over which the Council lost control.	national and regional projections. The Council's current acceptance of New Growth point Status also raises further questions about housing and population delivery, which must be added to the debate.
707	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.6	Further investigation required	Concerned about the growth of older parts of the population and how this will be reflected within the Core Strategy	Much further work will be necessary to understand the implications of the housing and population figures as the Core Strategy develops.
264	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber		Agree - further action	The comments reiterate the guidance from PPS12 para 4.36 and are concerned about the apparent lack of some evidence - notably employment forecasts, transport networks and travel to work patterns.	Much of this evidence is already available in different sources and has not specifically been presented in what was an initial housing led consultation. Further work will be necessary to ensure that the evidence is properly set out to ensure that stakeholders are properly informed.
422	Mr Neil Drayton		Table 2	Further investigation required	Lack of evidence, and concerns for the ability of the infrastructure to accommodate further growth.	The list of evidence in Table 2 is only a small part of the full evidence that will be drawn upon. These are the elements that Planning/Regeneration are commissioning itself. Further evidence draws from regional work, partners' work and it is necessary to provide a more detailed list together with the full links to enable participants in the process to understand the full range of issues.
503	Mr Alan Reid	Chair Clifton Action Group	Table 2	Further investigation required	Concerned about the evidence base and whether this will be open for public comment.	Whilst there is a lot of information yet to receive, much is already known, or covered by previous studies or evidence, which is being updated. The requirements for the Core Strategy is that it is supported by robust and credible evidence at the point of publication. Much of the evidence on community responses is actually produced with inputs from surveys and consultation events. The evidence base listed will all be available for scrutiny and challenge, but it is not being specifically consulted upon, as it is factual rather than policy based. The Core Strategy and other LDF documents will develop policy and proposals on the evidence and this will be fully open to challenge. It is anticipated that as the process of Core Strategy development progresses

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
703	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Table 2	Further investigation required	Concerned that the implications of climate change and mitigation necessary are not well understood in Calderdale.	Climate change and mitigation will be an integral part of the Core Strategy and must be based on robust evidence however this is researched and documented. Further work will be necessary.
211	Ms Jenny Poxon	Head of Service Yorkshire & Humber Assembly		Agree - further action	The Core Strategy should seek to implement the spatial vision and headline outcomes of the RSS in order to be in general conformity with the Yorkshire and Humber Plan. The Core Strategy might do this by drawing on a local evidence base that shows how the RSS approach needs to be adapted to suit local circumstances.	The Core Strategy will be in general conformity with the RSS
76	Mr John Pilgrim	Yorkshire Forward		Agree - further action	Consider how the Core Strategy can maximise development locations and promote development which may positively assist in reducing the need to travel.	The Core Strategy will positively aim to reduce the need to travel through the location of development. The Settlement Hierarchy model, once complete, together with RSS accessibility criteria will assist this process.
57	Mr Roy Donson	Regional Planning Director Barratt Northern	Table 3	Agree - further action	The current economic climate may require a re-think of the RSS figures.	The current economic climate needs to be taken into consideration with regards job growth in the district. The Council are in conjunction with its partners putting together an Economy and Enterprise Strategy to provide strategic direction for the economy over the longer term, whilst also taking account of the current downturn. It should also be noted that whilst the current economic downturn is relevant the Core Strategy is looking forward for the next 15 years therefore the economy is likely to go through several changes during this period.
36	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 1	Agree - further action	Development should be directed to accessible locations as defined in the RSS accessibility criteria for employment sites.	Accessibility is a key issue for the Core Strategy. The criteria in the RSS together with the Settlement Hierarchy model will be used as a guide to the location of development. At this point in time a developer contribution SPD has not been identified within the LDS. However this may be considered as the Core Strategy develops.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
265	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 1	Agree - further action	The number of local jobs to be provided should be based upon local evidence, especially where the target is expected to vary from that set out in RSS.	The Calderdale Employment Land Review will provide local evidence as to whether there is any justification to depart from the RSS. The implications of Growth Point Status needs to be investigated for employment should the Core Strategy provide a planning justification for this approach.
257	Mrs P Billings	Hunter Page Planning	Question 1	Further investigation required	A key LDF objective should be to promote sustainable economic growth for the whole Borough. Only with a balanced economy will the climate be right to address the problems faced by those communities that are disadvantage or excluded. In order to promote a balanced economy, the emerging LDF should promote the growth of businesses of different types and sizes and in all parts of Calderdale - urban and rural. The critical issue facing the emerging LDF at this point in time is to ensure maximum flexibility and competition to stimulate job growth therefore a small oversupply of employment sites is unlikely to cause harm.	The council are undertaking an Employment Land Review. The review will identify the need for additional employment land within the district and make recommendations for existing sites and any potential oversupply.
760	Mrs Marjorie Van-de-Gevel		Question 1	Further investigation required	Whilst logically, employment opportunities should be focussed upon the areas of highest unemployment, it follows that these are also (usually), the most deprived ones. It would be necessary, I feel, to greatly improve educational and training facilities within these areas. What the under-educated and socially deprived members of our population need above all is hope and encouragement. I think the RSS growth figure is reasonable, provided that the	Active discussions will be had both within the Council and with partners to identify how areas of deprivation can be improved these discussions will assist in the production of the spatial strategy. Reducing travel distances and encouraging the use of forms of transport other than the private car are key considerations for the Core Strategy.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					local population is able and enabled to take advantage. It would be a shame to find that new jobs were commuted to by others outside the area. Above all we need to cut down on distances of travel to work wherever possible and especially on car journeys with one occupant.	
508	Mr Alan Reid	Chair Clifton Action Group	2.18	Agree - further action	Before any land, whether safeguarded by the RCUDP or not, is given over to employment, it should be tested against the criteria for Green Belt. If it satisfies that criteria it should be designated or re-designated as Green Belt whichever the case may be.	A Green Belt Review is currently being undertaken as part of the evidence base for the Core Strategy. This review will test the appropriateness of Green Belt against the criteria set out within PPG2.
37	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 2	Agree - further action	High trip generating land uses should be located in areas of good public transport accessibility. The M62 is currently heavily congested particularly at peak periods.	Accessibility and encouraging other forms of transport are key considerations for the Core Strategy. The Council are in active dialogue with the highways agency with regards the development of spatial options and the likely impact upon the M62.
86	Mr John Pilgrim	Yorkshire Forward	Question 2	Agree - further action	The LDF will need to conform with RSS, however in short to medium term flexibility may be required to ensure these designations do not act as a constraint to business growth.	The Council are currently undertaking a review of the districts employment land portfolio to identify the most appropriate sites for retention but also identify site constraints so that these may be overcome in the short to medium term. The outcomes of the review will feed into the development of the Core Strategy.
266	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 2	Agree - further action	If the Council are minded not to reduce the amount of industrial land in accordance with RSS then evidence to justify that decision will be required to demonstrate why it would not be sustainable to do so.	The Calderdale Employment Land Review will provide local evidence as to whether there is any justification to depart from the RSS. The implications of Growth Point Status needs to be investigated for employment should the Core Strategy provide a planning justification for this approach
489	Mr Matthew Naylor	Yorkshire Water Services	Question 2	Further investigation required	Protect employment land from other uses	Further discussions required with Yorkshire Water as Core Strategy develops to ascertain infrastructure required.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
490	Unknown	Clugston Developments/ Indigo Planning	Question 2	Further investigation required	The present level of provision within Calderdale is clearly unwarranted, as recognised by the RSS, and there is no foundation for the continued identification of a number of the historic employment sites as this is likely to preclude the use of the land for other more appropriate land uses. Southedge Quarry, Hipperholme is currently constrained by Hipperholme junction, the site represents an opportunity for redevelopment for a wider range of uses including housing, to meet the needs of the surrounding area and to provide the higher land values required to bring the site forward for development and contribute to addressing the operational problems of the junction.	The Employment Land Review will identify the relevance of existing and future employment land need. The issue of growth point status will be tested through the Core Strategy, this will inevitably impact upon the requirement for housing and associated employment sites as relevant. Further investigation is required if Growth Point Status is to be pursued.
783	Mr Oliver Freer	White Young Green	Question 2	Further investigation required	Core Strategy needs to re-assess its employment land provision to comply with the RSS. RSS policy indicates Calderdale should see a net reduction of 20ha of land for industrial and storage/ distribution uses and therefore alternative uses for sites should be considered. The Crosslee site, Hipperholme should be considered for alternative uses as this could assist in meeting housing targets and the New Growth Point. It would also assist in overcoming highway infrastructure issues within the Hipperholme area.	It is agreed that the district needs to re-evaluate its employment land provision in light of the RSS. The Employment Land Review will assist this process. The issue of growth point status will be tested through the Core Strategy and will inevitably impact upon the requirement for housing. This site may be considered as a strategic site should Growth Point Status be pursued.
82	Mr John Pilgrim	Yorkshire Forward	Question 3	Agree - further action	The Core Strategy should where possible favour locations which are accessible by modes of transport other than just the private car.	The Core Strategy will positively aim to reduce the need to travel by private car through the location of development. The Settlement Hierarchy model, once complete, together with RSS accessibility criteria will

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						assist this process.
537	Mr Alan Reid	Chair Clifton Action Group	2.25	Further investigation required	The reason Halifax has been placed at the top of the settlement hierarchy is by virtue of the preferential treatment it has received at the expense of other towns in the Calder Valley. Should not the Council take this opportunity to address this anomaly and work towards giving all the towns in the valley equal status?	The issue of whether other towns should be classified as Principal towns will be investigated through the Settlement Hierarchy and developing spatial strategy.
33	Ms Rose Freeman	Planning Assistant The Theatres Trust	Question 4	Agree - further action	Support a policy that recognises the key role played by leisure and cultural facilities in contributing towards creating and maintaining vital and vibrant town centres.	The importance of the leisure and cultural offer to creating vital and vibrant town centres is noted. The Core Strategy will look at how such uses can be preserved and enhanced within the district.
217	Dr Lesley Mackay		Question 4	Further investigation required	I feel that it would be beneficial for Todmorden to become a principal town.	This will be investigated in the settlement hierarchy and spatial strategy.
308	Mr John Walker		Question 4	Further investigation required	Halifax and Brighouse should not contain the majority of new employment and leisure facilities. Elland should be a Principal Town.	The status of Elland will need to be investigated in the settlement hierarchy and spatial strategy.
294	Mr Richard White		Question 4	Further investigation required	It is considered that Todmorden should be considered as a principle town.	This will be investigated in the settlement hierarchy and spatial strategy.
285	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 4	Further investigation required	It is considered that Todmorden should be designated as a principle town for the benefit of both Todmorden and the whole Upper Valley.	This will be investigated in the settlement hierarchy and spatial strategy.
446	Mr D R Witcher	Shibden Valley Society	Question 4	Further investigation required	Halifax and Brighouse should contain the majority of new employment and leisure facilities. Elland the only other possible Principal Town.	The case for Elland will be investigated in the settlement hierarchy and spatial strategy.
491	Unknown	Clugston Developments/ Indigo Planning	Question 4	Further investigation required	It is recommended that a policy framework is provided within the Core Strategy relating to neighbourhood	The Calderdale Retail Needs Assessment will provide an assessment of retail need within the district. Further investigation with regards retail provision is

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					shopping and local centres provision, particularly in areas where there is a proven retail need and in areas of significant housing growth. Hipperholme is identified as a primary location for new housing in the New Growth Points: Programme of Development, it is appropriate that a specific allocation for new retail provision is set in this area; it is Clugstons view that this would appropriately be centred on the Southedge Quarry site given that it would be central to the Growth Point area within a highly accessible location to serve the local community.	required if Growth Point Status is to be pursued.
616		Land & Development Practice	Question 4	Further investigation required	Elland, Sowerby Bridge and Hebden Bridge have good potential for providing increased facilities for employment and leisure growth. Focusing specifically on Halifax and Brighouse is too simplistic an approach.	The case for Elland, Sowerby Bridge and Hebden Bridge will be investigated in the settlement hierarchy and spatial strategy.
596	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 4	Further investigation required	There should be scope in the Core Strategy to promote certain settlements to higher settlements e.g. Neighbourhood Service Centre to a Local Service Centre, should growth occur and facilities improve such that the sustainability of a settlement improves. The growth of sustainable sites should not be unduly restricted by their settlement status.	This will be considered as part of the Settlement Hierarchy Model and evolving spatial strategy.
605	Mr S Wright	Dacres Commercial	Question 4	Further investigation required	There should be scope in the Core Strategy to promote certain settlements to higher settlements e.g. Neighbourhood Service Centre to a Local Service Centre, should growth occur and	This will be considered as part of the Settlement Hierarchy Model and evolving spatial strategy.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					facilities improve such that the sustainability of a settlement improves. The growth of sustainable sites should not be unduly restricted by their settlement status.	
273	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber		Agree - further action	The Core Strategy must make clear reference to Minerals Policy and ensure that Calderdale meets its obligations as Minerals Planning Authority.	Minerals Planning is a key aspect of the work of the minerals Planning Authority and the Core Strategy will need to address this as it develops.
539	Mr Alan Reid	Chair Clifton Action Group	2.27	Further investigation required	In order to establish a sustainable environment and enhance the quality of life, the priorities should be tackling climate change, addressing transport and road safety issues, providing access to key services, and conserving, enhancing and maintaining the built environment. We should not be promoting unnecessary development, particularly on land designated as Green Belt or land in Brighouse.	In addition to the priorities mentioned, the LDF is required to deliver new housing - therefore 'affordable, good quality housing' remains a priority for the LDF, alongside the Community Strategy and the Local Area Agreement. No specific sites have been proposed as yet in the issues and options paper, and only strategic sites will be proposed in the Core Strategy. The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation; therefore further investigation is required against the comment concerning the Green Belt.
541	Sustainable Development Team		2.28	Agree - further action	The 2005 baseline has been revised by DEFRA (published September 2008), which is now 7.2 tonnes of CO2 per capita (previously 7.4 tonnes of CO2 per capita).	The text in the paragraph needs amending to reflect revised data
717	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.28	Agree - further action	The factual information provided in paragraph 2.28 is accurate except the target per capita tonnage.	The figures in paragraph 2.28 need updating to reflect the new targets for CO2 reduction. The new figures are: 2008/9 = 1.5%; 2009/10 = 5.46%; and 2010/11 = 11.6%. The baseline figure needs amending to read 7.2, and the target per capita tonnage figure needs removing.
720	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.31	Further investigation	Paragraph 2.31 probably mis-identifies the nature of the 'opportunity' created	Further work is needed in relation to how the Core Strategy will address Climate Change, including the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
				required	by climate change; the main one will be for Calderdale to adapt early to the future low carbon economy.	low carbon economy.
545	Mr Alan Reid	Chair Clifton Action Group	2.32	Further investigation required	The Main issues for the Core Strategy to address in terms of climate change should be reflected in some form of checklist applicable to every proposed development in the district.	Not all of the issues relating to climate change will relate to every single proposed development in the district - however, it is acknowledged that some form of development management policy will be required to ensure development contributes to both mitigating climate change and adapting to the predicted impacts. Any checklist or criteria relating to such a policy needs to be carefully thought out, in order to avoid all planning applications becoming an over bureaucratic process.
103	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 5	Further investigation required	Yes, the Core Strategy should aim for a reduction in CO2 emissions higher than the LAA	Please note that further work is required to address climate change and its impact on Calderdale through the Core Strategy.
218	Dr Lesley Mackay		Question 5	Further investigation required	Yes, the Core Strategy should aim for a reduction in CO2 emissions higher than the LAA.	The setting of targets will need to be reviewed in order to ensure the Core Strategy remains relevant throughout the period it covers. Further work is required to address climate change and its impact on Calderdale through the Core Strategy.
337	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 5	Agree - further action	We should always aim for a reduction in CO2 emissions.	The Core Strategy needs to consider an overarching strategy to reduce CO2 emissions.
423	Mr Roger Drayton		Question 5	Further investigation required	A list of detailed costed options should be provided from which people can choose.	The reductions have been typically represented in either % amounts of CO2 emissions or tonnes per capita - ideally further work needs to be carried out to illustrate what these levels of reductions actually mean for the businesses and homes in Calderdale.
678	Mr Colin Holm	Government Team (West) Natural England	Question 5	Agree - further action	The Core Strategy should seek to reduce the impact of climate change. Natural England supports the targets for	The Biodiversity section of the Core Strategy needs to address the consequences of climate change on species and habitats.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					reductions in CO2 emissions, which should be treated as minimum targets to allow for greater reductions where practicable.	
722	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 5	Further investigation required	Queries the question concerning Climate Change - the LAA only runs until 2011 - the Core Strategy will need to include targets until 2026. Proposes certain targets until 2020 and encourages the use of indicative targets until 2026. Requires the reduction of CO2 to the proposed levels to be the principal driver of Core Strategy. Strongly recommends the Council to commission research concerning how the LDF needs to be shaped to respond to climate change.	The setting of targets will need to be reviewed in order to ensure the Core Strategy remains relevant throughout the period it covers. Further work is required to address climate change and its impact on Calderdale through the Core Strategy.
83	Mr John Pilgrim	Yorkshire Forward	Question 6	Agree - further action	Avoiding all development in high risk areas may not be possible if other sustainability objectives are to be achieved. In addition, there would be benefit in highlighting the role that green infrastructure and Sustainable Urban Drainage Systems could play in managing flood risk.	In preparing the Core Strategy, the Council will need to consider various forms of managing flood risk, including Sustainable Urban Drainage Systems and Green Infrastructure.
89	Mr John Wilkinson	Jupiter Investments Ltd	Question 6	Further investigation required	A flexible policy should be taken towards development in flood risk zones.	The Strategic Flood Risk Assessment will help inform the location of development in the Core Strategy - although the Regional Spatial Strategy recognises a pragmatic approach may be required, especially in areas where there is little development land available outside high flood risk zones.
193	Mr J T Wilson		Question 6	Agree - further action	Infrastructure and surface water run off	The Strategic Flood Risk Assessment will inform the Core Strategy as to areas that are vulnerable to surface water flooding. Policies that apply to managing surface water run off will need to be incorporated into the overall approach the Core Strategy adopts towards

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						floodrisk and flood management.
242	R Collinge	Luddenden Conservation Society	Question 6	Agree - further action	The Society believes that new development should be severely curtailed on sites where there is a possibility of flooding.	The Strategic Flood Risk Assessment will be used to inform the Core Strategy as to the different levels of flood risk throughout the Calder catchment, although the Regional Spatial Strategy recognises a pragmatic approach may be required, especially in areas where there is little development land available outside high flood risk zones.
144	Edmund Thornhill	Associate I D Planning	Question 6	Agree - further action	The policy approach should reflect national policy guidance set out in PPS25.	The Core Strategy will be required to reflect PPS25, but develop policies that are relevant to Calderdale and not merely repeat national policy.
146	Edmund Thornhill	Associate I D Planning	Question 6	Agree - further action	The policy approach should reflect national policy set out in PPS25.	The Core Strategy will be required to reflect PPS25, but develop policies that are relevant to Calderdale and not merely repeat national policy.
310	Mr John Walker		Question 6	Agree - further action	Removal of clutter (buildings etc) on flood plains. Dredging out of rivers of accumulated junk. More SUDS	Agree on the point made about Sustainable Urban Drainage Systems, further investigation is required to ensure surface water run off is considered when developing policies in the Core Strategy. Disagree on the other points - It is not realistic to remove all buildings from flood plains, and the dredging out of rivers is not the responsibility of the Council.
268	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 6	Agree - further action	The Core Strategy should reflect PPS25, and the Regional Spatial Strategy, and be informed by the Strategic Flood Risk Assessment.	The Core Strategy is required to reflect national policies and be informed by the Strategic Flood Risk Assessment (SFRA). The SFRA should also inform the Sustainability Appraisal of the Core Strategy. The Core Strategy may need to take a pragmatic approach, especially in areas where there is little development land available outside high flood risk zones, something which the Regional Spatial Strategy recognises.
549	Mr Matthew Naylor	Yorkshire Water Services	Question 6	Agree - further action	Encourages the use of SUDS, although there are a number of constraints. For instance, there are a number of considerations to take into account before Yorkshire Water would adopt a SUDS network. Strong wording is required in policies to ensure developers	In preparing the Core Strategy, the Council will need to consider various forms of managing flood risk, including Sustainable Urban Drainage Systems (SUDS) and Green Infrastructure. When developing policies of this nature, the Council will need to consider access to and maintenance of the SUDS (i.e. responsibility), Landscaping and Biodiversity, the extent of ground

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					are required to investigate the feasibility of SUDS in any development. Encouraging SUDS on small scale development can make a cumulative contribution.	investigation required, the scale of development that will be applicable to any such policy, and the land required by SUDS.
547	Mr Alan Reid	Chair Clifton Action Group	Question 6	Further investigation required	Concerns over surface water run off, lack of infrastructure, and development of hillside site.	In preparing the Core Strategy, the Council will need to consider various forms of managing flood risk, including Sustainable Urban Drainage Systems and Green Infrastructure. The Council commissioned a Strategic Flood Risk Assessment, which is informed by data from the Environment Agency and identifies areas that are vulnerable to surface water run off. The Strategic Flood Risk Assessment, alongside Planning Policy Statement 25: Development and Flood Risk will help inform the location of development in the Core Strategy - although the Regional Spatial Strategy recognises a pragmatic approach may be required, especially in areas where there is little development land available outside high flood risk zones.
675	Ms Meryl Leung	Environment Agency	Question 6	Agree - further action	The principles of PPS25: development and Flood Risk should be demonstrated in the Core Strategy. The SFRA should be implemented throughout the development of the Core Strategy. Non structural methods can be important in flood management, i.e. open spaces, therefore releasing these for development may have an impact. If after following the flood risk management hierarchy development cannot be avoided, substituted nor controlled in flood risk areas, practical steps to mitigate flood risk can be taken.	The Strategic Flood Risk Assessment (SFRA) needs to inform any proposed strategic development sites in the Core Strategy. Any Flooding Development Management Policies in the Core Strategy need to reflect the guidance set out in PPS 25, i.e. the flood risk management hierarchy.
679	Mr Colin Holm	Government Team (West) Natural England	Question 6	Agree - further action	Natural England wishes to see Flood Management Policies in the Core Strategy.	The Core Strategy will incorporate flood risk and flood management policies, which will be informed by the Strategic Flood Risk Assessment.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
699	Mr Anthony Rae	Chair Calder Future	Question 6	Agree - further action	Calderdale's rivers are identified in the section of Flooding, but not in the Natural Environment section. They need to be seen as an asset as well as a flood risk issue, and a river / canal corridor regeneration statement should be included in the Core Strategy.	Further consideration needs to be given to river and canals in the Natural Environment section, and to promote them as an asset. Also some thought needs to be given to how to approach river and canal corridor regeneration through the Core Strategy.
636	Ms Jill Smith-Moorhouse		Question 6	Agree - further action	Flood Risk should not be ignored, need to work with the Environment Agency, and developments should be in favour of the community not just a developer.	The Core Strategy is required to reflect national policies in PPS25: Development and Flood Risk and be informed by the Strategic Flood Risk Assessment (SFRA). The Council's SFRA has been informed by data from the Environment Agency, and should also inform the Sustainability Appraisal of the Core Strategy. The Core Strategy may need to take a pragmatic approach, especially in areas where there is little development land available outside high flood risk zones, something which the Regional Spatial Strategy recognises.
548	Mr Alan Reid	Chair Clifton Action Group	2.41	Agree - further action	Commercial and industrial developments need to be subject to renewable energy requirements as well as housing.	This paragraph should have read 'commercial and industrial developments of 1000 square metres or more...'. Further work is required in order to establish an evidence base on which to base a set of new requirements and thresholds in relation to renewable energy generation.
59	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 7	Further investigation required	The Code for Sustainable Homes is sufficient and therefore the Core Strategy should reflect this, failure to do so would result in the Core Strategy being contrary to PPS1.	The Core Strategy will need to ensure any policies relating to sustainable construction avoid inconsistency with the Building Regulations legislation (Part L), and are consistent with national planning guidance. The government requires all new homes built to be zero carbon by 2016, therefore the Core Strategy is a vital document in reaching this target, and will be informed by the Code for Sustainable Homes.
92	Mr John Wilkinson	Jupiter Investments Ltd	Question 7	Further investigation required	Renewable energy is not economically viable; the targets are a tax on development; only solar thermal water heating is viable at a small scale. Wind	Further work is required in terms of renewable energy targets - and the viability issues referred to here. It is important to consider energy efficiency alongside renewable energy, since the more energy efficient a

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					power is inappropriate at a small scale or in residential areas. Renewable energy should be big scale projects - i.e. borough wide heating schemes or wind farms.	building is, the less (renewable or non renewable)energy will be required.
105	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 7	Further investigation required	Waterways should be identified for hydro power generation. Levels of on-site renewable energy generation should be set as high as possible.	It is important that the Core Strategy seeks to promote all forms of renewable energy generation including hydro power. Further work is required in terms of renewable energy targets. It is important to consider energy efficiency alongside renewable energy, since the more energy efficient a building is, the less (renewable or non renewable) energy will be required.
243	R Collinge	Luddenden Conservation Society	Question 7	Further investigation required	Concerns over the impact of windfarms on upland areas, and the impact of small household generators in conservation areas. Consideration should be given to hydro power.	According to national policy (PPS22: Renewable Energy) policies that rule out or place constraints on the development of all or specific types of renewable energy technologies, should not be included in the Core Strategy without sufficient reasoned justification. Further work is therefore required in developing a policy that promotes the use of a wide range of renewable energy technologies.
147	Edmund Thornhill	Associate I D Planning	Question 7	Further investigation required	The topography of Calderdale suggests that energy generation from wind is the most realistic source of renewable energy. Upland areas should therefore be the focus.	Upland areas do provide the highest wind resource, but the Core Strategy needs to promote other forms (as well as wind) of renewable energy that are viable in both urban and rural areas. Further work is therefore required in developing a policy that promotes the use of renewable energy.
148	Edmund Thornhill	Associate I D Planning	Question 7	Further investigation required	The Core Strategy should be in accordance with national guidance	Further work is required in terms of renewable energy targets, and ensuring policies concerning these are not in conflict with Building Regulations and national guidance.
219	Dr Lesley Mackay		Question 7	Further investigation required	Yes, wind farms. A 5-dwelling limit should be set for new developments to provide 10% of their energy from decentralised and renewable or low carbon sources.	Further work is required in developing a policy that promotes the use of renewable energy including hydro power, wind and energy crops.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
311	Mr John Walker		Question 7	Further investigation required	Hydro Power should be promoted, along with wind farms and the use of wood.	Further work is required in developing a policy that promotes the use of renewable energy including hydro power, wind and energy crops.
287	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 7	Further investigation required	Concerned over the impact of renewable energy schemes on the countryside. Potential for Small hydro schemes should be investigated.	Further work is required in developing a policy that promotes the use of renewable energy including hydro power. The Core Strategy needs to include a policy that accommodates renewable energy developments in line with national policy (PPS22: Renewable Energy), taking account of environmental, social and economic impacts.
362	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 7	Agree - further action	The Core Strategy should encourage diversification of generation	Further work is required in developing a policy that promotes the use of renewable energy and is in line with PPS22: Renewable Energy. It will be necessary for the Core Strategy to incorporate a policy that promotes a wide range of renewable energy technologies.
450	Mr D R Witcher	Shibden Valley Society	Question 7	Further investigation required	Primary aim should be to reduce energy needs, renewable energy development should avoid environmental damage, and solar power should be promoted to meet the suggested levels of generation.	It will be necessary for the Core Strategy to incorporate a policy that is in accordance with PPS22: Renewable Energy, and promote a wide range of technologies, and ensure development of this kind takes account of environmental, social and economic impacts.
425	Mr Roger Drayton		Question 7	Further investigation required	No particular areas, instead wherever practicable. In favour of small scale solutions, also use of waste and combined heat and power.	Further work is required in developing a policy that promotes the use of renewable energy and is in line with PPS22: Renewable Energy. It will be necessary for the Core Strategy to incorporate a policy that promotes a wide range of renewable energy technologies.
441	McInerney Homes	McInerney Homes/ Associate Peacock & Smith	Question 7	Further investigation required	Energy efficient development should not be required to provide on site renewable energy.	It is important to consider energy efficiency alongside renewable energy, since the more energy efficient a building is, the less (renewable or non renewable)energy will be required. However, whether energy efficient development should be excused from such a requirement altogether needs further discussion.
680	Mr Colin Holm	Government	Question 7	Agree -	Renewable energy developments should	It will be necessary for the Core Strategy to

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
		Team (West) Natural England		further action	be promoted through a strategic policy in accordance with national and regional policy; proposals should be assessed against a criteria based policy, and developments be required to result in net benefits and avoid significant adverse impacts. Any unavoidable impacts should be mitigated against and / or require compensation measures.	incorporate a policy that is in accordance with PPS22: Renewable Energy, and promote a wide range of technologies, and ensure development of this kind takes account of environmental, social and economic impacts.
681	Mr Colin Holm	Government Team (West) Natural England	Question 7	Agree - further action	Agree that part of the energy requirements for major developments should be produced from on site /decentralised renewables or low carbon supplies. Support a figure of at least 10% renewable energy generation.	Further work is required in terms of renewable energy targets. It is important to promote energy efficiency as well, which would reduce the overall energy needs of a development.
762	Mrs Marjorie Van-de-Gevel		Question 7	Further investigation required	Suggests a feasibility study to identify areas for renewable energy generation, and the highest possible levels should be set out in the Core Strategy.	Consideration needs to be given as to what format the evidence base for the renewable energy policy will be - i.e. one possibility is a Landscape Character Assessment. Further work is required in terms of renewable energy targets. It is important to promote energy efficiency as well, which would reduce the overall energy needs of a development.
726	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.42	Further investigation required	Benefits of phasing Housing allocations include the fact the later phases will be required to be zero carbon.	The targets for the energy efficiency of new housing (and commercial) developments need to be established for inclusion in the Core Strategy.
60	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 8	Further investigation required	Concerns over the expense and viability of the zero carbon level 6 Code, as well as the impact on the design of development, which would be alien to the traditional stone buildings in Calderdale. The Council should be encouraging innovation to meet this challenge.	The Core Strategy sets out policies for the strategic development of the district from 2011 until 2026, the zero carbon, level 6, of the Code for Sustainable Homes will arrive 5 years after its adoption. The Core Strategy will therefore need to ensure any policies relating to sustainable construction avoid inconsistency with the Building Regulations legislation (Part L) which will be progressively tightened to meet the 2016 target, and are consistent with national planning guidance. The concerns raised surrounding the impact of designing energy efficient homes has

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						been noted, and are something which the design policies in the Core Strategy will need to take account of.
81	Mr John Pilgrim	Yorkshire Forward	Question 8	Further investigation required	Measures to reduce energy consumption in buildings, with the LDF potentially requiring the implementation of energy efficiency measures which comply with the BREEAM excellent or good standards, in all new developments	The Core Strategy sets out policies for the strategic development of the district from 2011 until 2026, the zero carbon, level 6, of the Code for Sustainable Homes will arrive 5 years after its adoption. The Core Strategy will therefore need to ensure any policies relating to sustainable construction and energy efficiency avoid inconsistency with the Building Regulations legislation (Part L) which will be progressively tightened to meet the 2016 target, and are consistent with national planning guidance. Further work is needed to investigate the possible use of a stepped approach to meeting the zero carbon target, and an energy hierarchy, alongside establishing a % requirement for sustainable building materials.
91	Mr John Wilkinson	Jupiter Investments Ltd	Question 8	Further investigation required	Priority should be the lifetime carbon consumption levels, not the embedded carbon content of materials, i.e. timber frames would result in poor insulation, a shorter building life, less thermal mass, lower sound proofing, lower temperature stability, and be prone to overheating in summer. Do not promote above level 4 of the Code for Sustainable Homes otherwise developments are unable to be financially justified. The Zero Carbon 2016 target is a pipe dream.	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations - therefore the zero carbon target can't be ignored. Concerning sustainable construction materials, it is important to use materials that will help buildings use less energy over its lifetime, as well as those that reduce the dependency on mineral extraction, and have a low carbon content, during the building phase. Sustainable design is also important, the energy efficiency of a building can be enhanced through various measures such including 'passive solar gain' (which can reduce the heating and lighting requirements of a building), green roofs and water recycling systems.
106	Greater Elland Civic Trust		Question 8	Further investigation	The Core Strategy sustainable construction policy should be as wide	The first point is noted. The policy on zero carbon needs further work, as the sustainable construction

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Vicky Wilkinson Wilkinson			required	ranging as possible, ant to aim for zero carbon development prior to 2016, but this is considered impossible.	policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations.
149	Edmund Thornhill	I D Planning	Question 8	Agree - further action	Policy should be in accordance with and no more onerous than national guidance.	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations.
150	Edmund Thornhill	I D Planning	Question 8	Further investigation required	Policy should accord with and be no more onerous than national guidance. Achieving level 6 is costly. If the Council wishes to achieve level 6 by 2016 other development costs (s106, brownfield remediation) should be relaxed.	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations. Any policy that requires level 6 prior to 2016 may need to look at the costs involved, although any policy requiring new housing development from 2016 onwards to be level 6 would be in accordance with national guidance.
220	Dr Lesley Mackay		Question 8	Further investigation required	The Core Strategy should aim to ensure all new homes built are zero carbon (level 6) prior to 2016.	The Core Strategy sets out policies for the strategic development of the district from 2011 until 2026, the zero carbon, level 6, of the Code for Sustainable Homes will arrive 5 years after its adoption. The Core Strategy will therefore need to ensure any policies relating to sustainable construction and energy efficiency avoid inconsistency with the Building Regulations legislation (Part L) which will be progressively tightened to meet the 2016 target, and are consistent with national planning guidance. Further work is needed to investigate the possible use of a stepped approach to meeting the zero carbon target, and an energy hierarchy, alongside establishing a % requirement for sustainable building materials.
339	Mr J	Chairman Elland	Question 8	Further	The starting point of such a policy in the	Further research is required to develop a policy in the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Braithwaite	& District Regen Partnership		investigation required	Core Strategy should be level 3, level 6 appears unrealistic.	Core Strategy relating to sustainable construction that avoids repeating or being in conflict with Building Regulations, the Code for Sustainable Homes, or national guidance.
312	Mr John Walker		Question 8	Further investigation required	Where possible Solar panels should be fitted to old and new buildings, regardless of aesthetics, better use of space than windfarms. The zero carbon target should be achieved prior to 2016.	The Core Strategy and the planning system as a whole will have a very limited impact on enforcing the retro fitting of renewable energy systems (Solar or otherwise) - such measures are generally achieved by individual householders choosing to have works carried out and through grants becoming available to make the installation of energy efficient systems affordable. The Core Strategy is best placed to have a much greater impact on the installation of renewable technologies on new development. The design and resulting impact of any renewable technology on the environment is one of the issues that the policy will need to consider, in line with national policy (PPS22: Renewable Energy), taking account of environmental, social and economic impacts. The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations.
270	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 8	Further investigation required	This is a policy area where more guidance may be available in due course. Attention is drawn to the consultation document Definition of Zero Carbon Homes and Non-Domestic Buildings, and the 2008 Budget announcement of the government's ambition for non domestic buildings to be zero carbon from 2019. PINS have recommended Ashford BC Core Strategy as an example of how to incorporate policies relating to the Code for	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations. The consultation on the Definition of Zero Carbon Homes document and the recommendation of PINs to review Ashford BC Core Strategy is noted. More investigation is needed on the construction and energy efficiency of non-domestic buildings.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					Sustainable Homes.	
427	Mr Roger Drayton		Question 8	Further investigation required	All new houses should be built to the highest practical level of sustainable construction, but am unable to see how a practical and affordable new house could be built with zero carbon emissions.	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations. Achieving level 6 from 2016 is a government target, and therefore the Core Strategy needs to recognise this when setting out the policy.
550	Mr Alan Reid	Chair Clifton Action Group	Question 8	Further investigation required	The Code for Sustainable Homes should be applied to all buildings. What is the purpose of sustainable homes without sustainable workplaces. These should be agreed before any land is allocated for building, and an enforcement mechanism should be in place to ensure that the requirements are met.	Agree that the Core Strategy should include an energy efficient policy for non residential buildings, for instance use of the Building Research Establishment Environmental Assessment Method should be considered. In relation to sustainable workplaces, the settlement hierarchy has assisted in identified areas that are sustainable, using a number of indicators (including employment). The purpose of the settlement hierarchy was to identify the sustainability of different settlements and their ability to accommodate future growth. In terms of an enforcement mechanism, by 2016 building regulations (Part L) will require new homes to be zero carbon, therefore this will act as a form of enforcement. Prior to this, further work will be needed to establish an enforcement mechanism should a sustainable construction policy propose certain targets.
683	Mr Colin Holm	Government Team (West) Natural England	Question 8	Agree - further action	Natural England strongly support the aim to ensure all new homes built are carbon zero, and efforts should be made to encourage house builders to contribute to this aim over the next decade.	The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations. Achieving level 6 (zero carbon) from 2016 is a government target, and therefore the Core Strategy needs to recognise this when setting out the policy.
727	Mr Anthony	Friends Of The	Question 8	Further	Priority in the design of new	The targets for the energy efficiency of new housing

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Rae	Earth (Calderdale)		investigation required	development (residential or commercial) should be the adoption of the highest energy efficient standards that are permissible within the planning framework.	(and commercial) developments need to be established for inclusion in the Core Strategy. The sustainable construction and design of developments is obviously the major factor in achieving this.
728	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 8	Further investigation required	Achieving zero carbon development prior to 2016 would build in long term emissions reductions, and be a visible indicator of Calderdale's sustainability credentials.	The targets for the energy efficiency of new housing (and commercial) developments need to be established for inclusion in the Core Strategy. The sustainable construction policy will be required to take note of the progressive tightening of the Building Regulations (Part L), which is part of the governments reasoning behind the Code for Sustainable Homes, and be consistent with national guidance and regulations. Achieving level 6 from 2016 is a government target, and therefore the Core Strategy needs to recognise this when setting out the policy.
763	Mrs Marjorie Van-de-Gevel		Question 8	Agree - further action	Use should be made of local stone quarries.	The use of local materials will be an important factor in developing a sustainable construction policy.
552	Mr Alan Reid	Chair Clifton Action Group	2.48	Further investigation required	There should not be a balance between conservation and development as Green Belt should be preserved and extended as a priority. Only developers favour development in Brighouse with local people being in favour of preserving the environment. The views of the local population should be given priority over everyone else.	No specific sites have been proposed as yet in the issues and options paper, and only strategic sites will be proposed in the Core Strategy which will be put forward for full public consultation. The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation, therefore further investigation is required against the comment concerning the Green Belt.
534	Mr & Mrs Mark & Amanda Tattersall		Figure 3	Further investigation required	Stainland should be removed from the areas of search for new development within the Settlement Hierarchy Model (and, consequently, from the green belt review).	In conjunction with the Settlement Hierarchy, the issues raised will be further investigated as part of the Green Belt Review. The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation. This study has yet to be completed.
244	R Collinge	Luddenden Conservation Society	Question 9	Further investigation required	The protection and enhancement of the natural environment is a priority for the Core Strategy. In addition, development	The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing green belt designation, therefore further

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					should not be allowed in any part of the Green Belt and areas of land should not be removed from this designation.	investigation is required against the comment concerning the Green Belt.
428	Mr Roger Drayton		Question 9	Further investigation required	The protection and enhancement of the environment is a priority for the Core Strategy and is key to our quality of life. Green Belt and Green Field sites must be preserved regardless of pressures from owners/developers.	In addition to protecting and enhancing the natural environment, the LDF is required to deliver new housing - therefore 'affordable, good quality housing' remains a priority for the LDF, alongside environmental issues. The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing green belt designation, therefore further investigation is required against the comment concerning the Green Belt.
677	Ms Meryl Leung	Environment Agency	Question 9	Agree - further action	Protection and enhancement of the natural environment should be a priority for the Core Strategy and is legislated for under the Natural Environment and Rural Communities Act 2006 and PPS 9: Biological and Geological Conservation. The Environment Agency supports the idea of the development of a 'Green Infrastructure Network' which could result in green spaces working for the benefit of multiple objectives.	Agree - further action required. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
684	Mr Colin Holm	Government Team (West) Natural England	Question 9	Further investigation required	The protection and enhancement of the natural environment is a priority for the Core Strategy. A strategic policy should clearly set out the Council's intentions in relation to the natural environment, reflecting priorities within the Regional Spatial Strategy and also national policy priorities.	A strategic policy setting out the Council's intentions in relation to the natural environment should form an integral part of the LDF and should be in general conformity with Regional and National guidance.
730	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 9	Agree - further action	Waterways need to be identified as assets in the Core Strategy and not just as a potential flooding problem.	Future drafts of the Core Strategy (either Issues and Options or Preferred / Refined Options consultation papers) need to include a section on the assets of the waterways.
50	Mr Ian	Principal	2.51	Further	The use of the term "historic	Further investigation is required to establish if the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Sanderson	Archaeologist West Yorkshire Archaeology Advisory Service		investigation required	environment" is preferable to that of "built heritage". The term "historic environment" is now the preferred term in the Yorkshire and Humber Plan Regional Spatial Strategy (May 2008) - see Policy ENV9.	term "historic environment" is preferable to that of "built heritage" when used to describe the historic environment in general.
51	Mr Ian Sanderson	Principal Archaeologist West Yorkshire Archaeology Advisory Service	2.52	Further investigation required	Discrepancy in the figures quoted in chapter 2.52 regarding the number of Scheduled Ancient Monuments in Calderdale.	The figures in paragraph 2.52 need updating if found to be inaccurate.
52	Mr Ian Sanderson	Principal Archaeologist West Yorkshire Archaeology Advisory Service	Question 10	Further investigation required	New development should be in keeping with the surrounding area with regard to design, scale and materials. The historic environment has many benefits to include significant roles in education, identity of place and community cohesion. Changes are required to the way Calderdale catagorises and protects various aspects of the historic environment.	Issues of design, scale and materials are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals. The way in which Calderdale protects the historic environment should be appraised during the preparation of the Core Strategy.
84	Mr John Pilgrim	Yorkshire Forward	Question 10	Further investigation required	The Core Strategy should reference the need to protect assets such as Stoodley Pike, Coffin Stones, Gibson Mill and waterways in general. The value of contemporary and innovative design should be recognised in the Core Strategy.	The value of contemporary and innovative design should be recognised in the Core Strategy. The protection of historic assets will form an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
126	Mr Ian Smith	English Heritage	Question 10	Further investigation required	The historic environment contributes to the distinctive character of the district, its wellbeing, and to the quality of life. The Core Strategy should therefore set out a strategic framework for how this resource will be managed.	A strategic framework for the management of the historic environment should be included in the Core Strategy.
194	Mr J T Wilson		Question 10	Further investigation	High quality materials should be used in refurbishment programmes. New	High quality design and materials are an important part of the considerations within the LDF and should

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
				required	development should be of high quality and should be durable and designed to last into the next century. The neglect and procrastination regarding the Piece Hall over many years is a sad reflection on Calderdale.	be integrated into relevant policies and proposals. The Halifax Town Centre and Piece Hall SPD will address issues relating to the Piece Hall.
156	Edmund Thornhill	Associate I D Planning	Question 10	Further investigation required	Creative, distinctive and innovative design should be encouraged as advised in PPS1.	Creative, distinctive and innovative design are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
222	Dr Lesley Mackay		Question 10	Further investigation required	The Core Strategy needs to enforce good quality materials and design in the built heritage. The priority in the design of new development should be to allow good quality contemporary design which stands apart and sets off the historic local buildings.	Good quality materials and design are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
314	Mr John Walker		Question 10	Further investigation required	The correct materials should be used for new development and the maintenance of existing buildings. There should be less steel and concrete constructions. Public toilets, drinking fountains and horse troughs should be rebuilt.	Issues of design and materials are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
245	R Collinge	Luddenden Conservation Society	Question 10	Further investigation required	Guidelines should be formulated about the provision of small scale wind generators on buildings in conservation areas and buildings that have listed status.	According to national policy (PPS22: Renewable Energy) policies that rule out or place constraints on the development of all or specific types of renewable energy technologies, should not be included in the Core Strategy without sufficient reasoned justification. Further work is therefore required in developing relevant policies and proposals.
364	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 10	Further investigation required	The strategy should promote the protection and enhancement of local historic buildings, dry stone walls and local paved causeways.	The preservation of local historic buildings, dry stone walls and local paved causeways are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
454	Mr D R Witcher	Shibden Valley Society	Question 10	Further investigation	The reduction of conservation staff at the Council contradicts the aims of	The preservation of listed buildings and issues of scale, design and materials are an important part of the

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				required	paragraph 2.51 which states "... preservation of the listed building is the primary aim of the Council.." Scout Hall is one built asset that may be in need of protection. The priority in the design of new development should be the enhancement of local character by ensuring that developments have appropriate scale, design and materials.	considerations within the LDF and should be integrated into relevant policies and proposals.
731	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 10	Further investigation required	Increase pedestrianisation of the town centres	Preparation of the Core Strategy will need to consider the town centres, and how they can be made more attractive to visitors and residents alike.
732	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 10	Further investigation required	Energy efficiency of new development	The targets for the energy efficiency of new housing (and commercial) developments need to be established for inclusion in the Core Strategy.
85	Mr John Pilgrim	Yorkshire Forward	2.65	Further investigation required	The Core Strategy should follow the principles set out in the waste hierarchy. The potential for the support of 'waste to work' strategies should also be explored, creating jobs and growth through recycling and reuse. The design of development should include areas for the separation, segregation and storage of waste.	Agree with the reference to the waste hierarchy and the importance of designing in areas for waste segregation, separation and storage in new development. Further research is required in respect of the 'waste to work' projects.
61	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 11	Further investigation required	Existing / proposed industrial sites should be the preferred location, with incineration potentially used to provide district heating.	Your comments concerning preferred locations and preferred method of dealing with waste diverted from landfill have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. Further research is necessary in order to review all relevant evidence relating to waste

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
53	Mr Ian Sanderson	Principal Archaeologist West Yorkshire Archaeology Advisory Service	Question 11	Further investigation required	Strongly oppose the idea that redundant farm buildings should be used as additional waste treatment facilities.	The waste element of the Core Strategy will need to be in accordance with Planning Policy Statement 10: Planning for Sustainable Waste Management. Redundant farm and forestry buildings are listed as one of the priority areas in which to consider the location of additional waste facilities (as well as the re-use of previously developed land), however your comments have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council's Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
127	Mr Ian Smith	English Heritage	Question 11	Agree - further action	Concerns over the impact of new waste treatment facilities on the environmental assets of the district, including the historic environment. Urges a robust assessment of the likely effects waste facilities may have on the Character and Setting of historic assets, and in the case of registered parks and gardens, the impact on views out of the designed landscape.	Your comments concerning the impact waste facilities may have on the historic environment have been noted. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10, one of the criteria being the possible impact on the historic environment and built heritage. It is important that the Core Strategy therefore sets out some form of design criteria in relation to any new waste facilities.
109	Greater Elland Civic Trust		Question 11	Further investigation	Brown field sites-i.e. mineral/landfill sites are the preferred location, non	Your comments concerning brownfield sites (i.e. mineral / landfill) being the preferred location,

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	Vicky Wilkinson Wilkinson			required	landfill waste should be recycled / incinerated, and waste facilities that only serve Calderdale are regarded as impractical.	recycling / incineration of non landfill waste, and the impracticality of waste facilities serving only Calderdale have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
109	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 11	Further investigation required	Brown field sites-i.e. mineral/landfill sites are the preferred location, non landfill waste should be recycled / incinerated, and waste facilities that only serve Calderdale are regarded as impractical.	Your comments concerning brownfield sites (i.e. mineral / landfill) being the preferred location, recycling / incineration of non landfill waste, and the impracticality of waste facilities serving only Calderdale have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
195	Mr J T Wilson		Question 11	Further investigation required	Preferred location - brownfield sites. Preferred methods of waste diverted from landfill is incineration incorporating heat/power schemes. Waste disposal	The waste element of the Core Strategy will need to be in accordance with Planning Policy Statement 10: Planning for Sustainable Waste Management. Brownfield sites are listed as one of the priority areas

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					requires a regional approach.	in which to consider the location of additional waste facilities, and your comments have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council's Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. When identifying land for waste management facilities, the Core Strategy should identify the type (s) of facility that would be appropriate to the allocated site / area, and we have noted your preferred method of dealing with waste. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
158	Edmund Thornhill	Associate I D Planning	Question 11	Further investigation required	Preferred location of new waste facilities is existing / proposed industrial sites.	Your comments concerning existing/proposed industrial sites being the preferred location have been noted. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10.
159	Edmund Thornhill	Associate I D Planning	Question 11	Further investigation required	Waste facilities should give priority in the first instance to waste generated in Calderdale.	Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council's Municipal Waste Strategy. Your comments on any new facilities treating waste generated in Calderdale as a priority are noted, further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
223	Dr Lesley Mackay		Question 11	Further investigation required	Use existing industrial sites. Waste that does not go to landfill should be used for energy recovery. New waste facilities should only service the waste generated within Calderdale	The waste element of the Core Strategy will need to be in accordance with Planning Policy Statement 10: Planning for Sustainable Waste Management. Brownfield sites are listed as one of the priority areas in which to consider the location of additional waste facilities, and your comments have been noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. When identifying land for waste management facilities, the Core Strategy should identify the type (s) of facility that would be appropriate to the allocated site / area, and we have noted your preferred method of dealing with waste.
341	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 11	Further investigation required	Where possible incinerate all combustible waste.	Your comments regarding the preferred method of dealing with waste diverted from landfill are noted. Any proposed sites / locations will be required to accord with the policies set out in Planning Policy Statement 10: Planning for Sustainable Waste Management. In addition, the Core Strategy should identify the type(s) of waste management that would be appropriate on these sites / locations.
315	Mr John Walker		Question 11	Further investigation required	Preference is for additional waste facilities in redundant farm buildings on a temporary basis, and possibly brownfield sites.	Your comments concerning a preference for new waste facilities to be located in redundant farm buildings on a temporary basis are noted, along with the possibility of using brownfield sites. Any sites / locations proposed by the Core Strategy will need to be in accordance with Planning Policy Statement 10: Planning for Sustainable Waste Management.
302	Mr Richard White		Question 11	Further investigation	Preferred methods of dealing with waste are recycling, composting, and power	Your comments setting out your preference for recycling and composting are noted. The Core Strategy

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
				required	generation (with district heating) by incineration if the exhaust gas is efficiently scrubbed. Facilities should be located to minimise traffic, also favour social enterprises.	will need to ensure development management policies within the Core Strategy for new development require areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. Your comments on power generation by incineration are also noted. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. Any proposed sites / locations will be required to accord with the policies set out in Planning Policy Statement 10: Planning for Sustainable Waste Management. In addition, the Core Strategy should identify the type(s) of waste management that would be appropriate on these sites / locations. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
272	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 11	Further investigation required	Consider joint working with neighbouring authorities. The Core Strategy must adhere to the requirements set out in PPS10. Broad areas of search should be identified, supported by criteria based policies to guide allocations and consider planning applications. Targets should be set, and criteria for commercial and industrial waste should be identified.	In response to the first point, consideration has been given to adopting a joint approach, but given the neighbouring authorities and Calderdale are all at different stages of the process, this was not considered to be practical. The waste element of the Core Strategy will need to be in accordance with Planning Policy Statement 10: Planning for Sustainable Waste Management, therefore any strategic sites identified in the Core Strategy, and policies relating to waste management, will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10. The Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial

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						Strategy, and be informed by the Council' Municipal Waste Strategy. Further research is necessary in order to review all relevant evidence relating to waste volumes (of all streams), movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
291	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 11	Further investigation required	Strong support for recycling and composting, waste treatment facilities should remain on existing sites.	Your comments concerning recycling and composting have been noted. The Core Strategy will need to ensure development management policies within the Core Strategy for new development require areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. In relation to the location of any additional waste sites, your preference for waste treatment facilities to remain on existing sites have been noted. Any strategic sites identified in the Core Strategy will be required to be in accordance with national waste planning policy, including the locational criteria as set out in PPS10.
455	Mr D R Witcher	Shibden Valley Society	Question 11	Further investigation required	Preferred location is existing / proposed industrial sites, brownfield should be a last resort. Priority order for waste diverted from landfill is re-use, followed by recycling, and recovery. Wishes new waste facilities to only serve the waste generated in Calderdale.	Your preferred location of existing / proposed industrial sites is noted. Any proposed sites / locations will be required to accord with the policies set out in Planning Policy Statement 10: Planning for Sustainable Waste Management. In addition, the Core Strategy should identify the type(s) of waste management that would be appropriate on these sites / locations. Your comments relating to the preferred methods of dealing with waste that is diverted from landfill are noted. The Core Strategy should reflect the waste hierarchy and the policies set out in Planning Policy Statement 10: Planning for Sustainable Waste Management. Further research is necessary in order to review all relevant evidence relating to waste volumes (of all streams), movements, facilities and likely additional requirements affecting the district in

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						order to progress the waste element of the Core Strategy.
430	Mr Roger Drayton		Question 11	Further investigation required	Preferred method (s) can only be decided after full cost / benefit analysis	Further research is necessary in order to review all relevant evidence relating to waste volumes (of all streams), movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
556	Mr Matthew Naylor	Yorkshire Water Services	Question 11	Further investigation required	New waste facilities should be located where compatible land uses exist. PPS10 policy requires a broad locations to be considered, including existing industrial estates or close to facilities with complementary activities. Recycling centres and waste water treatment works should be treated as complementary activities.	Your comments on locating waste treatment facilities where compatible land uses exist are noted. When identifying suitable sites / areas, the opportunity to co-locate facilities together with complementary activities should be investigated, in accordance with national policy set out in PPS 10.
559	Mr Alan Reid	Chair Clifton Action Group	Question 11	Further investigation required	Recycling should be encouraged and people given every assistance to do so, including weekly bin collections.	Your comments concerning recycling are noted, and development management policies within the Core Strategy will need to ensure new development incorporates areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. Overall, the Core Strategy (and the Land Allocations and Designations DPD) is required to make provision for the waste arisings identified in the Regional Spatial Strategy, and be informed by the Council' Municipal Waste Strategy. As such, the frequency of waste collection is not the responsibility of the waste element of the Core Strategy, concerns over such issues should be directed to the waste management department, and therefore are of no relevance to this particular consultation.
617		Land & Development Practice	Question 11	Further investigation required	The 3 types of location for new waste facilities are all acceptable. In terms of the waste hierarchy, waste minimisation is preferred, but without central government intervention this could be	Your comments on existing / proposed industrial sites, brownfield sites, and redundant farm buildings all being acceptable locations are noted. Any proposed sites / locations will be required to accord with the policies set out in Planning Policy Statement 10:

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					difficult to achieve. Consideration should be given to joint working arrangements with adjacent local authorities on the treatment of waste. Targets and the criteria for the treatment of waste other than municipal need to be established.	Planning for Sustainable Waste Management. In addition, the Core Strategy should identify the type(s) of waste management that would be appropriate on these sites / locations. To move up the waste hierarchy, government assistance outside the realm of planning policy is required, although development management policies within the Core Strategy will need to ensure new development incorporates areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. In terms of a joint waste planning document, given the different timetables adjoining authorities are working to, this was considered to be unworkable. However, adjoining authorities will be consulted and engaged in the preparation of the Core Strategy, which will help identify any opportunities. It is acknowledged that the waste element of the Core Strategy needs to consider how to deal with industrial, commercial, and hazardous wastes, and further research is necessary in order to review all relevant evidence relating to waste volumes (of all streams), movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
676	Ms Meryl Leung	Environment Agency	Question 11	Further investigation required	Supports the commitment to sustainability, waste minimisation and recycling, and considering waste as a resource. Sites / facilities should be designated in accordance with National and Regional policy, and co-location together with complementary facilities should be investigated. Lack of information on technologies makes it difficult to comment. Allocations should be large enough to accommodate co-location or complementary activities,	Your comments on the objectives for waste management are noted. When identifying suitable sites / areas, the opportunity to co-locate facilities together with complementary activities should be investigated, in accordance with national policy set out in PPS 10 and regional policy. In terms of on site management, development management policies within the Core Strategy will need to ensure new development incorporates areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. Future consultations on the Core Strategy

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					and take into account previous uses. Assessment of the impact on the water environment should be undertaken. Support for self sufficiency in waste management, but not at the expense of higher greenhouse gases through inefficient use of resources.	will provide further information on the technologies available. Further research is required concerning the areas required by different types of facility. When identifying potential sites, their suitability should be assessed against the criteria set out in PPS 10, which includes the protection of water resources. Further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy.
733	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 11	Further investigation required	Increased Recycling targets - therefore increase recycling provision. Aware of the partnership working with Bradford .Opposed to incineration or energy recovery facilities.	Your points supporting an increase in recycling are noted, development management policies within the Core Strategy will need to ensure new development incorporates areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. Although the Council has agreed to work in partnership with Bradford to reduce the amount of household waste that goes to landfill, the waste element of the Core Strategy will need to consider all waste streams, therefore further research is necessary in order to review all relevant evidence relating to waste volumes, movements, facilities and likely additional requirements affecting the district in order to progress the waste element of the Core Strategy. Your opposition to incineration or energy recovery facilities is noted, any types of waste management facility that are proposed in future drafts of the Core Strategy will need to be in accordance with PPS10, and avoid stifling innovation in line with the waste hierarchy.
765	Mrs Marjorie Van-de-Gevel		Question 11	Further investigation required	Existing / proposed industrial preferred locations. Preferred method for dealing with waste is sorting and recycling. Must be new facilities provided. Sensible to have area to area co-operation in waste	Your preference for locating new waste facilities in existing / proposed industrial locations have been noted. Any proposed sites / locations will be required to accord with the policies set out in Planning Policy Statement 10: Planning for Sustainable Waste

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					management - groups could specialise in dealing with different types of waste. Sorting waste is a major difficulty.	Management. When identifying suitable sites / areas, the opportunity to co-locate facilities together with complementary activities should be investigated. The Core Strategy will need to ensure development management policies within the Core Strategy for new development require on-site areas for the separation, segregation and storage of waste to assist in increasing recycling / composting rates where possible. Further investigation is required concerning the different technologies available and how these can assist in moving up the waste hierarchy.
526	Mr Richard Lee	Project Planning And Property Consultant	2.69	Agree - further action	The need to enable the provision of the RSS's increased housing base requirement is a key area that must be addressed through the LDF. The LDF should be seeking to positively promote a wide range of deliverable housing development locations across the District which enables these base levels to be achieved and indeed affordable housing to be delivered.	The provision of housing will be addressed both spatially and by type within the Core Strategy.
434	Mr & Mrs Mark & Amanda Tattersall		2.70	Agree - further action	It is regrettable that previous high levels of completions cannot be taken into account as part of the provision for the next few years. Increased levels of housebuilding including New Growth Point status will put pressure on the greenbelt and environment and sufficient weight should be given to both environmental and housing considerations.	The representation raises issues which will be addressed in the preparation of the Core Strategy.
686	Mr Colin Holm	Government Team (West) Natural England	Question 13	Agree - further action	Natural England advocates a character-based approach for informing the location of new housing development in the District. An integrated townscape and landscape character study is	In preparing the Core Strategy consideration will be given to the impacts of any urban extensions on the landscape, access to the countryside, wildlife and any opportunities to enhance biodiversity. The need for a specific policy will be a consideration.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					required to inform capacity assessments of urban areas and their landscape settings. The Core Strategy should include a specific policy to address problems of the urban fringe (e.g. public rights of way, biodiversity, landscape and wildlife issues).	
21	Mr S J Staines	Friends, Families and Travellers	2.79	Agree - further action	Makes helpful and useful comments in relation to the planning for Gypsies and Travellers.	Need to act upon the suggestions particularly in respect of national guidance and consultations with the GT community.
45	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	2.81	Agree - further action	Transport issues section appears very weak and does not identify transport issues or offer any options. Sustainable transport requirements should be incorporated into future developments. Cycling and walking are potentially the most sustainable forms of transport, offering both health and environmental benefits. This could also contribute to reducing congestion on the road network.	Agree - further action required. Transport issues will be dealt with in more detail at a later stage.
568	Mr Alan Reid	Chair Clifton Action Group	2.81	Agree - further action	Brighouse is becoming increasingly congested. Any development which may serve to increase this problem should be abandoned. A fully integrated and flexible transport system is required.	Agree - further action required. Agree with need for a fully integrated transport system. However, disagree with the abandonment of development which may give rise to congestion issues as infrastructure will be looked at in more detail later in the plan making process.
2	mr michael snee	community care officer Halifax & district Irish Society	Question 17	Agree - further action	Provision of park areas for elderly people to include all weather exercise and walking facilities.	Facilities for older people are an important part of the considerations within the LDF. The suggestions merit consideration and will be raised with relevant agencies within the Authority.
115	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 17	Agree - further action	Increased provision of safe and user-friendly routes.	Agree - further action required. The provision of such facilities will be looked at in more detail later in the plan making process.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
300	Mr Richard White		Question 17	Agree - further action	Creation of a linear park along the Rochdale Canal and restoration of ancient trackways. Provision of affordable meeting places to include youth facilities. Cycle routes should be located away from busy main roads.	Agree - further action required. The provision of such facilities will be looked at in more detail later in the plan making process.
169	Edmund Thornhill	Associate I D Planning	Question 17	Agree - further action	Encourage new development in sustainable locations with provision of walking and cycling facilities.	Agree - further action required. The provision of such facilities will be looked at in more detail later in the plan making process.
170	Edmund Thornhill	Associate I D Planning	Question 17	Agree - further action	Provision and enhancement of new and existing car free routes.	Agree - further action required. The provision of such facilities will be looked at in more detail later in the plan making process.
289	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 17	Agree - further action	Creation of a linear park along the Rochdale Canal would provide benefits for walkers, cyclists and the population's health.	Agree - further action required. The provision of such facilities will be looked at in more detail later in the plan making process.
688	Mr Colin Holm	Government Team (West) Natural England	Question 17	Agree - further action	In order to increase the activity levels of the population, the Council should adopt a Green Infrastructure approach to planning. Strategies aimed at integrating access with public transport and promoting alternative modes of transport should also be developed.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
742	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 17	Agree - further action	The treatment of transport issues is inadequate. Revision is necessary to analyse relevant transport dilemmas.	Agree - further action required. Transport issues will be dealt with in more detail at a later stage.
72	Mr Martyn Coy	Planner British Waterways	Question 19	Agree - further action	Open space should be taken to mean all open space of public value to include water. Rivers, canals, lakes and reservoirs offer important opportunities for sport and recreation and can also act as a visual amenity. PPG17 specifically recognises green corridors such as river and canal banks, cycleways and rights of way as open spaces with public value.	Agree - further action required. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
87	Mr John	Jupiter	Question	Further	The land in Todmorden town centre to	Site specific allocations will be addressed later in the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Wilkinson	Investments Ltd	19	investigation required	the north of the river Calder, known as Tipside is an area of open space which could be released for development. The land has limited amenity value and would be best used for residential or commercial development. Todmorden is a town surrounded by open countryside and there is therefore no shortage of visual amenity land. Calderdale has a surplus of amenity open space due to the general close proximity of the countryside.	plan making process.
174	Edmund Thornhill	Associate I D Planning	Question 19	Further investigation required	Land to the south of Southages Quarry, Rastrick could be used for residential development. The land is allocated as school grounds but is not actively used.	Site specific allocations will be addressed later in the plan making process.
290	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 19	Agree - further action	The creation of safe play areas for children, near where they live, is considered very important and desirable.	Agree - further action required. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
5	mr michael snee	community care officer Halifax & district Irish Society	2.86	Agree - further action	16% of dwellings in Calderdale have no central heating compared to 2% nationally. This gives rise to health problems in winter.	The issue of affordable warmth and the state of the dwelling stock is well documented. Efforts are being made to address these and the Core Strategy will probably make reference to these issues.
175	Edmund Thornhill	Associate I D Planning	Question 20	Agree - further action	The Core Strategy should reflect national guidance set out in PPS1 in terms of sustainable development and design to ensure communities are strengthened through the life of the LDF.	In accordance with the Planning and Compulsory Purchase Act (2004), local planning authorities must have regard to national policies and advice contained in guidance issued by the Secretary of State. Therefore policies within the Calderdale Core Strategy will have to accord to principles in PPS1, whilst not repeating them.
593	Peter Woodhouse	Community Safety Officer (Projects) Community Safety Team	Question 20	Agree - further action		The Core Strategy will need to consider how to promote 'Crime Prevention Through Environmental Design', the 'Association of Chief Police Officers National Security Standards' and 'Secured by Design' standards and guidelines.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
594	Peter Woodhouse	Community Safety Officer (Projects) Community Safety Team	Question 20	Agree - further action	The main issues to be addressed around safer and stronger communities are: 1) Listen to, and liaise with, the community and crime/safety practitioners 2) Safe corridors for pedestrians and improved transport links 3) Protection of town and village centres by utilising CCTV 4) Protection of public open space and parks 5) Greater involvement with the public 6) Improve internal communication between council departments.	1) Residents' and business views are received through area Forums which are a key input into the LDF process and the Sustainable Community Strategy. The Crime Prevention and Architectural Liaison Officers, the Community Safety Team and the Council CCTV Managers will also have key input into the LDF, these issues will be discussed with the representee as requested and additional contacts should be added to the consultee's database if necessary. 2), 3) & 4) These issues should be incorporated into policies in the Core Strategy 5) The SCI sets out the consultation process and methods that will be used in preparation of the LDF. There is now a greater level of community involvement in the early stages of development plan preparation than with the UDP, through a wide range of methods. 6) Communication of LDF development should be done comprehensively both internally and externally.
651	Ms Jill Smith-Moorhouse		Question 20	Agree - further action	1) There is no reference to adult education in the area, the recent loss of facilities have impacted greatly on the community. 2) The Renaissance Policy is outdated and needs re-thinking.	1) Reference should be made in the Core Strategy to the provision of adult education facilities as this represents an important component of sustainable communities. 2) It is assumed that 'the Renaissance policy' applies to the Yorkshire Forward Renaissance Market Town Programme and therefore is not relevant to the Core Strategy and LDF.
119	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 21	Agree - further action	Better public transport and specifically designed housing for older people	Both of the issues raised are important to ensuring the needs of older people are met and should be built into policies within the Core Strategy.
200	Mr J T Wilson		Question 21	Agree - further action	Housing focussed on older people should be convenient for public transport.	Housing policies in the Core Strategy should consider the specific location of older people's housing in relation to public transport links.
230	Dr Lesley Mackay		Question 21	Agree - further action	Older people should be the core target for centrally located, high density, easily accessible housing. 1-2 bedroom	The Strategic Housing Market Assessment (SHMA), to be prepared in 2009, should detail the housing needs of all of Calderdale's residents, including older people.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					apartments in central areas will encourage them to leave larger family-orientated housing.	Housing policies in the Core Strategy should help address these needs. It is agreed that appropriate 1-2 bedroom housing, located close to facilities, and with good public transport access should be attractive to older people - high density housing in town centres is encouraged through PPS3 and PPS6. However it is not feasible to impose occupancy conditions on general market housing. Therefore the take-up of residential properties will be left to the market unless developments are for specific sheltered accommodation, nursing/care homes or continuing care retirement communities.
176	Edmund Thornhill	Associate I D Planning	Question 21	Agree - further action	The Core Strategy should meet the housing needs of older people and provide choice. It should also be flexible in terms of the location for such uses from sustainable urban locations to high quality, green field or green belt locations.	The Core Strategy will contain policies to help meet the housing needs identified in the Strategic Housing Market Assessment (SHMA), which should include those for older people, and will be completed in 2009. In line with national policy guidance (PPS3), the priority locations for housing should be previously developed land, however flexibility may be required so long as principles of sustainable development can be demonstrated.
465	Mr D R Witcher	Shibden Valley Society	Question 21	Agree - further action	The Core Strategy can ensure that older people are able to access the services they require, especially in relation to housing needs, through specific provision for suitable accommodation close to local facilities, and also, importantly, through the retention of local Post Offices.	The Core Strategy should help to deliver suitable accommodation for older people, with good access to local services and facilities. This will be informed by the SHMA which should identify specific needs and be prepared in the Spring/Summer of 2009. With regards to Post Offices, the LDF is unable to influence the retention or closure of local Post Offices as this is ultimately managed by Post Office Ltd and is a commercial decision. However, the LDF can for example influence the loss of retail premises in rural areas.
527	Mr & Mrs Mark & Amanda Tattersall		Question 21	Agree - further action	The comments submitted detail the advantages of sheltered accommodation in terms of service provision to homes (e.g. meal deliveries, doctors, health	The SHMA, due to be produced in the Spring/Summer 2009, should provide detail as to the anticipated future housing requirements for the elderly (including sheltered accommodation). Policies within the Core

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					visitors etc.) and the need for more of this type of accommodation to be built in the district. It also goes into detail in terms of the design of new developments (green space, shared lounges etc.) and the location (spread evenly, away from busy roads etc.). It also suggests consulting with care home residents to determine suitable locations for new developments.	Strategy will be developed to help meet these needs. Specific design issues, such as the provision of green space in new developments, should be addressed in the Core Strategy for all types of housing. More detailed design issues relating to building layouts, such as shared lounges in sheltered accommodation, would be best addressed at the planning application stage. The comment regarding consultation of existing residents for future development locations could be passed onto Pennine Housing.
623		Land & Development Practice	Question 21	Agree - further action	The Core Strategy can assist older people by ensuring that development that aims to provide for them is located in areas where they can easily access the facilities they require. This may on occasions require flexibility in the approach taken in assessing planning applications.	The Core Strategy should help to deliver suitable accommodation for older people, with good access to local services and facilities. This will be informed by the SHMA which should identify specific needs and be prepared in the Spring/Summer of 2009.
231	Dr Lesley Mackay		Question 22	Agree - further action	Sports facilities and support, e.g. training in exercise, should be more available to young people. Again, local communities and young people should be consulted as to what they feel they need and where.	The Core Strategy should seek to improve sports facilities and their accessibility across the Borough. Requirements should be identified as part of the infrastructure planning process for the Core Strategy and integrated into the final adopted DPD.
250	R Collinge	Luddenden Conservation Society	Question 22	Agree - further action	More youth facilities should be available throughout the district, to help improve the present inequalities of provision. More outdoor pursuits leisure activities should also be provided by the youth service.	The Core Strategy should help to improve any inequalities in provision of youth facilities. Although it cannot directly create more outdoor pursuits leisure activities, it can and should help to support their creation, along with other forms of indoor and outdoor leisure activities to improve the general health of residents.
298	Mr Richard White		Question 22	Agree - further action	At present in the upper valley the education available for those who have finished schooling seems to be only of the beautician/hairdresser/bricklayer type, with nothing to support any	Calderdale College offers a variety of higher education courses beyond those stated (e.g. business, legal services, accountancy etc.) and work currently underway at the Shay Stadium will include Calderdale's first integrated Higher and Further

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					reasonably technical industry.	Education, sports and leisure facility. The Core Strategy should support the development of any further higher education opportunities to broaden the skills base of local residents which will have a positive impact on the local economy.
178	Edmund Thornhill	Associate I D Planning	Question 22	Agree - further action	New developments should be appropriately designed to ensure children and young people have access to open space whether formally laid out or simply open countryside.	Policies within the Core Strategy should help to address this issue.
524	Mr & Mrs Mark & Amanda Tattersall		Question 22	Agree - further action	Children should have access to safe, local recreational activities (patrolled parks, school grounds out of hours etc). The Council and parents could become involved with running activities.	The Core Strategy should help to ensure that suitable recreational facilities are available locally and are accessible as possible. However issues around park operations, such as warden patrols, and running of activities are not planning issues. These suggestions will be passed onto the relevant Council department.
46	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 23	Agree - further action	A greater emphasis on the role of public transport in aiding regeneration and economic growth should be incorporated into the vision. The vision must also work towards achieving the LTP2 shared objectives, and the national transport goals contained in Delivering a Sustainable Transport System.	The vision will need to consider the LTP2 objectives and incorporate them where relevant.
279	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 23	Agree - further action	PPS12 requires the vision to be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them, to be locally distinctive, in general conformity with the RSS and closely related to the Sustainable Community Strategy.	The vision will need to be in compliance with the requirements of PPS12
690	Mr Colin Holm	Government Team (West) Natural England	Question 23	Agree - further action	Another issue which should be considered in creating the spatial vision for Calderdale is to promote investment in a multi-functional green infrastructure	Green infrastructure will need to be factored into the Core Strategy.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					network as an integral component of developing sustainable communities.	
747	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 23	Agree - further action	Therefore as previously emphasised, climate change must be treated as a critical issue for the spatial vision of Calderdale.	Adapting to and mitigating against climate change will be a critical component of the Core Strategy.
74	Mr John Pilgrim	Yorkshire Forward	Table 9	Agree - further action	The Core Strategy could identify more explicitly the potential links between the Regional Economic Strategy and the Calderdale's Core Strategy. In addition, it would be helpful if the Core Strategy referenced the Upper Calder Valley Renaissance vision, which provides a vision for the five towns of Walsden, Todmorden, Hebden Bridge, Mytholmroyd and Sowerby Bridge. The Core Strategy should explore links with the Strategic Development Framework 'Halifax Streets Ahead!'	The visions noted above will be given further consideration and used to influence and guide the Core Strategy, where relevant.
47	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 24	Agree - further action	The Core Strategy Spatial Vision should incorporate the updated Leeds City Region Transport Vision due to be published in the new year.	The updated Leeds City Region Transport Vision will be incorporated into the Core Strategy, as appropriate.
691	Mr Colin Holm	Government Team (West) Natural England	Question 24	Agree - further action	Natural England wishes to see the Calderdale's Natural Heritage - A Biodiversity Action Plan for Calderdale 2003-2010 vision considered.	The Calderdale Biodiversity Action Plan for Calderdale will be considered as appropriate in the vision.
692	Mr Colin Holm	Government Team (West) Natural England	Question 24	Agree - further action	In relation to Natural England's remit, we would wish to see the following incorporated into the Core Strategy Spatial Vision: • more sustainable patterns and forms of development, investment and activity; • managing the environment as a key resource; • promoting quality of life benefits; and • transport seeking to improve	The issues raised will be considered and incorporated into the Core Strategy Vision where relevant.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					accessibility, choice and a reduction in car use.	
748	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 24	Agree - further action	Climate change should be noted in the vision. The Calderdale Transport Strategy vision has made a valid attempt to analyse traffic and congestion trends over the next decade and to suggest sustainable responses. Consequently it can be given appropriate weight.	The Core Strategy will need to consider climate change. The transport vision will need to be incorporated into the Core Strategy, where relevant.
280	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 25	Agree - further action	PPS12 requires the vision to be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them, to be locally distinctive, in general conformity with the RSS and closely related to the Sustainable Community Strategy.	The vision will need to be in compliance with the requirements of PPS12.
577	Mr Matthew Naylor	Yorkshire Water Services	Question 25	Further investigation required	Yorkshire Water will be able to provide more information on which option would be most suitable with regards to our infrastructure shortly. It is essential that whichever option is chosen is co-ordinated with Yorkshire Water to ensure the necessary infrastructure is in place.	Further discussions with Yorkshire Water are required as the Core Strategy develops.
204	Mr J T Wilson		4.2	Agree - further action	In general agreement with the aims and strategic objectives but to involve the community documents need to be more community friendly (notwithstanding the difficulties of sometimes achieving this without losing meaning). Terms such as spatial and sustainability need to be clearly defined.	Whilst attempts have been made to make documents as community friendly as possible without losing their meaning, further efforts will be made to increase the understanding of what are often technical documents.
570	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe	4.2	Agree - further action	The aims and objectives for the lower valley are comprehensive, but priorities are wrong and sustainability not	The housing is a requirement of RSS and has to be met otherwise the Core Strategy will be found to be unsound at examination. The other matters of

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
		Environmental Group			addressed. Upgrades to infrastructure are required first, job creation on employment sites second, protection of the Green Belt and finally new house building.	infrastructure, employment and green belt will be addressed in the Core Strategy along with housing. Sustainability Appraisal will measure how sustainable the proposals finally put forward are.
750	Mr Anthony Rae	Friends Of The Earth (Calderdale)	4.2	Agree - further action	An additional bullet point be added to the four existing ones at the top of paragraph 4.2: "promoting the transition to a low carbon economy"; and that the existing strategic objective relating to climate change is amended as follows: "To both address the causes of climate change on one hand - and in particular to contribute to the achievement of statutorily required emissions reductions and targets - whilst on the other mitigating and adapting to its effects."	The proposed changes are noted and will be considered for inclusion in the Core Strategy during its preparation. However, adding further detail to the strategic objective on climate change may be too detailed for such a high level and broad objective.
66	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 26	Agree - further action	Objective 4 only relates to affordable housing whereas the housing needs of the district will be met by the provision of housing across all tenure groups.	Comments noted. The intention behind this objective is to meet the housing needs of the district and this will be through the provision of housing across all tenure groups. The objective is to ensure that all have access to affordable housing but does not mean that other forms of tenure will not be part of the housing provision. During the preparation of the Core Strategy this objective will be examined to determine if the wording could be clearer.
129	Mr Ian Smith	English Heritage	Question 26	Agree - further action	Whilst supporting objective 7 it would be better if it more closely reflected the advice in PPS1 (regarding the promotion and reinforcement of local distinctiveness) and the advice in PPG15 and 16 (regarding enhancement).	The proposed wording of objective 7, "To protect and enhance the District's heritage and to ensure that new development helps to reinforce the distinct identity of Calderdale's communities" perhaps better reflects the advice in PPS1 and will be considered for inclusion in the Core Strategy.
235	Dr Lesley Mackay		Question 26	Agree - further action	I do not feel that the Core Strategy has strong enough targets regarding transport.	Comments noted. The inclusion of specific targets in the broad strategic objectives is perhaps too detailed but related targets will be considered during the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
						preparation of the Core Strategy and also during the preparation of the Sustainability Appraisal framework.
281	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 26	Agree - further action	In order to comply with Government guidance a number of things are required including need to develop more refined spatial objectives tailored to the locality with clear outputs, targets and indicators, identify areas for joint/partnership working with other agencies and stakeholders and provide a better understanding of how the Core Strategy will link to the strategic objectives set out in RSS.	In preparing the Core Strategy the requirements of Government Policy will be addressed and will therefore cover the matters raised in the representation from the Government Office.
694	Mr Colin Holm	Government Team (West) Natural England	Question 26	Agree - further action	Natural England generally agrees with the aims and strategic objectives set out in section 4. However, whilst we welcome Strategic Objective 5, it should be emphasised that green infrastructure is multi-functional and therefore also plays an essential role in addressing issues such as the conservation of biodiversity and adapting to climate change, in addition to contributing to the health and well-being of the population.	Comments noted regarding green infrastructure but these are perhaps too detailed to include in a brief strategic objective such as No. 5. References to the wider benefits of green infrastructure will be incorporated into the relevant policy in the Core Strategy and supporting text.
10	Mrs Patricia Carter		5	Further investigation required	Support for housing growth in north Halifax.	This support for housing in north Halifax is on the back of a potential site that could contribute to growth. Further work will be needed to take the growth agenda further.
485	Toni Rios	Network Planning Manager Highways Agency	5.1	Further investigation required	A number of sections of the SRN in West Yorkshire are under stress and suffer from capacity constraints and consequent severe queuing during peak periods.	As the Core Strategy develops close dialogue will be required with the Highways Agency regarding the capacity of the Strategic Road Network.
94	Ms Sara Robin	conservation officer Yorkshire	5.5	Agree - further action	Previously developed land may be more valuable for wildlife than agricultural	Individual site assessments will occur wherever possible.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
		Wildlife Trust			land, sites should be assessed on an individual basis.	
563	Ms Sara Robin	conservation officer Yorkshire Wildlife Trust	Table 10	Agree - further action	The release of green belt land for development should be considered very carefully and in the context of the value of the land in terms of habitat and also the possibility of using the land to increase connectivity between wildlife areas. Land once lost to development cannot then be reclaimed to enhance biodiversity.	A Green Belt Review is being undertaken as part of the evidence base for the LDF. This will assess Green Belt against the criteria set out within PPG2. In addition a green infrastructure study is also being undertaken and the findings of the Calderdale Biodiversity Action Plan will both feed into the development of the Core Strategy.
584	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe Environmental Group		Agree - further action	Without very careful consideration the loss of employment land within the area forces local people to travel to either Leeds or Manchester for employment, this goes totally against local sustainability with trying to reduce local travel.	Employment sites will be factored into the Core Strategy in more detail as it evolves.
67	Mr Roy Donson	Regional Planning Director Barratt Northern	Figure 6	Further investigation required	Option 2 should be amended to include at least 50% of the requirement to Halifax, the second largest numbers should go to Brighouse and then Sowerby Bridge given its location in the Caldervale corridor. This gives rise to the following distribution:- Todmorden 500 (4%) Hebden Bridge 700 (5%) Sowerby Bridge 1800 (13%) Halifax 6700 (50%) Elland 900 (7%) Brighouse 2800 (21%)	The variation upon option 2 will be considered as the Core Strategy is developed.
130	Mr Ian Smith	English Heritage	Question 27	Agree - further action	When identifying future development of the district account should be taken of the capacity of the environment of those settlements to accommodate the levels of growth proposed.	The Core Strategy will consider this as the preferred option is developed.
212	Ms Jenny Poxon	Head of Service Yorkshire & Humber Assembly	Question 27	Agree - further action	The RSS sees housing and employment development contributing together to the development of an area and that it	As the preferred spatial option is developed employment considerations will be incorporated into the strategy.

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					would not support housing growth alone that explicitly led to a reduction in employment opportunities or displacement of job opportunities to less sustainable locations.	
214	Ms Samantha Turner	Principle Planning Officer 4NW	Question 27	Agree - further action	As Calderdale is a Growth Point Area, consideration should be given to its potential impact on adjacent Housing Market Renewal areas in the North West.	If Growth Point Status is pursued through the Core Strategy the impact upon neighbouring authorities needs to be considered.
282	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 27	Agree - further action	The spatial options appear to be primarily housing led rather than setting out how the Council plans to deal with all the key issues identified in the different parts of the District, not just land uses. Other areas of activity are not really considered e.g. employment, retailing, education, climate change, provision of open space and transport.	The development of spatial options will take account of other land-uses.
487	Toni Rios	Network Planning Manager Highways Agency	Question 27	Further investigation required	The housing development in Options 1, 3 and 4 all generate similar levels of total trips in the AM and PM peak periods whereas trip generation by Option2 is around 20% greater.	As the Core Strategy develops close dialogue will be required with the Highways Agency regarding the capacity of the Strategic Road Network.
546	Mr Richard Lee	Project Planning And Property Consultant	Question 27	Further investigation required	A flexible approach recognising that development in urban areas tends to displace employment uses and creates the need to allocate more greenfield land for that use, thereby removing employment from accessible locations. The release of urban fringe land for housing development in sustainable locations at an earlier stage rather than last resort would be more appropriate. Growth Point Option (2) would be the best one to pursue as it will support	If this option is taken forward further investigation into the potential displacement of employment uses needs to be considered in more detail.

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					broader regeneration strategies for the District.	
73	Mr Martyn Coy	Planner British Waterways	6	Further investigation required	Proposes that the LDF needs to set out a policy or strategy for securing development contributions towards the canal and its towpath	The scope for section 106 and community infrastructure levy type funding will play an important part in the future development of the LDF. Needs further consideration in the context of S106 or CIL

Table 12 – Core Strategy Issues and Options Consultation – Noted

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
32	Mr Les Morris	Asset Protection Officer National Grid (Land & Development Manager)		Noted	Information regarding National Grid and what wish to be involved in.	Noted.
68	Mr Martyn Coy	Planner British Waterways		Noted	Raises the potential of the waterways and seeks a fully utilised and rejuvenated canal network can be a truly unique multi-functional asset for an area and fulfil a variety of roles and functions.	The canals and waterways system are a major resource which will need to be fully addressed in developing the Core Strategy and other DPDs.
213	Ms Jenny Poxon	Head of Service Yorkshire & Humber Assembly		Noted	The need to achieve a more sustainable pattern of development in accordance with the RSS.	Conformity with the RSS will be a key test for the Core Strategy and the aim will be to achieve this conformity unless there are exceptional, justified reasons for following a different course of action.
332	Mr John Walker			Noted	Suggests that a different approach to the consultation would have been preferable.	The early consultation and community engagement is about generating ideas rather than validating proposals. There is a place for using tick boxes and these may very well be employed at later stages within the consultation processes.
253	Cllr Mrs Diane Park			Noted	Raises a number of concerns about the avoidance of the use of green sites; the scale of the documentation produced how the issues & Options consultation has been developed and the need to	The issue of greenfield versus brownfield land is a clear message from the government and also within Calderdale. The LDF will certainly endeavour to ensure that greenfield land is only used as a last resort. The LDF is a complex process and is not only concerned

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					have more evening sessions.	with the use of land and the drawing of a land-use plan. It is complex, and efforts will need to be undertaken to ensure that people understand what is being asked of them and to provide sufficient information at the relevant level for them to make informed decisions. The issue of evening sessions and out of hours working/consultation is noted.
436	Mr D R Witcher	Shibden Valley Society		Noted	Raises points about the Shibden Valley and its importance as a landscape feature and asset for future generations.	This representation raises a number of points that will need to be taken into account, not only within the Shibden Valley but across the District in relation to landscape, environment, biodiversity, ecology, tourism and the implications of development.
481	Mr & Mrs Mark & Amanda Tattersall			Noted	Consider future consultation events should be spread across a number of weeks and at different times.	This will be considered for future consultations.
535	Mr & Mrs Mark & Amanda Tattersall			Noted	It would be useful, when viewing all of the comments made by a particular person, if the paragraphs they relate to are given.	Noted. The administration of the consultation responses will endeavour to ensure that all comments are related properly to a paragraph or questions within the documents.
515	Mr Roger Drayton			Noted	Concerns are expressed over the consultations and whether there is sufficient time for most members of the public to make informed comment. Concerns are also expressed over contradictory aims and whether sufficient resources have been set aside to allow genuine public involvement.	It would be useful if the respondent could spell out what the contradictory aims are and provide suggestions for addressing these contradictions. Comments about the consultation process and the resources are noted, and efforts will be made to ensure that people feel that they have genuinely been able to influence decisions within the LDF.
627		Land & Development Practice		Noted	Reference to minerals working are absent from the initial documents, and therefore the Core Strategy does not accord with MPS1	The initial engagement was really focussed upon housing delivery. Further work will be necessary on minerals and waste and many other areas of concern for the district. These will be subject to future rounds of consultation.
773	Mr G Nelmes			Noted	Raises issues about the housing numbers that Calderdale is required to plan for, the state of strategic	The comments are fully recognised and will be acted upon. Further information and awareness raising is clearly necessary, as the consultations have only just

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					infrastructure (drainage, highways); issues relating to the flood plain; issues relating to the "Call for Sites" plans and the need for future meetings within the Brighouse area.	started and the overall progression of the Core Strategy will mean further opportunities for engagement. The "Call for Sites" plans are all to be found within the Council's web-site under : - www.calderdale.gov.uk/environment/planning/development-framework/site-submissions/index.html As none of these are formal proposals by the Council and are not being consulted specifically upon it is not intended to make these any more available than they are. To do so would start a whole series of unhelpful (for the Council) and unsatisfactory (for the objectors) consultation responses, at a time when site specific issues are not being addressed within the Core Strategy. Innovative consultation and engagement will clearly be necessary, but meetings like that held in Brighouse would not help in really gaining the views of the people of Brighouse. The Council would like to see true participation and workshop type or "planning for real" type settings used, rather than the presentation, question and answer session. All the meetings and sessions that have been held have been advertised in the "Brighouse Echo".
209	Ms Jenny Poxon	Head of Service Yorkshire & Humber Assembly	1	Agree - no further action	The Regional Assembly welcome the way in which the Issues & Options Paper provides a clear introduction to the Core Strategy and sets this within the context of national and regional policy.	These comments are noted and welcomed. No action required.
630	Ms Jill Smith-Moorhouse		1.8	Noted	Concerned about unsustainable development throughout Calderdale not meeting Government's criteria.	PPS1 "Delivering Sustainable Development" guides the whole of the planning system and in particularly seeks the introduction of the plan-led system which is embodied in the LDF. Without the LDF the district will not be able to drive forward sustainable development and improve the quality of place. Development will happen, growth will occur and it is important that this meets sustainable development principles, which the Council as Local Planning Authority is obliged to bring

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						forward in the local context.
700	Mr Anthony Rae	Friends Of The Earth (Calderdale)		Noted	Raises two concerns : 1) about the direction of sustainable development in Calderdale and the ambiguous framework that RSS provides; and (2) concern that the housing numbers of 670 should be regarded as a set requirement, as the loss of control over housing provision early this decade has undermined weaker housing markets.	Concerns about the RSS are noted. The housing levels as required should generally be supported within Calderdale, however the issue of an addition 20% to allow for New Growth Point Status is a particular issue which would go against what the respondent is seeking. Further information on housing markets and the way in which they are expected to operate in the coming years will be addressed within the SHMA, and feed into the Core Strategy.
631	Ms Jill Smith-Moorhouse		1.11	Noted	Support for the paragraph which suggests that Calderdale must take advantage of its location between the Leeds and Manchester City Regions.	Support noted
632	Ms Jill Smith-Moorhouse		1.12	Noted	The use of Sustainability Appraisal supported.	Support for sustainability appraisal noted.
633	Ms Jill Smith-Moorhouse		1.13	Noted	SEA/SA very necessary if honestly undertaken	Comments on the need for and use of SA/SEA are noted.
419	Mr Neil Drayton		2	Noted	Loss of green belt will have a detrimental effect on tourism and the economy.	The natural environment of Calderdale is a key source of tourism in the borough, an important part of the local economy. However equally, if other parts of the economy are to grow, it may be necessary to consider potential areas of green belt for review and possible future development. The Green Belt Review and LDF process will ensure that any amendments and losses of green belt land are the most sustainable in terms of environmental, economic and social considerations.
701	Mr Anthony Rae	Friends Of The Earth (Calderdale)		Noted	We support the alignment between the LDF, LSP and LAA	Support noted.
1	mr michael snee	community care officer Halifax & district Irish Society	2.2	Noted	Raises concerns over the Local Area Agreement	This does not have direct relevance to the production of the LDF. However these concerns will be raised with the LSP Support Manager
702	Mr Anthony Rae	Friends Of The Earth (Calderdale)		Noted	In general this section is too short and only provides a superficial understanding for the local	The section is not intended to be the spatial portrait of the area, which will form a significant part of the Core Strategy. Much further work, building upon the visions

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					distinctiveness of the area.	and story of place that are already in existence is necessary and will be brought forward in future rounds of consultation and engagement.
210	Ms Jenny Poxon	Head of Service Yorkshire & Humber Assembly		Noted	Notes that the SFRA and SHLAA are due for completion in early 2009 and supports the approach taken to the Green Belt Review and settlement Hierarchy identification.	Comments are noted.
56	Mr Roy Donson	Regional Planning Director Barratt Northern	Table 2	Noted	Concerns are expressed over the production of the SHMA, and whether the timing of this will be adequate to develop the spatial strategy of the LDF.	The SHMA is expected to report in its initial stages by summer 2009. This will feed into the development of preferred/refined options. Whilst it is right to be concerned over timings efforts will be made to ensure that the Core Strategy will be "sound" and that it is supported by robust and credible evidence - even if that is in final draft form.
35	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Table 2	Noted	The role of transport within the LDF must be considered, and there is a need for baseline information to help inform spatial decisions.	The initial consultation were really focussed upon housing growth. It is appreciated that the full range of issues including transport must be addressed and full advantage of modelling and baseline information used. Further evidence base work is needed and the collation of evidence from other studies is expected to continue throughout the plan preparation process.
486	Mr Matthew Naylor	Yorkshire Water Services	Table 2	Noted	Yorkshire Water not consulted on the SFRA, and discuss the Water Cycle Study with Yorkshire Water.	Comments noted.
410	Mrs D Reid		Table 2	Noted	Concerns are raised about the lack of evidence available.	The evidence base is on going and draws not only on those elements listed directly within the Table, but on wide ranging reports and results of consultations across many different disciplines, which are not listed. Ensure that the full database of evidence is set out for stakeholders and residents.
512	Ms Sara Robin	conservation officer Yorkshire Wildlife Trust	Table 2	Noted	The Trust will be happy to provide input to the Green Infrastructure study.	These comments are noted.
595	Mr B Howarth	Head of Planning Dacre Son &	Table 2	Noted	Concerns are expressed over the delivery of the SHLAA and SHMA and the	Both the SHLAA and SHMA are key parts of the evidence for the Core Strategy. The Core Strategy will

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		Hartley			ability of respondents therefore to take these into account.	be supported at submission/publication by the relevant evidence, and whilst the PAS advice is helpful - it is only advice and many authorities are going forward and developing the evidence at the same time as the planning work progresses.
597	Mr B Howarth	Head of Planning Dacre Son & Hartley	Table 2	Noted		Noted
604	Mr S Wright	Dacres Commercial	Table 2	Noted	Concern is expressed over the lack of availability of the SHLAA and SHMA.	Both the SHLAA and SHMA are key parts of the evidence that will be required to support the Core Strategy as it progresses. Whilst it is appreciated that they are not currently available, they will help to inform decisions later in the plan making process.
606	Mr S Wright	Dacres Commercial	Table 2	Noted	Support for the Green Belt Review	Support noted.
98	Greater Elland Civic Trust Vicky Wilkinson Wilkinson			Noted	Agreed	No action required.
99	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		2.12	Noted	Agreed	Noted.
504	Mr Alan Reid	Chair Clifton Action Group	2.12	Noted	How can the Council promote job growth and vibrant town centres in light of current recession. Developers should be forced to develop in the upper valley as they will not do it of their own free will, because of the cost associated with the terrain etc. The only way this will be possible is by refusing development in Brighouse and the lower valley.	The Core Strategy is looking forward over at least the next 15 years therefore a longer term strategic view needs to be taken with regards needs average economic conditions over this period. It is likely the economy may undergo several cycles over the next 15 years. Brighouse has been identified as a Principal Town in the RSS the Core Strategy must be in general conformity with the RSS if it is to be found sound unless local evidence can justify a different approach.
505	Mr Alan Reid	Chair Clifton Action Group	2.13	Noted	All the data is retrospective or that which is based on a thriving economy.	The Core Strategy is looking forward over at least the next 15 years therefore a longer term strategic view

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					This is now invalid and where growth was forecast, reduction is now inevitable.	needs to be taken with regards needs average economic conditions over this period. It is likely the economy may undergo several cycles over the next 15 years. Brighouse has been identified as a Principal Town in the RSS the Core Strategy must be in general conformity with the RSS if it is to be found sound unless local evidence can justify a different approach.
506	Mr Alan Reid	Chair Clifton Action Group	2.15	Noted	The entire set of figures on which this section is based are now obsolete.	The Core Strategy is looking forward over at least the next 15 years therefore a longer term strategic view needs to be taken with regards needs average economic conditions over this period. It is likely the economy may undergo several cycles over the next 15 years. Brighouse has been identified as a Principal Town in the RSS the Core Strategy must be in general conformity with the RSS if it is to be found sound unless local evidence can justify a different approach.
189	Mr J T Wilson		Question 1	Noted	There are several reasons for areas of high unemployment. Calderdale should aim to exceed its RSS job growth targets and provide jobs for people living within the area.	The need for new employment and land availability will be assessed through the Calderdale Employment Land Review.
136	Swift	CDP Ltd	Question 1	Agree - no further action	Employment opportunities and allocations should be as great as possible in terms of both site areas and locations across Calderdale to support and increase the districts economic base whilst ensuring they are commercially viable and available.	The Calderdale Employment Land Review is currently reviewing the districts employment land portfolio, however it is also important the Core Strategy is in general conformity with the RSS.
131	Edmund Thornhill	Associate I D Planning	Question 1	Noted	Development should be focused in good accessible locations that meet the needs of employment and business and complies with locational requirements of the RSS (Yorkshire and Humber Plan).	The Core Strategy will need to be in general conformity with the RSS.
132	Edmund Thornhill	Associate I D Planning	Question 1	Noted	Calderdale should encourage growth above, or at least equal to, the RSS due to Growth Point Status. Calderdale	Growth Point status needs to be tested through the Core Strategy. If accepted the implication for jobs due to increased numbers of housing will need to be

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					should maintain a choice of sites to fulfil development needs.	assessed. The Calderdale Employment Land Review is identify the need for new sites within Calderdale which will feed into the Core Strategy.
333	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 1	Noted	Calderdale should always be looking for new employment opportunities, and reduce unemployment in the areas where it is most needed. Encourage greater employment by development in the Elland area.	The Calderdale Employment Land Review will provide local evidence for employment need and location.
305	Mr John Walker		Question 1	Noted	Employment opportunities should not be focused upon areas of highest unemployment. Calderdale should focus upon Hi-tech and tourism industries.	The Council are producing an Economy and Enterprise Strategy to provide a focus for future economic growth of the district. This Strategy will be used to inform the Core Strategy.
438	Mr D R Witcher	Shibden Valley Society	Question 1	Noted	Employment opportunities do not necessarily need to be focused on the areas of highest unemployment as the district is compact and it is practical to travel to work within Calderdale. Job growth at the rates projected in the RSS should continue to be supported.	The Calderdale Employment Land Review will provide local evidence for employment need and location.
417	Mr Roger Drayton		Question 1	Noted	You only talk about a total number of new jobs, with no indication of what the jobs actually would be. That is the real problem and where vision is needed. Employment should be focused upon reducing the need to travel.	The Core Strategy will link closely with other strategies such as Regional Economic Strategy and the Councils own Economy and Enterprise Strategy as well as the RSS to provide a vision for the type of jobs required within the district. A key element of the Core Strategy will be to increase accessibility to jobs and reduce travel by private car.
613		Land & Development Practice	Question 1	Noted	Concentrating opportunities in areas of high unemployment is too simplistic an approach. Employment opportunities need to be focused on areas of land which are capable of delivering development. Growth above the figures in the RSS is necessary to meet the potential that exists in the district to invest in the local economy.	The Calderdale Employment Land Review will provide local evidence for employment need and location.

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704	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 1	Noted	This section needs to address the requirements of the local economy by either concentrating on particular sectors or diversifying the number of sectors and then; focus upon employment sectors that require formalised provision in urban areas and sites or by increasing localisation and homeworking.	The Council are producing an Economy and Enterprise Strategy to provide a focus for future economic growth of the district. This Strategy will be used to inform the Core Strategy.
705	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 1	Noted	'Employment opportunities' should not be identified as a separate policy driver, instead it should be a consequence of the approach towards population which we have previously indicated has not been adequately analysed.	Noted.
710	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.18	Noted	A primary requirement for the re-assessment of all employment sites within the LDF approach is their sustainable location characteristics, in compliance with RSS core policy YH7.	The current employment sites are being re-assessed through the Employment Land Review this is being undertaken in accordance with government guidance upon such reviews.
509	Mr Alan Reid	Chair Clifton Action Group	2.19	Noted	Developers should be encouraged to develop available land in the upper valley by being denied a "free rein" to develop in the lower valley; jobs are needed in the upper valley more so than in the lower valley. The M62 at Brighouse is one of the most congested stretches of motorway in the country, and it cannot sustain further traffic increases, even now the Highways Agency actively encourages the motorist to use alternative routes.	The Calderdale Employment Land Review will identify the need for new employment allocations across the district. Brighouse has been identified as a Principal Town in the RSS the Core Strategy must be in general conformity with the RSS if it is to be found sound unless local evidence can justify a different approach. The Council have and will continue to actively discuss the impacts of the developing spatial strategy with the Highways Agency on the strategic road network.
510	Mr Alan Reid	Chair Clifton Action Group	2.20	Noted	Why should the RSS recommend a reduction in retaining land for industrial purposes. To make such a suggestion in the current employment climate shows	The RSS forecasts for economic growth are based upon detailed investigations and forecasts of future employment within the region. The responsibility of updating the RSS is currently with the Yorkshire and

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					unbelievable naivety and a total failure to grasp the rudiments of economics and indicates that the RSS is not a viable basis for future planning. Priority should therefore be given to revising the RSS to ensure it is fit for purpose as it definitely is not, if this is an example of the measures it proposes.	Humber Regional Assembly. Local evidence in the form of the Calderdale Employment Land Review will be used to identify if the forecasts and recommendations within the RSS are fit for purpose.
711	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.20	Noted	Calderdale needs to take the opportunity of this LDF core strategy to reassess its overall approach to employment site (not 'land') provision, we would suggest as part of the reassessment of its overall future economic direction to take account of the increasingly restrictive 'carbon budget' within which all aspects of employment will have to work.	The Council are producing an Economy and Enterprise Strategy to provide a focus for future economic growth of the district. This Strategy will be used to inform the Core Strategy.
38	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 2	Noted	Calderdale should conform to a net reduction in industrial and storage/ distribution uses.	The Calderdale Employment Land Review will set out the need for such uses within the district.
100	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 2	Noted	1) Yes 2) Use 3) Yes 4) No	Noted.
190	Mr J T Wilson		Question 2	Noted	The LDF should ignore the RSS recommendations it is important to try to rebuild an industrial (high tech) base. Calderdale is far too reliant on the future strategy of HBOS.	The Core Strategy must be in general conformity with the RSS unless there is sufficient evidence to indicate otherwise. The Council are currently producing an Economy and Enterprise Strategy which is looking at how the district's economy may grow over the next 10 years. This work will inform the Core Strategy.
137	Swift	CDP Ltd	Question 2	Agree - no further action	Calderdale district has many constraints to new employment opportunities in terms of both site and market constraints. In view of the past	The Calderdale Employment Land Review is currently reviewing the districts employment land portfolio and will take account of the points raised.

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					employment take up rates and delivery every opportunity should be taken to ensure the widest possible number and locations of viable employment sites are protected from competing development and are available.	
138	Edmund Thornhill	Associate I D Planning	Question 2	Noted	A reduction in industrial and storage/ distribution uses would be unsustainable and potentially detrimental to the long term growth of the economy.	The council are undertaking an Employment Land Review. The review will identify the need for additional employment land within the district and make recommendations for existing sites and any potential oversupply.
133	Edmund Thornhill	Associate I D Planning	Question 2	Noted	Yes, if it helps meet RSS requirements and the sites are in suitable locations in terms of access and proximity to people.	The accessibility to sites will be a key consideration in choosing new sites.
134	Edmund Thornhill	Associate I D Planning	Question 2	Agree - no further action	Constrained sites should be reviewed in terms of their deliverability.	The Calderdale Employment Land Review is currently reviewing the districts employment land portfolio.
135	Edmund Thornhill	Associate I D Planning	Question 2	Agree - no further action	The M62 is a key attraction for businesses and therefore every effort should be made to focus employment uses along its corridor.	The Calderdale Employment Land Review is currently reviewing the districts employment land portfolio. The Core Strategy will also need to be in general conformity with the RSS.
215	Dr Lesley Mackay		Question 2	Noted	Primary employment areas should be protected. Constrained sites should be developed for small-scale employment. The M62 should not be the key location for employment. It should be closely located to residential areas. The LDF should not conform to RSS recommendations of a net reduction in industrial and storage/ distribution uses.	Noted.
283		Richard Raper Planning Ltd	Question 2	Noted	Primary Employment Areas should continue to be protected for employment use but the possibility of alternative use cannot and should not be ruled out in the plan period.	The Calderdale Employment Land Review will provide local evidence as to the appropriateness of sites for current and future business needs.
334	Mr J Braithwaite	Chairman Elland & District Regen	Question 2	Noted	The LDF should continue to protect employment areas while developing	The Calderdale Employment Land Review will provide evidence for the need for new employment uses

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		Partnership			new sites. The M62 corridor should be exploited to the full there should be no reduction in industrial developments and service industry encouraged.	throughout the district.
306	Mr John Walker		Question 2	Noted	Primary Employment Areas should not be protected from other types of development. Constrained employment sites should be expanded. The M62 Corridor should be the key location for new employment sites. Calderdale should not conform to RSS recommendations to reduce industrial and storage distribution uses.	The Calderdale Employment Land Review will provide evidence for the need for new employment uses.
295	Mr Richard White		Question 2	Noted	The LDF should not think only in terms of large employment sites - there exists needs for 'start-up' premises (especially in the upper valley) for art/craft/high tech and high value industry, with medium sites available for successful businesses. The upper valley would be an ideal base for a firm involved in micro-generation (especially water power).	The Employment Land Review will investigate the need for new employment land within the Upper Calder Valley. This information will feed into the Core Strategy.
299	Mr Richard White		Question 2	Noted	In the upper valley there are many small galleries for crafts, but a larger display/contact centre would encourage business/tourism. Tourism would be enhanced by the development on a linear park along the Rochdale Canal (Sustrans route 66) and restoring the ancient trackways.	Noted.
286	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 2	Noted	Employment should be based around public transport hubs and in areas identified as having highest growth potential. The need exists in the Upper Valley for start up sites for art, craft,	The Employment Land Review will investigate the need for new employment land within the Upper Calder Valley. This information will feed into the Core Strategy.

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					high tech and high value industries, with medium sized sites for subsequent growth.	
360	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 2	Noted	New employment should not be restricted to the M62 corridor.	The Calderdale Employment Land Review will provide evidence for the need and location of new employment uses.
439	Mr D R Witcher	Shibden Valley Society	Question 2	Noted	Protect Primary Employment Areas. Where sustainable constrained sites should be retained. The M62 should not be key location for employment growth as it is unsustainable. Whether the LDF should conform to the RSS recommendations of a net reduction in industrial and storage/distribution uses hinges really on what employment investment/development can be attracted.	The Calderdale Employment Land Review will provide evidence for the need and location of new employment uses. A key element of the Core Strategy will be to increase accessibility to jobs and reduce travel by private car.
418	Mr Roger Drayton		Question 2	Noted	Retain Primary Employment Areas. Constrained sites should be retained until appropriate use can be found (housing only if proven need) Reduce travel to work distances Industrial uses would have a far more positive effect than storage/ distribution uses.	The Calderdale Employment Land Review will provide evidence for the need and location of new employment uses. A key element of the Core Strategy will be to increase accessibility to jobs and reduce travel by private car.
258	Mrs P Billings	Hunter Page Planning	Question 2	Noted	It is important that the Primary Employment Areas are continued to be safeguarded from the development pressures on non-employment land uses. However, it is also essential that the emerging LDF takes a flexible approach to the development of those sites for employment and economic development uses. The same is true for any identified constrained employment sites - existing or new.	Noted.
440	McInerney	McInerney	Question 2	Noted	McInerney Homes plc consider that a	The Calderdale Employment Land Review will provide

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	Homes	Homes/ Associate Peacock & Smith			balanced approach should be taken to the protection of employment sites.	evidence for the need and location of new employment uses.
614		Land & Development Practice	Question 2	Noted	The LDF should protect existing Primary Employment Areas from other types of development only where there is a reasonable potential of those sites being brought forward for development. Constrained new employment sites, consideration needs to be given to ways in which they can be opened up for development – allowing mixed use development would be a potentially effective way as this would increase the potential for delivery. The LDF should not conform to the RSS recommendations on loss of B2/B8 uses. Many locations in Calderdale enjoy good access to the motorway network. There needs to be a strong link between meeting housing needs and maintaining employment provision in the district as this would go some way to achieving sustainability targets.	The Employment Land Review (ELR) will investigate the viability of current Primary Employment Areas with the potential that those which score poorly may be re-allocated for other uses. The ELR will also consider ways of opening up constrained sites. Agree there should be a strong link between employment provision and housing targets.
708	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 2	Noted	The M62 should emphatically not be the location for new employment as contrary to future sustainability.	Noted.
709	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 2	Noted	Subject to a local re-evaluation the LDF should conform to a net reduction in industrial and storage/ distribution uses.	The Calderdale Employment Land Review will provide evidence for the need and location of new employment uses.
525	Mr Alan Reid	Chair Clifton Action Group	2.21	Noted	If Calderdale's labour market is as close to balance as stated, why take any action to change it? In planning extensive house building projects, are they not likely to be providing houses for commuters to Leeds, Manchester etc. thereby exacerbating global warming?	The employment growth forecasts for the district are aimed at improving the economic prosperity of Calderdale and the Yorkshire and Humber region and to allow for population growth. A key component of the Core Strategy will be to minimise travel distances, particularly by private car.

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530	Mr Alan Reid	Chair Clifton Action Group	2.22	Noted	Without a full analysis of unemployment within the district how can the Council address it?	The Council have commissioned an employment land review to look at, amongst other things, skills and unemployment within Calderdale in addition the Council is drawing upon other available evidence. The Council and its partners are developing an Economy and Enterprise Strategy to provide a strategic focus for the districts economy. This information will feed into the developing Core Strategy.
531	Mr Alan Reid	Chair Clifton Action Group	2.23	Noted	Would it not be better to discourage commuting?	A key component of the Core Strategy will be to minimise travel distances, particularly by private car.
712	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.23	Noted	The LDF should be seeking to spatially structure out Travel to Work journeys where possible. It must also give critical emphasis upon the sustainability of all transport mode decisions and travel demand in general.	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel, particularly by private car.
532	Mr Alan Reid	Chair Clifton Action Group	2.24	Noted	Commuting should as far as possible be contained within the local area. New house building should be geared to this and should not be influenced by the needs of Leeds or Manchester.	A key component of the Core Strategy will be to minimise travel distances, particularly by private car.
13	Mrs Jean Allan		Question 3	Noted	Concerns are raised over train services from the district, and the links with commuting or the need for jobs in the district.	Calderdale is not a consultee on the train timetable (this role is undertaken by METRO). The role of commuting and the ability of residents to access jobs elsewhere by sustainable forms of transport is an important element of the Core Strategy; along with the counterbalance of providing jobs locally.
39	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 3	Noted	Calderdale should make the most of its rail connections with surrounding employment centres.	Improving accessibility to employment will be key considerations for the Core Strategy
101	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 3	Noted	The district should make the most of its connections to Leeds and Manchester and ideally provide enough jobs for all working age residents in district.	Noted.
191	Mr J T Wilson		Question 3	Noted	More manufacturing jobs are required in	The need for new employment and land availability

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					Calderdale commuting into and out of Calderdale is unavoidable in many respects commuting is the antithesis of sustainability.	will be assessed through the Calderdale Employment Land Review.
139	Edmund Thornhill	Associate I D Planning	Question 3	Noted	Calderdale should make more of its connections to Leeds and Manchester to ensure it capitalises upon the economic success of these two important city regions.	Improving connections and accessibility to jobs will be a key consideration for the evolving Core Strategy.
140	Edmund Thornhill	Associate I D Planning	Question 3	Noted	Calderdale should aim to provide enough jobs for everyone of working age in the district.	Noted.
216	Dr Lesley Mackay		Question 3	Noted	Rail services have declined in Upper Calder Valley, reducing attractiveness of working in the valley or commuting to Leeds and Manchester. Need to reduce travel to work distances as well as education.	A key aim of the Core Strategy will be to improve accessibility to employment opportunities as well as other services and facilities. Possibilities to improve the attractiveness of rail will be considered.
335	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 3	Noted	Calderdale must take full advantage of connections to Leeds and Manchester, while promoting as much local employment as possible, to reduce carbon footprint.	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel, particularly by private car.
307	Mr John Walker		Question 3	Noted	Calderdale should make the most of its connections with Leeds and Manchester. Calderdale should not aim to provide enough jobs for everyone of working age in the district.	Noted.
361	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 3	Noted	Calderdale should aim to make more of its connections to Leeds and Manchester and in particular improve car parking facilities at railway stations for commuters. Calderdale should also aim to create more jobs in the area.	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel, particularly by private car.
445	Mr D R Witcher	Shibden Valley Society	Question 3	Noted	Calderdale should aim to make more of its connections to Leeds and	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel,

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					Manchester. Calderdale should aim to ensure that enough jobs are provided for everyone of working age in the district.	particularly by private car.
478	Mr Roger Drayton		Question 3	Noted	Object to a policy which conflicts with the need to reduce co2 emissions and reduce traffic congestion. More job opportunities are needed in Calderdale.	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel, particularly by private car.
259	Mrs P Billings	Hunter Page Planning	Question 3	Noted	It would be wrong to defer to Leeds and Manchester as providers of employment. The first principle of sustainable development is to reduce the need to travel, and only secondly for those trips that are essential to be undertaken by alternative means to travel other than the private car.	A key consideration of the Core Strategy will be to improve accessibility and reduce the need to travel, particularly by private car.
615		Land & Development Practice	Question 3	Noted	Making more of connections to Leeds and Manchester has the potential in both the short and long term to have a negative impact on the vitality of the district. Calderdale should concentrate on making best use of its own sites and areas that are vibrant and capable of expansion, where generous increased levels of employment represent a realistic goal.	Noted.
713	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 3	Noted	Calderdale should only aim to make more of its connections to Leeds and Manchester if this can be achieved sustainably and consistent with emissions reductions.	Noted.
714	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 3	Noted	Calderdale should aim to provide enough jobs for everyone of working age but subordinate to overall Calderdale population numbers.	Noted.
761	Mrs Marjorie		Question 3	Noted	Calderdale should make the most of it's	Reducing travel distances and encouraging the use of

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	Van-de-Gevel				rail connections to Leeds and Manchester. Calderdale should aim to ensure provision of enough jobs for everyone of working age.	forms of transport other than the private car are key considerations for the Core Strategy.
412	Mrs D Reid		2.25	Noted	Brighouse should only provide for local needs.	Brighouse is identified within the RSS as a Principal Town, which states it will be the main local focus for development. There are 32 other such designated towns within the Yorkshire and Humber region. If the Core Strategy is not in general conformity with the RSS it may be found unsound unless local evidence can justify a different approach.
538	Mr Alan Reid	Chair Clifton Action Group	2.26	Noted	Should not all services and facilities etc be provided on the basis of needs rather than an arbitrary decision as to which is a 'big' town?	The designation of Brighouse and Halifax as a Principal Town and Sub-regional Town have been based upon evidence developed for the RSS. The idea behind these designations is to locate the majority of development near larger towns which have the majority of facilities and services reducing the need to travel. The regional work in the RSS is being investigated locally through the Settlement Hierarchy Model.
519	Mr & Mrs Mark & Amanda Tattersall		Figure 2	Noted	This Settlement Hierarchy Map does not show Claremount, West Vale and Holywell Green, unlike the map in figure 5.6 of the SHM	This map was used for indicative purposes only. The Settlement Hierarchy Model was available as a separate consultation where a more detailed map could be seen.
14	Mrs Jean Allan		Question 4	Noted	Raises concerns about the accessibility of leisure facilities, and potential deficits.	Noted.
40	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 4	Noted	Support the principals settlement hierarchy set out within the RSS.	Noted.
41	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 4	Noted	For any town to be upgraded to Principal Town status public transport links must be considered. Elland and Hebden Bridge may be able to perform this role over the longer term.	The possibility of upgrading Elland to Principal Town status will be considered as part of the Core Strategy.
69	Mr Martyn Coy	Planner British Waterways	Question 4	Noted	Support main towns being focus for majority of development. The canal	The tourism potential of the canal is recognised and development within certain areas may be acceptable

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					network whilst not necessarily being focused upon town centres should be recognised for its tourism potential.	dependent upon accessibility criteria being fulfilled.
102	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 4	Noted	Elland should have some of the new employment and leisure facilities, along with Halifax and Brighouse.	The role of Elland will be considered through the development of the Spatial Option.
192	Mr J T Wilson		Question 4	Noted	It is not realistic or desirable for any of the other towns in Calderdale to increase in size to become a principle town. But should not monopolise development.	The amount of development focused upon Halifax and Brighouse will be developed through the Core Strategy. However it is agreed that other areas should have enough development to fulfil locally generated need.
141	Edmund Thornhill	Associate I D Planning	Question 4	Noted	Halifax and Brighouse should contain the majority of new employment and leisure facilities.	The Core Strategy should conform with the RSS unless adequate evidence indicates otherwise.
142	Edmund Thornhill	Associate I D Planning	Question 4	Noted	No other towns should be classified as a Principal Town. However should be noted that strategically Rastrick is part of Brighouse.	Noted.
336	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 4	Noted	Leisure facilities are of equal importance to all Calderdale residents and should be provided in all areas. Elland is sadly lacking municipal facilities.	Noted.
267	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 4	Agree - no further action	RSS YH6 states that LDFs should include the Principal Towns indicated on the Key Diagram (i.e. Brighouse in Calderdale). Other towns may exceptionally be included provided they meet the listed criteria in the policy. Principal towns should be the main focus for development in addition to the sub-regional towns and cities, including Halifax.	The Core Strategy will comply with this requirement.
420	Mr Roger Drayton		Question 4	Noted	Halifax and Brighouse should not contain the majority of new	Noted.

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					employment and leisure to the detriment of local and neighbourhood centres.	
634	Ms Jill Smith-Moorhouse		Question 4	Noted	I do not think that Halifax and Brighouse should contain the majority of new development, employment and leisure facilities. Development is desired over the whole area and should be shared amongst the population.	Noted.
715	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 4	Noted	Halifax and Brighouse should contain majority of new employment and leisure facilities.	Noted.
716	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 4	Noted	No other towns should be considered as a Principal Town.	Noted.
49	Mr Ian Sanderson	Principal Archaeologist West Yorkshire Archaeology Advisory Service	2.27	Agree - no further action	Support for the conserving, enhancing and enjoying the built and natural heritage.	Agreed - no further action required
544	Mr Alan Reid	Chair Clifton Action Group	2.29	Noted	Whilst travel to work needs to be kept to a minimum, the proposed level of house building exceeds the demand created by employment and encourages commuting to work. It is more logical to establish the infrastructure required to minimise the effects of global warming before any new development is considered. The Land Allocations and Designations Development Plan Documents should be the last document to be adopted and not one of the first.	The Regional Spatial Strategy sets out the housing requirements for the district, therefore the Core Strategy and Land Allocations and Designations Development Plan Documents are required to allocate sufficient land to meet the housing numbers allocated to Calderdale. In terms of infrastructure problems, the Council has been awarded New Growth Point Status, which, if pursued through the planning process (in the Core Strategy) would enable the Council to bid for government funding to overcome infrastructure issues. Apart from the Core Strategy, the Land Allocations and Designations Development Plan Document is the only other Development Plan Document that is to be produced, and as it is required to be in conformity with the Core Strategy, will therefore be the final Development Plan Document to be adopted in the present Local Development Scheme.

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						Further investigation is required into how the LDF can enable suitable tourism development to take place. No sites have been proposed or scheduled for development as yet. Any proposed development sites will be put forward for full public consultation. Further investigation of the Open Space Study and the commissioning of an Amenity Land Study will identify any areas that may have a deficit of Open Space.
718	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.29	Noted	The statement contained in paragraph 2.29 claiming that mitigation measures of the effects we are having on local and global environments are an essential element in achieving sustainable development is almost certainly an understatement.	Noted - no further action required.
719	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.30	Agree - no further action	Paragraph 2.30 identifies that the impacts of climate change are not just environmental, but social and economic as well.	Agree - no further action required.
721	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.32	Noted	Calderdale does not yet have any overarching and specific strategy in place to direct the district's response to the issues raised in paragraph 2.32.	The Core Strategy and other LDF documents need to ensure Climate Change is addressed throughout each document - in the absence of a specific 'climate change strategy' the Core Strategy will need to reflect the climate change goals of the relevant documents and strategies; the Sustainability Appraisal will also be important.
143	Edmund Thornhill	Associate I D Planning	Question 5	Noted	The targets set are reasonable.	Please note that further work is required to address climate change and its impact on Calderdale through the Core Strategy.
447	Mr D R Witcher	Shibden Valley Society	Question 5	Noted	The CO2 emissions targets in the LAA seem reasonable	Noted - no further action required.
104	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 6	Noted	No comment	No information provided.

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448	Mr D R Witcher	Shibden Valley Society	Question 6	Agree - no further action	Flood management and water run off policies should be developed in the light of advice from the Environment Agency.	Data from the Environment Agency has been used to inform the Strategic Flood Risk Assessment, which in turn will inform the Core Strategy.
723	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 6	Noted	The core strategy should adopt a holistic approach to river catchments, and encompass the health of the drainage features of the uplands as well.	This section was specifically concerned with flooding and floodrisk- the Strategic Flood Risk Assessment will assess the flood risk of broad areas and acknowledges the importance of the upland tributaries. The Sustainability Appraisal includes indicators concerning water quality.
269	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 7	Noted	Identifying particular areas is likely to conflict with PPS22.	Noted
725	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 7	Agree - no further action	Urban as well as rural areas can make a contribution to renewable energy generation.	The Core Strategy will need to promote renewable energy generation within urban areas as well as rural ones.
682	Mr Colin Holm	Government Team (West) Natural England	Question 8	Agree - no further action	Natural England wish to see a certain number of criteria contained in any sustainable construction policy.	The criteria proposed will all inform the development of a sustainable construction policy.
96	clifford		2.49	Noted	A major review of the green belt is required enabling the removal of brownfield / industrial sites from green belt allocation. This will enhance the area for the community to enjoy.	Noted - no further action required. Changes are not required to existing documentation.
424	Mr Neil Drayton		2.49	Noted	Green Belt land should not be used for development because the land owner allows a site to become a derelict eyesore.	The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation. This study has yet to be completed.
523	Mr Richard Lee	Project Planning And Property Consultant	2.49	Noted	Green Belt boundaries should be reviewed due to substantial changes in the way we view our environment and how it should be protected. The issue of sustainability means that the development of urban extensions may	The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation. This study has yet to be completed.

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					be more sustainable than development elsewhere.	
553	Mr Alan Reid	Chair Clifton Action Group	2.49	Noted	All undeveloped land which satisfies the criteria detailed in the Green Belt review methodology document should be designated Green Belt.	The Green Belt Review will provide an understanding of the current strengths and weaknesses of the existing designation. This study has yet to be completed.
554	Mr Alan Reid	Chair Clifton Action Group	2.50	Noted	The Council should make it unlawful to interfere with protected trees, other than beneficial pruning. If protected trees are damaged during the course of development, the right to develop that land should be forfeited.	Noted - no further action required. Tree Preservation Orders (TPOs) already give statutory protection to specific trees, groups of trees and woodlands of amenity value so as to prohibit removal, pruning or damage occurring to them without the prior consent of the Local Planning Authority.
637	Ms Jill Smith-Moorhouse		2.50	Noted	Development of a Green Infrastructure Network should be encouraged. New development has given insufficient thought to green spaces and planting.	Noted. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
15	Mrs Jean Allan		Question 9	Noted	Protection of natural beauty is an important consideration.	The Core Strategy must provide a framework for delivering sustainable development. Not all areas can be protected if the needs of the residents of Calderdale are to be fully and properly addressed.
70	Mr Martyn Coy	Planner British Waterways	Question 9	Noted	It may be appropriate to include reference to the Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) designations.	Special Areas of Conservation and Sites of Special Scientific Interest will be detailed in the Land Allocations and Designations document. However, it should be noted that policies contained in the LDF should not duplicate legislation or simply repeat regional and national guidance.
107	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy. The Strategy should aim for more tree planting and less encroachment.	Noted - ensure the issues raised are integrated into policies and proposals.
151	Edmund Thornhill	Associate I D Planning	Question 9	Noted	Whilst protection and enhancement of the natural environment should be encouraged it should not be at the expense of releasing green belt and green field sites in sustainable locations	In addition to protecting and enhancing the natural environment, the LDF is required to deliver new housing - therefore 'affordable, good quality housing' remains a priority for the LDF, alongside environmental issues.

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					around Halifax and Brighouse/Rastrick so that RSS housing targets can be met.	
152	Edmund Thornhill	Associate I D Planning	Question 9	Noted	Development should be kept away from the upper valleys and focused around Halifax and Brighouse/Rastrick.	The Core Strategy must provide a framework for delivering sustainable development. Not all areas can be protected if the needs of the residents of Calderdale are to be fully and properly addressed.
221	Dr Lesley Mackay		Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy.	Noted - no further action required.
340	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy.	Noted - no further action required.
313	Mr John Walker		Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy.	Noted - no further action required.
271	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 9	Noted	Full consideration should be given to the implications of the Habitats Directive 92/43/EEC.	Full consideration will be given to the implications of the Habitats Directive 92/43/EEC during the preparation of the LDF.
363	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 9	Noted	The protection and enhancement of the natural environment should be a priority in the Core Strategy.	Noted - no further action required.
453	Mr D R Witcher	Shibden Valley Society	Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy. In light of the recession, the Regional Spatial Strategy should be amended to require lower housing targets. Notwithstanding this, the Core Strategy should reduce the scale of land allocation for development and be selective about its location.	The level of housing provision will be considered during the preparation of the Core Strategy taking account of all the relevant evidence including the SHLAA.
426	Mr Neil Drayton		Question 9	Noted	The natural environment should be protected. Clarification is required on the definition of "enhance".	In defining "enhance", reference should be made to Planning Policy Statement 9: Biodiversity and Geological Conservation which states that "plan

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						policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests".
522	Mr & Mrs Mark & Amanda Tattersall		Question 9	Noted	Wildlife corridors should be included within the Core Strategy in order to protect and enhance the natural environment.	This issue will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
555	Mr Matthew Naylor	Yorkshire Water Services	Question 9	Noted	The protection and enhancement of the natural environment is a priority for the Core Strategy. The document could contain policies that identify funding for the natural environment and aim to improve and protect areas adjacent to statutory environment designations.	Areas adjacent to statutory environmental designations are protected to some degree by the statutory designation itself. Policies contained in the LDF should not duplicate legislation or simply repeat regional and national guidance.
551	Mr Alan Reid	Chair Clifton Action Group	Question 9	Noted	The nature and character of Calderdale should be preserved and all development which mitigates against this should be rejected.	Whilst the nature and character of Calderdale should be protected, each development should be considered on its own merits.
685	Mr Colin Holm	Government Team (West) Natural England	Question 9	Noted	An evidence-based approach should be taken in order to provide a sufficient basis for the protection, enhancement and maintenance of the District's natural assets. Opportunities for the positive promotion of our key interests such as access, recreation and tourism and also wildlife benefits can be supported through such an approach.	The documents which make up the LDF are based upon an up to date and reliable evidence base. With reference to the Natural Environment, issues such as access, recreation, tourism and wildlife will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
638	Ms Jill Smith-Moorhouse		Question 9	Agree - no further action	The natural environment is a priority for the Core Strategy, which should inform planning decisions.	Changes to documentation are not required.
729	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 9	Agree - no further action	Protection and enhancement of the natural environment is a priority for the Core Strategy because it will have environmental, economic and social benefits.	Changes are not required to documentation.
764	Mrs Marjorie		Question 9	Noted	Protection and enhancement of the	These issues will be investigated as part of the Green

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	Van-de-Gevel				natural environment is a priority for the Core Strategy. No data is provided on the type, quantity and quality of Agricultural Land. Agricultural Land must be fully considered to enable a holistic approach to the Core Strategy.	Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
639	Ms Jill Smith-Moorhouse		2.54	Noted	Recent additions to the housing stock lack quality of design and look very similar. Not enough consideration has been given to building materials and green issues such as planting.	Noted. Green issues and issues of design are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
558	Mr Alan Reid	Chair Clifton Action Group	2.56	Noted	Development should conform to the character of its local environment.	Noted. Issues of design are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
16	Mrs Jean Allan		Question 10	Noted	Raises concerns about the design of new development.	Noted. Issues of design are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
79	Mr John Pilgrim	Yorkshire Forward	Question 10	Noted	Public realm plays an important role in improving the attractiveness of historic places and can make a valuable contribution to an area's urban renaissance and vitality.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy. Reference will also be made to the Calderdale Open Space, Sport and Recreational Study: Strategy and Action Plan (2006).
108	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 10	Noted	Development should be in keeping with the local area. Sustainability should be a high priority in the design of new development.	Noted. Issues of design and sustainability are an important part of the considerations within the LDF and should be integrated into relevant policies and proposals.
154	Edmund Thornhill	Associate I D Planning	Question 10	Noted	Preparation of Conservation Area Appraisals should be encouraged.	A number of Conservation Area Appraisals have been conducted by the Council in recent years. Whilst these documents have been completed outside of the LDF process, they will inform relevant policies and proposals.
155	Edmund Thornhill	Associate I D Planning	Question 10	Noted	Object.	No information provided.
429	Mr Roger		Question	Agree - no	The Council should consult and respond	All comments received during this and other

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	Drayton		10	further action	to local residents' opinions	consultation events will be considered carefully by the Council and will be taken into account in the preparation of the LDF Core Strategy.
640	Ms Jill Smith-Moorhouse		2.69	Noted	It would be interesting to know why the Government has earmarked Calderdale as a "new growth point". Presumably because of infrastructure and proximity to Leeds, Manchester, and Bradford. People living here think that Calderdale has already grown enough.	Comments noted. The Government essentially considers that Calderdale along with three other local authorities in the area is in a position to deliver housing growth above the RSS requirement and so assist in implementing the Government's policy on increasing the amount of housebuilding to meet the identified need.
735	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.69	Noted	Government housing policy as repeated in para. 2.69 is now totally discredited and bears no relation to events in the real world. The consequences of following the approach that RSS requirements are no longer a ceiling could have substantial consequences for the district and the Council must therefore give this matter serious consideration.	Events such as the economic downturn will affect housing provision but the Core Strategy must conform to RSS or it will be found to be unsound on examination. Given that the Core Strategy will cover the period up to 2026 there are likely to be several economic cycles within this period and therefore in planning for housing provision average market conditions have to be assumed although clearly delivery in the early part of the Core Strategy will be low.
598	Mr B Howarth	Head of Planning Dacre Son & Hartley	2.69	Noted	Welcome statement that housing requirement is likely to increase and RSS requirement is no longer a ceiling, providing locations are in accordance with core approach in RSS	Comments reflect the position relating to the housing requirement as set out in para. 2.69 which will inform the Core Strategy as it progresses to submission.
607	Mr S Wright	Dacres Commercial	2.69	Noted	Welcome statement that housing requirement is likely to increase and RSS requirement is no longer a ceiling, providing locations are in accordance with core approach in RSS	Comments reflect the position relating to the housing requirement as set out in para. 2.69 which will inform the Core Strategy as it progresses to submission.
736	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.70	Noted	A statement needs to be issued setting out details about the New Growth Point and the rationale being this including the scale of any potential benefits. Further analysis and explanation of the reasoning that housing growth is	Consultation on the New Growth Point is taking place within the Issues and Options Document for the Core Strategy and forms Option 2. Should this option be pursued further information will be provided in the Core Strategy as it will on the housing requirement as a whole.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					necessary must be provided along with the actual housing numbers to 2026.	
641	Ms Jill Smith-Moorhouse		2.71	Noted	Calderdale has already built well above requirements. This has impacted greatly on the quality of life. It now takes 30 mins more to drive from the Calder Valley to the motorway/M62 network. Traffic at rush hour is far worse and adds nothing to reducing CO2 targets.	Comments noted. Quality of life and sustainability issues will be addressed during the preparation of the Core Strategy and assessed via the Sustainability Appraisal. The RSS requirement has to be met if the Core Strategy is to be found sound at examination. By proper planning for new development issues of quality of life and sustainability can be properly addressed including the opportunity for greater use of public transport.
734	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.71	Noted	The overprovision of housing in the last few years should count against the new housing requirement figure.	Whilst housing provision has been in excess of the requirement for the last few years this will clearly not continue and over the period of the RCUDP (2001 - 2016) may have averaged out closer to the figure in the Plan than figures for the last few years suggest, without the introduction of the LDF. The requirement figure in RSS is the product of many complex variables and must be adhered to in the Core Strategy if it is to be found sound upon examination.
642	Ms Jill Smith-Moorhouse		2.72	Noted	Too many new builds are lying empty, this would suggest an overbuild, as much as half of some developments. High levels of housing should not be planned above RSS requirements, and building stopped until all present new build and older empty properties are occupied.	Comments noted. The empty new build properties are predominantly apartments/flats and these types of developments are unlikely to be repeated given the collapse in this market. The Council has a strategy to try and ensure older empty properties are brought back into use.
737	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.72	Noted	Implications of density assumptions are not explained whilst they are too low.	The figure is a generalised assumption to give an indication of the possible land take for the purpose of the Issues and Options document and will be followed up with more detailed work during the preparation of the Core Strategy.
738	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.73	Noted	The fact that the provision can exceed the RSS requirement means that it does not have to strictly accord with it and	Paragraph 2.73 is intended to provide background information to the Issues and Options document. Whilst the RSS requirement must be met Government

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					the Council has some discretion.	policy is that this is not a ceiling and can be exceeded although this must be within the Core approach of RSS. The consequences of housing allocations will be assessed during the preparation of the Core Strategy and least via the Sustainability Appraisal.
23		Development Planning Partnership	Question 12	Noted	Calderdale should plan for higher figures in housing, as the new(review) RSS is likely to increase housing numbers.	The actual level of housing to be planned for in the Core Strategy will be determined having regard to RSS and relevant evidence including the SHLAA and the SHMA.
17	Mrs Jean Allan		Question 12	Noted	Higher housing levels than those required by RSS should not be planned for as there is already too much empty housing in Halifax.	The actual level of housing provision to be planned for will be determined during the preparation of the Core Strategy having regard to RSS and relevant evidence including the SHLAA, SHMA and information on empty properties.
62	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 12	Noted	It is well established that the RSS figures are not a ceiling and indeed there is evidence as set out in the current RSS consultation on future revisions that there is a case for more housing. The recently awarded growth point status provides for additional housing beyond the RSS. Therefore planning for higher figures is essential.	The level of housing provision will be determined during the preparation of the Core Strategy having regard to RSS and the relevant evidence including the SHLAA and the SHMA.
110	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 12	Noted	Yes	The Council notes Elland Civic Trust's response.
196	Mr J T Wilson		Question 12	Noted	Yes - Calderdale should not allow itself to be dictated to or restricted by the RSS.	The Council notes Elland Civic Trust's response.
160	Edmund Thornhill	Associate I D Planning	Question 12	Noted	Yes, it is important to ensure that the Council maintains (and can demonstrate) a deliverable 5-10 year supply in accordance with advice set out in PPS3. A 'managed approach' to	The level of housing to be planned for will be determined during the preparation of the Core Strategy having regard to RSS and the relevant evidence including the SHLAA and the SHMA.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					housing provision demonstrating a 5-10 year supply would require higher levels of housing being planned far above the RSS requirement.	
224	Dr Lesley Mackay		Question 12	Noted	No because road infrastructure unable to cope with existing and impending traffic (based on unimplemented planning permissions in Upper Calder Valley) and fewer employment opportunities locally with consequent implications for sustainability. Road transport forecasts show a significant increase and these must be reflected in the LDF.	Development of the Core Strategy will involve infrastructure and employment considerations, not least in the Sustainability Appraisal.
342	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 12	Noted	There would appear to be a surplus of housing in the Elland area.	In addressing the overall and spatial provision of housing existing provision in specific areas will be a consideration.
316	Mr John Walker		Question 12	Noted	NO too many mill conversions YES for 'dormitory' use	In providing for different types of housing the Core Strategy will assess the likely contribution from mill conversions and the overall level of housing.
274	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 12	Noted	This will be informed by the SHLAA. The evidence base should also include a housing trajectory to show that the core strategy can deliver the housing requirement.	Development of the Core Strategy will include a trajectory based on the outputs from the SHLAA which will determine the realities of any increased housing provision.
288	Mrs Helen Heyes	Assistant Town Clerk Todmorden Town Council	Question 12	Noted	More housing is required, including a better mix of housing to cater for different stages of life - from starter homes to affordable family homes, and smaller owner occupier properties for elderly residents. It is felt that there are enough modern detached houses. There should be a strategy to develop and improve the energy efficiency of older housing stock.	Development of the Core Strategy will examine the types of housing required. Whilst the Core Strategy will cover the issue of energy efficiency and renewables, the actual detailed strategy for improving the energy efficiency of the existing housing stock is led by Community Services through for example the Affordable Warmth programme.

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457	Mr D R Witcher	Shibden Valley Society	Question 12	Noted		The RSS in looking forward to 2026 is to assume average market conditions since several economic cycles may be experienced in this period. The Core Strategy will only allocate strategic housing sites but will determine broadly where land will be allocated in the Land Allocations and Designations DPD. In both of these documents environmental considerations will be considered when actually allocating sites. These allocations will be tested through the Sustainability Appraisal.
431	Mr Roger Drayton		Question 12	Noted	Housing requirement figures are unreliable given that they keep changing and provision in some areas has been above the planned level. A phased release based on strict criteria, for example a 5-year rolling plan with numbers being amended in line with changing circumstances and new development land then being released in phases as required would be a better approach.	Since the RSS requirement must be adhered to by local planning authorities in their LDDs the Council does not have a choice as to whether it makes provision to meet the housing requirement figure if it wishes its Core Strategy to be found to be a sound document at examination. However, the phased release of specific sites may be considered in Core Strategies whilst such documents are expected to be reviewed around every 5 years.
528	Mr Richard Lee	Project Planning And Property Consultant	Question 12	Noted	As the RSS figure is effectively a base figure, common sense should dictate that the authority should be actively planning and promoting deliverable sites in excess of this figure.	The actual level of housing provision including any over and beyond the requirements in RSS will be determined during the preparation of the Core Strategy.
492	Unknown	Clugston Developments/ Indigo Planning	Question 12	Noted	Commentary on the delivery of housing in Calderdale and on the existing supply of housing and expressing support for increasing provision above RSS levels including the utilisation of some allocated employment sites such as the former Southedge Quarry at Hipperholme.	Comments regarding the need for housing noted and consideration will be given in preparing the Core Strategy to what levels of housing provision should be catered for including the proposed New Growth Point. Certain allocated employment sites will be re-assessed to determine whether or not they should be re-allocated for housing use. This may be in the Core Strategy where only strategic sites are to be allocated or in the Land Allocations and Designations DPD.
520	Mr & Mrs		Question	Noted	No higher levels of housing than those in	Concerns raised in the representation regarding the

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Mark & Amanda Tattersall		12		the RSS should not be planned. The green belt will be eroded to cater for the Government's ambitions to achieve 3 million new dwellings by 2020. The evidence for this increase is not clear and it may be to cater for people working elsewhere e.g. Leeds. Increased levels of housing provision will conflict with the Council's sustainability objectives on e.g. traffic levels and pollution. The proposed New Growth Point may not be accompanied by the levels of funding required to provide the necessary infrastructure. Would the Council consider having a public vote on the option?	green belt, evidence for the proposed growth, who it is to cater for, the sustainability implications and the proposed New Growth Point are noted. In preparing the Core Strategy all of these matters will be addressed with the sustainability tested through the Sustainability Appraisal. Growth is as determined in the RSS and will relate to wider than local needs with the distribution of the requirement having regard to specific policy objectives within RSS. A public vote on the option is unlikely with consultation being in the form of the Core Strategy Issues and Options consultation.
564	Mr Matthew Naylor	Yorkshire Water Services	Question 12	Noted	Need certainty on the housing numbers to plan for the future	The Core Strategy will incorporate the latest housing requirement figures from RSS together with any increased figure such as arising from the proposed New Growth Point and the strategic allocations whilst providing broad direction as to where the further allocations will be in the Land Allocations and Designations DPD. A fundamental aim of the new development plan system as introduced by the 2004 Planning and Compulsory Purchase Act is to ensure the co-ordination of land allocations with the plans and programmes of other service providers such as the utilities.
442	McInerney Homes	McInerney Homes/ Associate Peacock & Smith	Question 12	Noted	Consider two different strategies, the first of which considers existing RSS levels, and the second that sets out the revised levels should a higher level of housing be required.	The Core Strategy will reflect the housing requirement current at the time which is likely to be the RSS update which if not actually adopted by the time of the Core Strategy examination, will be sufficiently advanced to inform the Core Strategy. As part of the tests of soundness the Core Strategy must be flexible and being able to respond to differing housing figures is one example of this.

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618		Land & Development Practice	Question 12	Noted	Higher levels of housing above the RSS are required as supported by the proposed New Growth Point and would also provide a managed supply of housing to allow smaller settlements to grow. The SHLAA once completed will inform delivery of appropriate levels of housing.	Comments noted. During the preparation of the Core Strategy the appropriate level of housing provision will be determined taking into account the requirements of RSS and other evidence including the results of the SHLAA.
739	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 12	Noted	Levels of housing provision above those required by adopted RSS should not be included in the LDF with any proposals for an increase following a phased approach.	Further work on the provision of housing and the timing of its delivery will be undertaken during the preparation of the Core Strategy and having regard to RSS and other relevant evidence.
599	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 12	Noted	Higher levels of housing than those in RSS should be planned for given the RSS Update may increase housing requirements and the fact that these are not a ceiling. The SHLAA will indicate the potential capacity for housing within the district.	Comments noted and the level of provision will be considered during the preparation of the Core Strategy taking account of all the relevant evidence including the SHLAA.
608	Mr S Wright	Dacres Commercial	Question 12	Noted	Higher levels of housing than those in RSS should be planned for given the RSS Update may increase housing requirements and the fact that these are not a ceiling. The SHLAA will indicate the potential capacity for housing within the district.	Comments noted and the level of provision will be considered during the preparation of the Core Strategy taking account of all the relevant evidence including the SHLAA.
784	Mr Oliver Freer	White Young Green	Question 12	Noted	Commentary on the delivery of housing in Calderdale and support for increasing supply above RSS in line with Growth Point Status. It is suggested some of this uplift above the current RSS figures could be accommodated by using existing employment allocations such as the Crosslee site at Hipperholme.	Comments regarding the need for housing noted and consideration will be given in preparing the Core Strategy to what levels of housing provision should be catered for including the proposed New Growth Point. Certain allocated employment sites will be re-assessed to determine whether or not they should be re-allocated for housing use. This may be in the Core Strategy where only strategic sites are to be allocated

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						or in the Land Allocations and Designations DPD.
752	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.74	Noted	Assessment of contribution remaining RCUDP allocations could make is required whilst need to avoid windfalls causing a significant overshoot as in the past.	The remaining RCUDP allocations will be taken into account and may be carried forward into the appropriate LDF document. PPS3 does not allow the inclusion of an allowance for windfalls (in most cases) in the development plan's housing supply and their contribution is therefore more difficult to quantify, a matter of concern to local planning authorities when assessing the size and number of allocations to make. The Core Strategy will concentrate more on broad locations with the majority of allocations in the Land Allocations and Designations DPD.
643	Ms Jill Smith-Moorhouse		2.75	Noted	The core approach in RSS misses the point of this area in that habitation follows the valley bottom, and is continuous from Manchester to Leeds. Concentrating development on Halifax and Brighouse means travelling some distance every time you need something. Facilities and employment should be spread out to reduce travelling times.	The core approach in RSS aims to achieve most development around the major settlements in order to reduce the need to travel and increase sustainability. If development were more dispersed then there would be a greater amount of travel particularly by private car with fewer opportunities to both utilise and provide the infrastructure associate with public transport.
753	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.75	Noted	Support the core approach in RSS as repeated in the Core Strategy issues and Options document.	The core approach in RSS will be followed in preparing the Core Strategy and the Council welcomes the fact that FOE support this approach.
754	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.76	Noted	It is unclear how the housing numbers will be accommodated within the topography, settlement pattern and environment of Calderdale without severe and adverse impact. Restraint is the policy that should be followed. Will there be sufficient employment within sustainable distances of new housing? Carrying capacity must be analysed for any increased housing supply beyond that in the RCUDP.	The Core Strategy must conform to the RSS otherwise it will be found to be unsound upon examination. The impacts of new housing will be analysed through the Sustainability Appraisal.
24		Development	Question	Noted	Supports the principal of growth within	Comments noted. Further work will be undertaken

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
		Planning Partnership	13		the Halifax and Brighouse areas together with their surrounding settlements. However this must not be at the expense of the quality or urban life.	during the preparation of the Core Strategy to determine the most appropriate distribution of housing having regard to RSS and the need to achieve a balance between increasing development within the urban areas without this being detrimental to quality of life in these areas.
63	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 13	Noted	A balance has to be struck between sustainability and town cramming with settlements expanded in sustainable locations with the need for development taking precedence over preserving greenfields for their own sake. Location should be justified by the findings of the Strategic Housing Land Availability Assessment and the spatial strategy of the Core Strategy.	The matters raised in the representation will be addressed during the preparation of the Core Strategy and informed by the evidence including the Strategic Housing Land Availability Assessment.
42	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 13	Noted	Should as much development as possible take place within the existing urban areas even if this leads to town cramming? Higher density development should be located in areas of highest accessibility (i.e. within 1km of rail stations and along high frequency bus routes) This is in line with RSS guidance.	The potential for housing in the most accessible locations will be explored during the preparation of the core Strategy and will be further informed by the Sustainability Appraisal.
43	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 13	Noted	Has the time come to look at expanding some settlements in order to provide the housing the district must build? The expansion of settlements should be consistent with the RSS principals.	Comments noted. Urban extensions are likely to be considered during the preparation of the Core Strategy and the need for these will be informed by the evidence, particularly the Strategic Housing Land Availability Assessment. RSS currently does not provide for major urban extensions but smaller ones may have to be considered in appropriate locations if this proves to be the most appropriate option.
44	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 13	Noted	Development should be directed to accessible locations and where this is not possible, appropriate arrangements must be made to provide and fund	Comments noted. The settlement hierarchy study provides information on accessibility and will be one of the key pieces of evidence informing the preparation of the Core Strategy. The role of the Core

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					public transport. Metro supports higher density development that are not dispersed over a number of sites.	Strategy is to co-ordinate land use with the plans and programmes of relevant bodies including those associated with transport provision such as Metro. Discussions with such bodies will help to inform the Core Strategy.
75	Mr John Pilgrim	Yorkshire Forward	Question 13	Noted	Some additional issues may also need to be considered when addressing individual site allocations. The majority of new development should be within the district's main urban areas, but with some new development allocated to smaller settlements in order to support the rural renaissance agenda.	Comments noted. The majority of new development is likely to be in the main urban areas with provision in smaller settlements dependent on the relevant evidence including the Strategic Housing Land Assessment and the Strategic Housing Market Assessment.
78	Mr John Pilgrim	Yorkshire Forward	Question 13	Noted	Most new housing should be focussed on Halifax and Brighouse being the most sustainable locations within Calderdale, and the provision of additional housing in these locations will help to support the urban and rural renaissance objectives of the RES.	Comments noted. Most new housing will be focussed on Halifax and Brighouse with the proportions determined by the evidence including the Strategic Housing Land Assessment and the Strategic Housing Market Assessment together with comments received on the various consultations undertaken and the outcomes of the Sustainability Appraisal.
111	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 13	Noted	1) Yes 2) Possibly, a little 3) Brown field sites 4) Yes, Elland 5) Don't know	Comments noted. Previously developed land will be a priority for allocations. Some other settlements may need to grow depending on their current and potential future roles and this will be considered during the preparation of the Core Strategy and based on the relevant evidence including the Settlement Hierarchy Study.
128	Mr Ian Smith	English Heritage	Question 13	Noted	It is essential that full account is taken of the potential impact which future development might have upon the character and landscape setting of the District's settlements.	Comments noted. The impact of future development on the character and landscape setting of the district's settlements will be taken into account during the preparation of the Core Strategy.
197	Mr J T Wilson		Question 13	Noted	Concentrating new residential development in Halifax and Brighouse will certainly affect the viability of other towns - Elland and Todmorden. The RSS	Comments noted. The RSS cannot be ignored otherwise the Core Strategy will be found unsound at examination. Whilst following the core approach in RSS when preparing the Core Strategy issues of

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					is not Calderdale friendly - ignore it where it conflicts with Calderdale interests.	viability in other towns will be considered.
161	Edmund Thornhill	Associate I D Planning	Question 13	Noted	No, a balanced approach should be taken with consideration given to the development of 'protected land' and green field/green belt sites on the edge of existing settlements, in particular around Halifax and Brighouse/Rastrick. These settlements are in sustainable locations and are identified in the RSS as being the main focus for new development.	During the preparation of the Core Strategy these issues will be further examined with the objective of achieving a balanced approach to protecting quality of life and the need to expand settlements.
162	Edmund Thornhill	Associate I D Planning	Question 13	Noted	Yes, with a focus on Halifax and the Principal Town of Brighouse/Rastrick to take advantage of improving existing services and proximity to the M62, together with creating and enhancing sustainable communities.	Halifax and Brighouse (which includes Rastrick) will be the prime focus of development as the core approach in RSS must be followed. Evidence such as the Settlement Hierarchy Study and the SHLAA will inform this process.
163	Edmund Thornhill	Associate I D Planning	Question 13	Noted	Most development/expansion should be focused on Halifax and Brighouse/Rastrick in accordance with policies set out in the RSS and the fact that the Settlement Study shows these to be sustainable locations.	Halifax and Brighouse (which includes Rastrick) will be the prime focus of development as the core approach in RSS must be followed. Evidence such as the Settlement Hierarchy Study and the SHLAA will inform this process.
164	Edmund Thornhill	Associate I D Planning	Question 13	Noted	No, because a proportion of development would still be allocated to other settlements. The proportion of such development would be relative to their size and place within the Calderdale settlement hierarchy.	Comments noted. The Core Strategy will determine the levels of development appropriate to other settlements based on evidence such as the Settlement Study and the SHLAA.
165	Edmund Thornhill	Associate I D Planning	Question 13	Noted	Rastrick forms part of the built up area of Brighouse and should be afforded similar weight as a principal town and therefore be identified as a suitable settlement for future growth	Comments noted. Rastrick is considered to be part of Brighouse for the purpose of RSS and the Core Strategy.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
225	Dr Lesley Mackay		Question 13	Noted	Urban areas should be made denser. This is the most sustainable option. Public transport is more easily provided in densely populated areas and public services are more cost-effectively delivered in such areas. Settlements should not be expanded.	Comments noted. The amount of development that can be accommodated in the urban areas and particularly Halifax and Brighouse will be determined during the preparation of the Core Strategy based on the evidence including the SHLAA and the Settlement Study. The sustainability appraisal will show how sustainable the preferred option is.
317	Mr John Walker		Question 13	Noted	Paragraph 1 & 2 - Yes Paragraph 3 - Not on flood plain. Paragraph 4 - No. Good for Greetland.	Comments noted. The issues raised in these questions will be followed up during the preparation of the Core Strategy taking account of all the available evidence including comments received during consultation.
246	R Collinge	Luddenden Conservation Society	Question 13	Noted	Spatial Option 1 (Business as Usual) should be followed for the provision of new homes as past development has put a severe strain on transport and other infrastructure in areas such as Luddenden. Options 3 and 4 (concentrating development in Halifax and Brighouse) are preferred and will not undermine the long term viability of other settlements.	Comments noted. The option finally selected as the preferred option will be arrived at by considering evidence such as the Settlement Study and the SHLAA together with comments received during consultation
301	Mr Richard White		Question 13	Noted	Town cramming should be avoided as it will lead to pressure on green belt as the affluent seek to move out.	Comments noted. During the preparation of the Core Strategy a balance will be struck between the amount of development that can be accommodate in the urban areas and extensions to those urban areas based on all the evidence.
275	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 13	Noted	A place based approach covering the full range of policy areas is required to prepare a coherent spatial plan. It should set out how the Council plans to address all the key issues across the district. Completion of the SHLAA and SHMA is needed to inform the options for where and when the RSS housing requirement should/will be built.	Comments noted. Emphasis was given to the housing requirement in the Issues and Options as this is relatively east to quantify both in terms of numbers and land take. As the preparation of the Core Strategy continues other policy areas will be given greater prominence to ensure the Core Stagey is about place making.
365	Mr Lars	(Clerk) Blackshaw	Question	Noted	As part of the growth strategy and	Comments noted. The Council has a strategy to reduce

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	Hansen	Parish Council	13		increasing the number of new dwellings there should be a more proactive approach to encourage the use of empty dwellings This should include financial incentives such as the abolition of the empty property Council Tax discount.	the number of empty properties and the abolition of the discount on empty properties is a matter for continuing consideration by the Council. However, abolishing the discount is not a matter that the Core Strategy itself can address directly.
456	Mr D R Witcher	Shibden Valley Society	Question 13	Noted	New housing development should as far as possible take place in existing urban area but expansion of some settlements may perhaps be appropriate. Concentration of development will not necessarily undermine the long term viability of other settlements. No other settlements should grow significantly, with the possible exception of Todmorden and Elland	Comments noted. The area mentioned for possible settlement expansion will be explored during the preparation of the Core Strategy.
529	Mr Richard Lee	Project Planning And Property Consultant	Question 13	Noted	Urban extensions (with a greater affordable housing element) should be considered on the edge of towns such as Elland to help support struggling local economies and town centres.	Comments noted regarding Elland. The need for urban extensions will be determined during the preparation of the Core Strategy and based on the relevant evidence including the Settlement Hierarchy Study and the SHLAA.
493	Unknown	Clugston Developments/ Indigo Planning	Question 13	Noted	It would be appropriate for the Core Strategy to identify Hipperholme as a strategic location for the housing growth.	Comments noted regarding Hipperholme. Strategic locations have yet to be defined but these will be determined during the preparation of the Core Strategy and based on the relevant evidence and the requirements of national planning policy statements.
569	Mr Matthew Naylor	Yorkshire Water Services	Question 13	Noted	Locating new development on brownfield land is more likely to make use of existing infrastructure. Yorkshire Water will be able to provide information on the capacity of our infrastructure which should identify if there are any potential constraints to growth in areas of Calderdale.	The priority will be the re-use of brownfield sites and Yorkshire Water will be consulted on proposed site allocations along with the other utilities.
589	Mr Roger Drayton		Question 13	Noted	Yes as much practical development as possible should take place in existing	Sites within the urban areas will be the priority but over development should be avoided if the provision

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					urban areas. Expanding some settlements could take place but only with consultation and responding to the wishes of the residents in each area. The whole of Calderdale deserves fair and equal treatment.	of new housing is not to have a detrimental effect on the quality of life of residents. This is essentially what is meant by the term "town cramming". Consultation is an integral part of the process of preparing the LDF. The Council must conform to the core approach in RSS otherwise the Core Strategy will be found to be unsound at examination. The Core Strategy will apply to the whole of Calderdale with the roles of various settlements planned in accordance with national and regional planning policy and having regard to the evidence including the Settlement Hierarchy Study and the SHLAA.
443	McInerney Homes	McInerney Homes/ Associate Peacock & Smith	Question 13	Noted	A balanced approach should be taken to the location of new housing including within urban areas where this would not result in town cramming and may involve the re-allocation of some industrial sites to housing.	Comments noted. During the preparation of the Core Strategy all of the matters raised will be considered with a balance to be struck between town cramming and extensions together with a re-assessment of employment allocations and sites based on all of the relevant evidence including comments received during consultation.
562	Mr Alan Reid	Chair Clifton Action Group	Question 13	Noted	Housing should be provided to meet local needs only with the necessary infrastructure in place first and the quality of life of residents a priority. Locations satisfying the criteria for inclusion in the green belt should not be developed nor should employment sites be used for housing whilst empty properties should be utilised first.	The most appropriate option for meeting the housing requirement in RSS will be explored during the preparation of the Core Strategy including any need for urban extensions and following the core approach in RSS for the location of new housing. By planning for development through the Core Strategy new infrastructure requirements should be identified and the means of meeting these determined. The appropriate balance will be determined between the need to retain land in the green belt or allocate it for housing, whether some employment sites may be more appropriately used for housing and retaining and improving the quality of life for people living in the urban areas.
619		Land & Development Practice	Question 13	Noted	Town cramming should not be supported whilst development should be spread across a number of	The quality of life of existing and future residents will be considered during the preparation of the Core Strategy whilst the evidence such as the Settlement

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					settlements, not just Brighouse and Halifax, with the benefits of development assisting other settlements through e.g. the provision of affordable housing.	Study and the SHMA will inform the process and the areas where affordable housing is required.
755	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 13	Noted	Question 13 Should as much development as possible take place within the existing urban areas even if this leads to town cramming? In general, an appropriate level of development should take place within the existing urban areas, but without 'town cramming'	During the preparation of the Core Strategy a balance will have to be achieved between "town cramming" and urban extensions.
756	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 13	Noted	Question 13: Has the time come to look at expanding some settlements in order to provide the housing the district must build? No, because it is not necessarily the case that the district 'must build' excessive quantities of new housing	Should the evidence including the housing requirement in RSS prove extensions to be the most appropriate option then this will have to be followed but will only be arrived at through testing of the options including Sustainability Appraisal.
757	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 13	Noted	Question 13: If settlement expansion is the way forward, and bearing in mind what RSS says about most development taking place in Halifax and to a lesser extent in Brighouse, where should this expansion take place? In compliance with the RSS core approach	The core approach in RSS will be followed during preparation of the Core Strategy.
758	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 13	Noted	Question 13: Will concentrating development according to the RSS core approach (Halifax and Brighouse) undermine the long term viability of other settlements and if so which? No, we don't think so	Response noted.
759	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 13	Noted	Question 13: Are there any other settlements which should grow significantly and if so which ones are they? Since the question asks about	The growth of other settlements could be a re-distribution of currently projected growth levels but the response is noted

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					'significant growth', which would therefore be outside the RSS approach, the answer would be - No	
600	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 13	Noted	The lack of a completed SHLAA and SHMA are significant gaps in the evidence base as they will assist in planning for the spatial distribution of housing growth within the District and understanding the complexities of existing housing markets in the District. The questions raised cannot be intelligently answered without knowledge of realistic deliverability of growth. In accordance with RSS, growth should be directed towards Halifax and Brighouse. However, we consider there will inevitably be a need to expand certain other settlements in order to accommodate the quantum of required growth over the plan period.	The evidence is currently being completed and will inform the preparation of the Core Strategy. The location of new growth will conform to the core approach in RSS and the relevant evidence.
609	Mr S Wright	Dacres Commercial	Question 13	Noted	The lack of a completed SHLAA and SHMA are significant gaps in the evidence base as they will assist in planning for the spatial distribution of housing growth within the District and understanding the complexities of existing housing markets in the District. The questions raised cannot be intelligently answered without knowledge of realistic deliverability of growth. In accordance with RSS, growth should be directed towards Halifax and Brighouse. However, we consider there will inevitably be a need to expand certain other settlements in order to accommodate the quantum of required	The evidence is currently being completed and will inform the preparation of the Core Strategy. The location of new growth will conform to the core approach in RSS and the relevant evidence.

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					growth over the plan period.	
785	Mr Oliver Freer	White Young Green	Question 13	Noted	Consider Hipperholme should be considered as a potential area of expansion for housing growth. Sites in Hipperholme have been identified for the New Growth Point in the Leeds City Region Programme of Development, including the Crosslee site. Support is given to the utilisation of this site for housing as it is considered it would form a natural extension to the southern edge of Hipperholme towards the principal town of Brighouse.	Comments noted regarding Hipperholme. Strategic growth locations have yet to be defined but these will be determined during the preparation of the Core Strategy based on the relevant evidence and the requirements of national planning policy statements.
644	Ms Jill Smith-Moorhouse		2.77	Noted	Far too many flats have been built and for what purpose? At least the Government has now recognised the need for family houses and not before time.	The SHMA will provide more robust evidence on the type and location of housing needed in the district and is expected to clearly demonstrate the need for family homes.
25		Development Planning Partnership	Question 14	Noted	Proposes that housing policy should reflect market conditions; not require percentages of dwelling types on sites; address housing needs within area; and not prohibit mill conversions.	Comments noted. The Core Strategy will reflect national and regional planning policy and be informed by the evidence including the SHMA as to the types of dwellings to be built and the numbers required.
77	Mr John Pilgrim	Yorkshire Forward	Question 14	Noted	Te housing offer should provide an appropriate mix (type, size and range of tenure) to support the needs of the local population and adequately support future economic growth. The needs of people working from home or running a business from home should also be addressed.	Whilst the SHMA will inform the approach in the Core Strategy a range of house types, sizes and tenures will be planned for in the Core Strategy.
64	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 14	Noted	This matter which cannot be answered without the evidence of a SHMA.	The SHMA is to be undertaken during the Spring/Summer of 2009.

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90	Mr John Wilkinson	Jupiter Investments Ltd	Question 14	Noted	This is a question best left to the market. It is not the role of government to decide what type of houses people need. They can decide that for themselves. To suggest otherwise is to promote over government. A SHMA may have uses, but in this regard should be not considered of relevance.	PPS3 Housing states that Local Authorities must undertake SHMAs and therefore one must be undertaken and its results used to inform the type of housing planned for.
112	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 14	Noted	Terrace and semi	The SHMA will provide more detailed information on the actual types of housing required but is expected to include terraced and semidetached properties.
166	Edmund Thornhill	Associate I D Planning	Question 14	Noted	Focus should be on family housing rather than apartments and also to meet the needs of the young as well as the elderly. This will require the use of some greenfield sites in sustainable locations.	The SHMA will inform the Core Strategy but is expected to demonstrate the need for more family homes rather than apartments.
226	Dr Lesley Mackay		Question 14	Noted	More social housing is required with 2/3 bedroom dwellings in particular.	The SHMA will inform the Core Strategy and will show the level, type and location of need for affordable housing.
343	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 14	Noted	Statistics tell us we are an ageing population so flats would seem the most sensible type of development, this would also conserve valuable land.	The SHMA will determine the types and sizes of housing required in the district.
318	Mr John Walker		Question 14	Noted	Semi detached too many flats (old mill conversion type).	The SHMA will demonstrate the need for particular types of housing and in what locations.
276	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 14	Noted	It is difficult to comment without a completed SHMA to provide an evidence base.	The SHMA will be undertaken during Spring/Summer 2009.
458	Mr D R Witcher	Shibden Valley Society	Question 14	Noted	There is little point in specifying the types of housing required in advance of the Strategic Housing Market	The SHMA will be undertaken during Spring/Summer of 2009.

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					Assessment (SHMA).	
433	Mr Roger Drayton		Question 14	Noted	Housing type can only be decided by a detailed and impartial review which is updated on a regular basis as circumstances and conditions change. There should then be a system to regulate what is allowed to be built.	The SHMA will replace the Housing Requirements Study undertaken in 2005 and will provide impartial information on the types, sizes and tenure of housing required in the district.
533	Mr Richard Lee	Project Planning And Property Consultant	Question 14	Noted	The market should dictate the size and type of housing provided. Developers will normally only build what they can sell.	Market considerations will be taken into account in preparing the Core Strategy through the SHMA but the needs of localities also must be taken into account if the district's housing needs are to be met.
444	McInerney Homes	McInerney Homes/ Associate Peacock & Smith	Question 14	Noted	A mix of types and sizes of dwellings should be provided to meet the needs of local residents on most sites but there will be some sites where a specific type of housing is most appropriate.	In implementing the findings of the SHMA (once completed) the expectation will be that most sites provide for a mix of housing based on the findings of the SHMA. In preparing the Core Strategy consideration will also be given to those circumstances where the only practicable solution is for a specific dwelling type.
565	Mr Alan Reid	Chair Clifton Action Group	Question 14	Noted	Regardless of what anyone says, the type of housing built should reflect local needs. If the Council has only national figures, and does not know what the local needs are, it should find out before making any plans.	The SHMA (to be undertaken in Spring/Summer 2009) will determine the types and sizes of housing required in the district in order to provide for the housing requirement in RSS.
620		Land & Development Practice	Question 14	Noted	The market for apartments has been exhausted through over-provision in the last 4/5 years and can only reasonably be considered now on conversion schemes. The type of housing required is a mix of 2-4 bed family accommodation, although this will ultimately be fully informed by the SHMA process.	The SHMA (to be undertaken in Spring/Summer 2009) will inform the preparation of the Core Strategy and is expected to confirm the need for family housing.
740	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 14	Noted	The LDF core strategy must be properly informed by research of the sustainability and emissions consequences of how and where to	The SHMA (to be undertaken in Spring/Summer of 2009) will inform the preparation of the Core Strategy as to the types, sizes and tenure of housing needed and where. The Sustainability Appraisal of the Core

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					meet the increased number of smaller and single person households that dominate the base increase in household numbers that is driving the apparent need for additional housing provision.	Strategy will determine the extent to which it is sustainable including emissions.
601	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 14	Noted	Without a completed SHMA the types of housing required in the District are unknown. The Planning Advisory Service suggests that the SHMA evidence base should be available at the Issues and Options stage.	The SHMA will be undertaken in Spring/Summer 2009.
610	Mr S Wright	Dacres Commercial	Question 14	Noted	Without a completed SHMA the types of housing required in the District are unknown. The Planning Advisory Service suggests that the SHMA evidence base should be available at the Issues and Options stage.	The SHMA will be undertaken in Spring/Summer 2009.
786	Mr Oliver Freer	White Young Green	Question 14	Noted	The Strategic Housing Market Assessment is likely to highlight an acute shortage of family housing in Calderdale. It is considered that the Crosslee site, Hipperholme could be used to assist this shortage in an appropriate sustainable location.	The need for family housing will be assessed through the Strategic Housing Market Assessment. If an acute need for family housing is noted this will be addressed through the Core Strategy and Land Allocations DPD.
645	Ms Jill Smith-Moorhouse		2.78	Noted	Affordable Housing what is it? Does it mean a price that first time buyers can get a mortgage or council owned rented accommodation? The latter has been incorporated into general development in the Luddenden area but house prices are too expensive for 1st time buyers, and looking at the quality of newbuild they shouldn't be.	Affordable Housing is defined in Annex B to Planning Policy Statement 3 - Housing.
26		Development Planning	Question 15	Noted	Release new housing land to tackle affordable housing issues.	Part of the role of the Core Strategy is to identify strategic housing sites and to determine the general

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		Partnership				location of other housing land allocations.
65	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 15	Noted	Evidence from the SHMA required but any requirement for affordable housing must be economically viable and not restricted to being resolved by new build alone.	The SHMA will form the basis for assessing the amount and type of affordable housing required with any resulting requirement being tested for economic viability. Other ways of meeting affordability are being considered by the Council's Housing Team within the Community Services Directorate.
88	Mr John Wilkinson	Jupiter Investments Ltd	Question 15	Noted	An increase in affordable housing is not required. Waiting lists are not an indication of need as people will take advantage of subsidised housing. The social security or tax system should be used to subsidise housing rather than placing an unfair tax on landowners reducing both profits and the incentive to develop.	Planning Policy Statement 3 - Housing requires Core Strategies to provide for affordable housing as identified in SHMAs which provide robust information on housing needs. Normally affordable housing is restricted to those in need and so is not available to everyone irrespective of need.
113	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 15	Noted	Yes, everywhere	The Core Strategy will address affordable housing need on a district wide basis following completion of the SHMA.
167	Edmund Thornhill	Associate I D Planning	Question 15	Noted	Increasing affordable housing on development sites should only be promoted where there is an up to date and robust housing needs assessment carried out in accordance with government guidance. Policy relating to affordable housing should recognise the significant effect on the economics of development and as such any policy should be framed to allow negotiation on the level of affordable housing provision on a site by site basis in the context of relevant individual site costs.	The SHMA will provide the robust evidence for affordable housing and any subsequent policy will take account of Government Policy including the economic viability of sites.
227	Dr Lesley Mackay		Question 15	Noted	I feel the waiting lists (and desired locations) for social housing would help	Whilst waiting lists do provide useful information on need for affordable housing the SHMA will be much

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					identify where there is a significant need for affordable housing.	more extensive in its research.
344	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 15	Noted	There will always be a need for affordable housing.	The need for affordable housing will be quantified in the SHMA and update the Housing Requirements Study undertaken in 2005.
319	Mr John Walker		Question 15	Noted	YES. Semi rural where locals have been 'priced out'.	The SHMA will determine the need for affordable housing in different parts of the district including rural areas
303	Mr Richard White		Question 15	Noted	Affordable housing is urgently needed in Todmorden, Hebden Bridge and Mythomroyd, and there is need for suitable accommodation for the elderly to 'downsize'. Housing is needed - not in apartments - that is suitable and affordable for younger families.	The SHMA will examine the need for different types, sizes and tenures of housing across the district.
277	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 15	Noted	Overview of Government and Regional policy on affordable housing and need to make assessment of economic viability following the Blyth case. An affordability study to establish overall targets should be based on normal market conditions(as opposed to those currently prevailing) with the affordable housing policies qualified by reference to the possible need for individual site viability assessments.	The SHMA will inform the preparation of the Core Strategy and policies will reflect both national and regional policies. Economic viability will be tested and the Council is aware of the difficulties of undertaking this under the current economic conditions when it is the longer term view that is required for LDF documents. The Core Strategy will build on the approach already followed by the Council in relation to individual site viability assessments.
459	Mr D R Witcher	Shibden Valley Society	Question 15	Noted	The need for and location of, affordable housing will be addressed in the SHMA.	Indeed the need for affordable housing will be determined by the SHMA.
473	Mr Roger Drayton		Question 15	Noted	What is the point of unaffordable housing? Affordable housing is needed in all areas.	Affordable housing was shown to be needed across the district in the Housing Requirements Study undertaken in 2005 and this is expected to be the case once the SHMA is completed. The price of market housing is determined by financial factors such as the availability of mortgages rather than the planning system.
566	Mr Alan Reid	Chair Clifton	Question	Noted	All housing should be affordable. This	The SHMA will determine the need for affordable

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		Action Group	15		should be provided according to local need.	housing at both district and sub-district level. Whilst ideally all housing should be affordable the price of market housing is determined by financial factors such as the availability of mortgages rather than the planning system.
621		Land & Development Practice	Question 15	Noted	There is a need for affordable housing but the requirements of PPS3 must be adhered to including an assessment of economic viability.	The SHMA will inform the preparation of the Core Strategy regarding affordable housing including an assessment of economic viability. It will also build on the Council's current approach to economic viability appraisals.
741	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 15	Noted	The model of increased housing supply as advocated by Barker to increase affordability is now visibly shattered. The LDF needs to utilise affordability criteria to manage and limit the larger amount of market housing supply.	Whilst the overall housing supply must reflect RSS, the SHMA will determine the amount of affordable housing need and will inform the levels of affordable housing required in the Core Strategy.
602	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 15	Noted	Again without a completed and up to date SHMA this information is unknown.	The SHMA is to be undertaken in Spring/Summer or 2009.
611	Mr S Wright	Dacres Commercial	Question 15	Noted	Again without a completed and up to date SHMA this information is unknown.	The SHMA is to be undertaken in Spring/Summer or 2009.
22	Mr S J Staines	Friends, Families and Travellers	2.79	Noted	Makes helpful and useful comments in relation to the planning for Gypsies and Travellers both in relation to DPDS, SPDs and evidence gathering.	Comments will be helpful in preparing the Land Allocations and Designations DPD and for any future reviews of the Affordable Housing SPD adopted in 2008.
114	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 16	Noted	Yes- North Dean area	Suggestion noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
198	Mr J T Wilson		Question 16	Noted	This is the classic NIMBY situation people may reluctantly agree there should be sites - but then not in Calderdale - or if in Calderdale as far away as possible from where I live or my factory. Suggested site area - North	Suggestion noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.

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					Dean off Stainland Road to the North of the rail line.	
168	Edmund Thornhill	Associate I D Planning	Question 16	Noted	None known	Any suitable sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
345	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 16	Noted	This lifestyle should not be encouraged, but if provision must be made, Stainland Road Greetland seems appropriate.	Suggestion noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
320	Mr John Walker		Question 16	Noted	YES Similar areas that 'travellers' have used for many years which must include CCTV (total) coverage, toilets and skip (rubbish) facilities.	Suggestions noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
278	Mrs Rachel Wigginton	Senior Planning Officer Government Office for Yorkshire and the Humber	Question 16	Noted	Circular 01/2006 (para. 31) requires core strategies to set out criteria for the location of gypsy and traveller sites, which will be used to guide the allocation of sites in the relevant DPD. These criteria will also be used to meet unexpected demand. RSS Policy H6 includes a figure of 86 extra pitches needed in West Yorkshire by 2010. The core strategy should indicate how the authority intends to incorporate any additional site requirement arising from the West Yorkshire-wide needs assessment through the allocations DPD and to what timescale.	The requirements of Circular 1/2006 will be addressed during the preparation of the Core Strategy and will guide the allocation of sites in the Land Allocations and Designations DPD.
460	Mr D R Witcher	Shibden Valley Society	Question 16	Noted	A site for gypsy and travellers' use at Cooper Bridge, to be shared with Kirklees MBC, was considered 20 years ago.	Suggestion noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
536	Mr Richard Lee	Project Planning And Property Consultant	Question 16	Noted	Possible site off South Parade, Elland if the Council are not prepared to allocate it for permanent housing.	Suggestion noted. Sites will be assessed during the preparation of the Core Strategy and Land Allocations and Designations DPDs.
567	Mr Alan Reid	Chair Clifton Action Group		Agree - no further action	Maintaining open spaces and giving the community a direct say on issues	Agree - no further action required. The points raised do not require change to documentation.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					affecting them is essential. Good living conditions will give rise to healthy communities.	
18	Mrs Jean Allan		Question 17	Noted	Improved public highway safety in Halifax.	Noted - ensure pedestrian safety is integrated into policies and proposals.
71	Mr Martyn Coy	Planner British Waterways	Question 17	Noted	Open spaces and Green Infrastructure should be protected and enhanced to contribute towards the health and well being of the population. Canal towpaths provide an opportunity for sustainable pedestrian and cycle routes between the main towns of Calderdale and should be funded accordingly.	Noted - no further action required.
228	Dr Lesley Mackay		Question 17	Noted	Pedestrians should be given priority over cyclists who in turn should be given priority over vehicular traffic.	Noted - no further action required.
321	Mr John Walker		Question 17	Noted	Provision of flat and well maintained cycle routes and footpaths.	Noted - no further action required.
247	R Collinge	Luddenden Conservation Society	Question 17	Noted	Appropriate funding for the provision of cycle facilities and initiatives such as 'walking buses' for schools. Publication of a better variety of walking route guides to include shorter family walks.	Noted - no further action required.
366	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 17	Noted	Provision of bike attachments on local buses to encourage cycling. Improved public footpath maintenance to encourage walking.	Noted - no further action required.
461	Mr D R Witcher	Shibden Valley Society	Question 17	Agree - no further action	Provision of cycle training in schools, enhancement and maintenance of the public footpath network and the appropriate layout of new housing developments.	Agree - no further action required. Changes not required to documentation.
687	Mr Colin Holm	Government Team (West) Natural England	Question 17	Noted	Natural England would like to see complementary pedestrian and cycling strategies which are linked to the provision of a multi-functional green	Noted. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.

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					infrastructure network for the district. The Core Strategy should include a specific policy for protecting national trails, cycle paths and footpaths from obstruction or severance from the network and avoid incompatible neighbouring uses.	
646	Ms Jill Smith-Moorhouse		Question 17	Noted	It is too dangerous to cycle on the roads due to the volume of traffic. Cycling should be encouraged in country parks and access to open spaces improved.	Noted. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
3	mr michael snee	community care officer Halifax & district Irish Society	Question 18	Noted	Calderdale should have a full Dexa Scanning facility.	Whilst the LDF cannot directly influence this, the suggestions will be raised with the Health Authority and through the Healthy Communities Partnership within the Local Area Agreement.
116	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 18	Noted	Improve sports and swimming facilities.	Noted - no further action required.
322	Mr John Walker		Question 18	Noted	Provision of facilities and activities to help keep the population fit.	Noted - no further action required.
248	R Collinge	Luddenden Conservation Society	Question 18	Noted	Existing medical facilities should be maintained even if new or additional facilities have been provided as part of the same group practice.	Noted - no further action required. Changes are not required to documentation.
171	Edmund Thornhill	Associate I D Planning	Question 18	Agree - no further action	Additional health care facilities should be provided in areas of identified need and in sustainable locations.	Agree - no further action required. Changes are not required to documentation.
474	Mr Roger Drayton		Question 18	Noted	Would anyone ever say no to this one!	Noted - no further action required.
571	Mr Alan Reid	Chair Clifton Action Group	Question 18	Agree - no further action	Health facilities should be provided for the local need to ensure access for all. Such facilities include NHS and dental treatment and the environment in which people live.	Agree - no further action required. Changes to documentation are not required.

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647	Ms Jill Smith-Moorhouse		Question 18	Noted	Health facilities must be retained locally for convenience and to prevent undue travel as has been demonstrated with the surgery in Luddenden.	Noted - no further action required. Changes are not required to documentation.
117	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 19	Noted	1) In central Elland - No 2) Children's play areas 3) Elland park and recreation grounds are valuable 4) No	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
199	Mr J T Wilson		Question 19	Noted	Elland requires more play areas for children. Existing play areas are in a variable state of repair.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
229	Dr Lesley Mackay		Question 19	Noted	There is a need for more formalised use of green spaces rather than amorphous open areas of grass which are seldom used. The local community should be consulted on what facilities they need and the concerns they have about local facilities being created.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.
347	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 19	Noted	There is insufficient space for recreation in Elland and more specifically the Elland Lane area. The recreation ground and park areas are the most widely used and Riverside park and James Street play areas have great potential.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
323	Mr John Walker		Question 19	Noted	More open space needed in towns. More green corridors and children's play areas. Greetland and Elland need more open space/green field areas for children to play.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
172	Edmund Thornhill	Associate I D Planning	Question 19	Noted	Yes	Noted - no further action required.
173	Edmund Thornhill	Associate I D Planning	Question 19	Noted	In smaller settlements where residents may be reliant on a single area of open space to meet their recreation/leisure needs.	Noted - no further action required. These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy.

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367	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Question 19	Noted	The village of Blackshaw Head should have designated public open space to provide play facilities for young people.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
463	Mr D R Witcher	Shibden Valley Society	Question 19	Noted	The locations of the most valuable open spaces are:- In local village and neighbourhood children's play areas, school grounds and playing fields, Shibden Park, Savile Park, Manor Heath Park and Skircoat Moor. It may be possible to identify surplus open space in the light of the OSSRSAP and on completion of the Amenity Land Survey.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
475	Mr Roger Drayton		Question 19	Noted	a) In the Hipperholme and Lightcliffe area yes, but no if you build 1000+ homes here and 800+ in other areas per year. b) Ask the local residents in each area the other questions.	Noted - no further action required.
483	Ms Pam Warhurst		Question 19	Noted	More land should be identified for local food production which could be done by showing the potential for multifunctional land use on the Calderdale map.	It should be noted that the Local Authority has recently completed and published an open space, sport and recreation study.
449	McInerney Homes	McInerney Homes/ Associate Peacock & Smith	Question 19	Noted	Opportunities exist at the edge of settlements to utilise land adjoining new housing developments for greenspace provision. If such land is proposed for greenspace provision, informal open space will be created which will benefit existing settlements.	It should be noted that Green Infrastructure and Amenity Space Studies have yet to be completed as part of the evidence base for the Core Strategy.
572	Mr Alan Reid	Chair Clifton Action Group	Question 19	Noted	Open space should not be confused with sport facilities and children's play areas and should be unencumbered by development of any kind.	Noted - no further action required.
622		Land & Development Practice	Question 19	Noted	There is sufficient Open Space in the district, but its make up and value should be assessed further. There is	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for

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					insufficient recreational open space and consideration needs to be given to a number of projects that can remedy this situation.	the Core Strategy. Reference will also be made to the Calderdale Open Space, Sport and Recreational Study: Strategy and Action Plan (2006).
689	Mr Colin Holm	Government Team (West) Natural England	Question 19	Noted	Natural England advocates that the Calderdale Open Space, Sport and Recreational Study: Strategy and Action Plan (2006) should be used to assess open space provision. The findings of the study should be used to identify whether there is sufficient open space in the District and where there are deficiencies in different types of open space provision and highlight opportunities for new and enhanced provision.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy. Reference will also be made to the Calderdale Open Space, Sport and Recreational Study: Strategy and Action Plan (2006).
648	Ms Jill Smith-Moorhouse		Question 19	Noted	Parks in Calderdale are under utilised. Facilities could be greatly improved for various sports. Public involvement and consultation is the key.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy. Reference will also be made to the Calderdale Open Space, Sport and Recreational Study: Strategy and Action Plan (2006).
743	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 19	Noted	We support the protection and expansion of open space provision in the district. Further, additional housing should be sustainably located within existing urban areas to reduce pressures on open space.	These issues will be investigated as part of the Green Infrastructure and Amenity Space Studies that have yet to be completed as part of the evidence base for the Core Strategy. Reference will also be made to relevant housing studies.
4	mr michael snee	community care officer Halifax & district Irish Society	2.86	Noted	Object	No information provided.
573	Mr Alan Reid	Chair Clifton Action Group	2.87	Agree - no further action	The way to engender stronger communities is to take community views into account when making decisions that affect them, and allow them the right to	Community involvement in the LDF from an early stage is vital to the delivery of a successful Core Strategy and Development Plan. However, under the provisions of the Town and Country Planning Act

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					self-determination in respect of the LDF and Core Strategy.	(2004) it is ultimately the role of Local Planning Authorities in England to prepare and implement the development plans for their area. Any decisions made with regards to policies and land allocations in the LDF will be examined (independently) by the Planning Inspectorate prior to adoption. In accordance with the Town and Country Planning Regulations, this will ensure that decisions made have involved the community at all stages of preparation (particularly in the early stages), are the most sustainable options (based on environmental, social and economic grounds) and are based on a sound evidence base.
649	Ms Jill Smith-Moorhouse		2.87	Noted	Feedback must be taken onboard, be respected as relevant, and be a valid contribution to the process.	Community involvement in the LDF is a key part of the preparation of the new development plan and spatial planning. Engagement is taking place at this early stage (prior to any policy development) to ensure that people have a proper opportunity to influence policies and the identification of issues, prior to them being drafted. All feedback is taken onboard, and will be dealt with in an open and transparent way.
6	mr michael snee	community care officer Halifax & district Irish Society	Question 20	Noted	Raises issues concerning the integration of the Park Ward community with the rest of the population and suggests that this area should be demolished.	Demolition should be a last resort, although there are probably some very sub-standard properties not only in Park Ward but also across the district. Issues relating to community integration and cohesion are fundamental to the well-being of the district and will be addressed through relevant and appropriate agencies and supported within the LDF where necessary.
249	R Collinge	Luddenden Conservation Society	Question 20	Noted	This objection raises the issue of vandalism in Luddenden as being endemic. It also points out that there is insufficient policing on the beat in Luddenden. Temporary increases only have a temporary impact on reducing crime.	It is not possible to address policing levels through the Core Strategy, this is an issue for the West Yorkshire Police Authority. However, the Core Strategy can influence issues of safety and security in new developments and policies developed in the Core Strategy should therefore consider these issues, for example the appropriate use of lighting and the use of Secured by Design principles (UK Police initiative).

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464	Mr D R Witcher	Shibden Valley Society	Question 20	Noted	The society has no major concerns about safety or creating a stronger community.	Noted
650	Ms Jill Smith-Moorhouse		Question 21	Noted	Housing for older people with services on the doorstep and regular bus service works well (e.g. Pennine Housing, Luddenden)	The Core Strategy should help to deliver suitable, warm (energy efficient) accommodation for older people, with good access to local services and facilities. This will be informed by the SHMA which should identify specific needs and be prepared in the Spring/Summer of 2009.
745	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 21	Noted	A significant increase in elderly single households requires a specific, detailed and local response in terms of future housing provision.	The SHMA, due to be produced in the Spring/Summer 2009, should provide detail as to the anticipated housing requirements for elderly households. This work will feed into preparation of the Core Strategy and LDF to help ensure that future housing needs, both in terms of numbers, and locations, are met.
120	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 22	Noted	1) No comment 2) more exercise and better diet	Planning policies in the LDF can help encourage residents to undertake more exercise by ensuring that modern, accessible sports facilities are provided across the borough (both indoor and outdoor facilities). A more limited impact on improving diet is possible through planning policy, however support for increasing allotment space would be one method.
177	Edmund Thornhill	Associate I D Planning	Question 22	Noted	The opportunity for the Core Strategy to assist in raising educational achievement is limited. Care should be taken not merely to expect developer contributions for education to assist in this matter.	The Developer Contributions Towards Meeting Education Needs SPD, part of the Calderdale LDF, was adopted by the Council in February 2008. The SPD helps to meet identified needs, specifically through new housing developments. However the Core Strategy will look at other aspects of education provision where necessary, such as supporting the Building Schools for the Future programme, and improvement of adult education facilities.
466	Mr D R Witcher	Shibden Valley Society	Question 22	Noted	Policies in the Core Strategy could help retain/attract excellent teachers with proven performance records. To ensure that childhood obesity is minimised the Core Strategy should ensure adequate playing fields in schools, and regular	The Core Strategy is unable to influence the quality of recruitment in the education sector as it will only contain policies relating to planning issues. Equally therefore it is unable to influence school curricula. It can however help to protect and retain school playing fields. It should be noted that the Local Authority

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					physical activity in the curricula.	completed and published an open space, sport and recreation study in 2006 which identified sports and recreation grounds.
624		Land & Development Practice	Question 22	Noted	Projects such as MyPlace can provide all the facilities required.	Certainly Myplace has a place within meeting the delivery of facilities and services for children and young people. However where these may have spatial implications it is important that the Core Strategy provides at least some framework for addressing these.
746	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 22	Noted	More sustainable locations and transport would play a significant part to assisting young people help minimise childhood obesity.	Spatial planning is working with the Health professionals to address obesity and further work will be needed to embed this into the Core Strategy.
780	Mr John Gaukroger		Question 22	Noted	Concern is expressed about the description of the potential University presence in Calderdale, and in particular the support that is being expressed by the Council.	This is a key issue for the future of the district. It is being addressed within the Halifax Town Centre and Piece Hall Master Plan, but also within partnership working with delivery agencies and will hopefully be fully secured by the time the Core strategy is adopted. The influence that the Core Strategy will have on its delivery at this stage in the development process is limited.
574	Mr Alan Reid	Chair Clifton Action Group	3.4	Noted	Concern over consultation process.	The Council have undertaken numerous events as part of the development of the Core Strategy and its evidence base. Some of these events have been undertaken for specific purposes. The Employment Land Review meeting was organised to discuss issues surrounding why business choose to locate or move away from the district.
27		Development Planning Partnership	Question 23	Noted	We would therefore support option 5.	Noted.
121	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 23	Noted	Railway station at Elland is a key issue.	Noted.

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201	Mr J T Wilson		Question 23	Noted	a) A MASSIVE refurbishment of Halifax rail station with shuttle bus links to town centre. b) Elland merits a rail station. Elland need a bus interchange/station in the town centre.	Noted
349	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 23	Noted	Improvements ton Elland in terms of facilities and services.	Noted.
327	Mr John Walker		Question 23	Noted	Re introduction of Public Toilets or a good supply of Portaloos. Him and Hers to cope with increasing numbers of amblers/walkers and cyclists/cycle clubs.....and visitors to the area. Also more sustained woodland especially for Willow for fuel for wood burning electricity generation.	Noted
179	Edmund Thornhill	Associate I D Planning	Question 23	Noted	No, it is important to ensure housing and employment needs for the District are met as set out in the RSS.	Noted.
180	Edmund Thornhill	Associate I D Planning	Question 23	Noted	No other issues specific to area.	Noted.
467	Mr D R Witcher	Shibden Valley Society	Question 23	Noted	Special landscape areas should be considered in the spatial vision.	Noted.
476	Mr Roger Drayton		Question 23	Noted	It is not improved vision that is needed, but listening.	Noted
576	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe Environmental Group	Question 23	Noted	There is a need for continuing dialogue with everyone within areas of concern, cut off dates are of little use in a fast changing local scene.	Further opportunities to be involved in the development of the Core Strategy will be available.
232	Dr Lesley Mackay			Noted	'Transport Visions' need to include Housing, employment and Local Services Directorates/Services, Planning/Regeneration if they are to seriously attempt to reduce car use.	The transport visions for the district, city region and region will be incorporated into the Core Strategy where relevant.
578	Mr Alan Reid	Chair Clifton	3.8	Noted	No vision other than Calderdale's own,	Noted.

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		Action Group			as determined by the people of Calderdale, should have any credence as far as Calderdale is concerned.	
575	Mr Alan Reid	Chair Clifton Action Group	3.8	Noted	No vision other than Calderdale's own, as determined by the people of Calderdale, should have any credence as far as Calderdale is concerned.	Noted.
122	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 24	Noted	Railway station at Elland is a key issue.	Noted.
233	Dr Lesley Mackay		Question 24	Noted	Food is another vision that should be considered in the Core Strategy.	Noted.
328	Mr John Walker		Question 24	Noted	Direct Rail Link Halifax to London Kings Cross.	Whilst the Council can influence timetabling it is the responsibility of the Rail Network and associated operators.
181	Edmund Thornhill	Associate I D Planning	Question 24	Noted	No other visions should be considered for Core Strategy.	Noted
182	Edmund Thornhill	Associate I D Planning	Question 24	Noted	All elements of the Vision for Calderdale need to be reflected in the Core Strategy.	Noted.
468	Mr D R Witcher	Shibden Valley Society	Question 24	Noted	We believe the incorporation of visions or parts of visions from other Council and Partner Visions would be unhelpful and would add little of use to the existing visions.	Noted.
477	Mr Roger Drayton		Question 24	Noted	It is not improved vision that is needed, but listening.	Noted.
625		Land & Development Practice	Question 24	Noted	Option 4	Noted
414	Mrs D Reid			Noted	The only solution is to put each proposed development for public scrutiny on an individual basis so that the people decide whether or not it	This section is looking at how the district may evolve over the next 15 years and provide a vision for a future Calderdale. Whilst the current economic downturn is noted conditions are likely to change over the 15 year

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					should go ahead because it is the people who have to live with the consequences of each and every development, not the planners or developers.	period. Without an adequate policy framework provided by the Core Strategy and other LDF documents the local planning decision making powers would be severely undermined.
9	mr michael snee	community care officer Halifax & district Irish Society	Option 4: Spatial Vision	Noted	OPTION 3 IS THE CHOICE	Noted.
368	Mr Lars Hansen	(Clerk) Blackshaw Parish Council	Option 5: Spatial Vision	Noted	Option 5	Noted.
123	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 25	Noted	Option 5 preferred option - overarching vision and separate area visions.	Noted.
202	Mr J T Wilson		Question 25	Noted	Option 2 - is planning mumbo jumbo	Noted.
203	Mr J T Wilson		Question 25	Noted	Option 5	Noted.
234	Dr Lesley Mackay		Question 25	Noted	Unanswerable because the options are too woolly and unspecific!	Noted.
329	Mr John Walker		Question 25	Noted	Option 4	Noted.
183	Edmund Thornhill	Associate I D Planning	Question 25	Noted	Option 5.	Noted.
469	Mr D R Witcher	Shibden Valley Society	Question 25	Noted	Option 5	Noted.
260	Mrs P Billings	Hunter Page Planning	Question 25	Noted	Option 5 - The Core Strategy's Spatial Vision should provide complimentary visions that address the diversity of needs and support of the service centres as well as the urban areas.	Noted
542	Mr Richard Lee	Project Planning And Property Consultant	Question 25	Noted	Option 5	Noted.

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693	Mr Colin Holm	Government Team (West) Natural England	Question 25	Noted	Option 5	Noted.
749	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 25	Noted	Option 5	Noted
28		Development Planning Partnership	Question 26	Noted	We have no comments on the aims and strategic objectives.	Noted
54	Mr Ian Sanderson	Principal Archaeologist West Yorkshire Archaeology Advisory Service	Question 26	Noted	WYAAS strongly welcomes the recognition that Calderdale's heritage are a key part of its future as well as its past and that the strategic objectives include "To protect the district's historic heritage and to ensure that all new development contributes to a high quality environment."	WYAAS's support of strategic objective No.7 is noted.
48	Mr Steve Heckley	LTP and Planning Lead Officer WYPTE (Metro)	Question 26	Noted	The final objective to ensure the provision of sustainable, safe and efficient transport system is welcomed. It should be also noted that sustainable transport outcomes contribute to other objectives such as improving sustainable development, reduce the causes of climate change and improving accesses to employment and services.	The Council notes Metro's views and support for the final objective (No. 8).
124	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 26	Noted	1) Yes 2) Better facilities- for outdoor users including tourism	Comments noted. The strategic objectives are high level broad objectives and specific reference to facilities for outdoor uses is perhaps too detailed. However, such objectives lie within the broader objectives 5,6 and 7.
330	Mr John Walker		Question 26	Noted	More toilet facilities to cyclists and walkers.	Whilst provision of such facilities is essential this is too detailed a matter to form a strategic objective but specific provision will be considered within the Core Strategy and Land Allocations and Designations DPDs. Such matters could be considered to be covered by the broader objective on sustainable travel.

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184	Edmund Thornhill	Associate I D Planning	Question 26	Noted	Yes, but it is important to ensure that the need to meet housing and employment/economy requirements is carefully considered against protection of open space, green infrastructure and natural environment; these should not be protected merely for their own sake as such an inflexible approach will harm the council's ability to meet RSS requirements. There are no other strategic objectives that should be included in the Core Strategy.	Comments noted. A fundamental role of the planning system is to balance the need for development against the need to protect the natural environment and will be of consideration in preparing the Core Strategy.
484	Mr Peter G Ratcliffe		Question 26	Noted	A further strategic objective should be: To recognise the future need for householders to grow their own food, by the provision of bungalows at a density not greater than 8 to the acre, with low pitch roofs to ensure sunlight for the 600sq yds of garden space thus created.	Whilst provision of food locally is a laudable objective it is too detailed an objective to be a strategic objective in the Core Strategy but could be considered to be covered under the broader strategic objectives relating to sustainability. House types and densities will be covered under policies in the Core Strategy based on the relevant evidence but the density proposed in the representation would conflict with national guidance on densities as set down in PPS3 Housing.
470	Mr D R Witcher	Shibden Valley Society	Question 26	Noted	We agree with the strategic objectives set out, with particular emphasis on objectives 5-8 We do not suggest the addition of any further objectives.	Comments noted. Some refinement of the strategic objectives may be required as preparation of the Core Strategy progresses in response to other representations.
543	Mr Richard Lee	Project Planning And Property Consultant	Question 26	Noted	Broadly agree but I would take issue with the attitude that all green space is valuable and should be protected. There are many instances of poor quality green space on urban fringes that is protected as Green Belt but would be better developed thereby contributing to achieving the broader vision.	Whilst too specific to be a strategic objective the balance to be struck between protecting green belt land and development will be determined during the preparation of the Core Strategy based on the relevant evidence.
586	Mr Roger Drayton		Question 26	Noted	In order to resolve the conflicts between the need to develop and the need to	The balance to be struck between development and protection of all undeveloped areas will be addressed

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					protect land open and honest debate is required with the needs of residents coming before those of financial gain. As development takes more land the remaining natural areas increase in value, both formal and informal areas.	during the preparation of the Core Strategy based on the evidence.
557	Ms Sara Robin	conservation officer Yorkshire Wildlife Trust	Question 26	Noted	The Yorkshire Wildlife Trust supports objective 6. In order to protect and enhance the natural environment, policies need to be in place to monitor the species and habitats present in the region so that developments do not unwittingly damage biodiversity.	Comments noted. The Core Strategy will contain policies on the natural environment together with targets to measure their implementation.
516	Mr Andrew Donaldson		5	Noted	I believe that all projections are too high for the Brighouse area and more flexible and studious approach should be taken. There are other areas in Calderdale where hardly any numbers have been allocated but development will not damage the localities as it would in areas around Brighouse.	The issue of capacity for growth and infrastructure will be developed as the Core Strategy evolves.
517	Mr Andrew Donaldson		5	Noted	I believe that all projections are too high for the Brighouse area and more flexible and studious approach should be taken. There are other areas in Calderdale where hardly any numbers have been allocated but development will not damage the localities as it would in areas around Brighouse.	The issue of capacity for growth and infrastructure will be developed as the Core Strategy evolves.
581	Mr Alan Reid	Chair Clifton Action Group	5	Noted	Additional option is to allow Calderdale to grow organically in which each development, of whatever nature, would be put up for public scrutiny so that the people could decide on whether or not it should go ahead.	The development of all options and sites will be open to public scrutiny through the evolution of the Core Strategy and subsequent Land Allocations and Designations DPD and development management decisions.
513	Mr Roger		5	Noted	Support option 1	Noted.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
	Dangerfield					
511	Mrs Judith Turner		5	Noted	Support option 1.	Noted.
580	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe Environmental Group	5.1	Noted	The impact of the projected 1,000 new homes within the Hipperholme/Lightcliffe/Hove Edge are must result in worsening traffic problems within the area if no changes are made to the infrastructure throughout the Leeds/Manchester corridor - local jobs created prior to new housebuild could alleviate part of this problem.	Noted.
93	Ms Sara Robin	conservation officer Yorkshire Wildlife Trust	5.3	Noted	Recent economic changes and lack of credit may lead to variation in housing needs and less land being required for housing developments. The LDF policies should be sufficiently flexible so that excessive land is not lost to development.	Noted.
236	Dr Lesley Mackay			Noted	I would not like any incursion into the development of the Green Belt around Hebden Bridge in the next 10-15 years.	Noted.
582	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe Environmental Group	Table 10	Noted	The loss of Green Belt in the area, will have a detrimental affect to our existing wildlife and affect local wildlife corridors.	A Green Belt Review is being undertaken as part of the evidence base for the LDF. This will assess Green Belt against the criteria set out within PPG2. In addition a green infrastructure study is also being undertaken and the findings of the Calderdale Biodiversity Action Plan will both feed into the development of the Core Strategy.
97	clifford			Noted	I support Option 2	Noted.
472	clifford		5.9	Noted	Family homes required for a growing population. Hipperholme and Lightcliffe area could accommodate some of this growth.	Noted.
352	Mr. Robin		Figure 6	Noted	New drains are needed before any	Discussions will occur with Yorkshire Water regarding

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	Dance				building can be undertaken	infrastructure as the Core Strategy develops.
20	Mr Gerald Fenton			Noted	Support spatial option 3.	Noted.
452	McInerney Homes	McInerney Homes/ Associate Peacock & Smith		Noted	Do not favour Option 3. Elland could accommodate 900-1300 new homes.	Noted
29		Development Planning Partnership	Question 27	Noted	Support option 2 or 3.	Noted.
31	Mrs Pauline Arthur		Question 27	Noted	Retain Green Belt.	A Green Belt Review is being undertaken as part of the LDF evidence base to assess whether the current Green Belt boundary is fit for purpose as indicated in PPG2.
125	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 27	Noted	Support options 2 and 4.	Noted.
205	Mr J T Wilson		Question 27	Noted	Option 4	Noted
240	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 27	Noted	Object to the building of any residential property as part of this plan on Green Belt land in the Elland, Greetland and Stainland areas.	Noted.
208	Mrs J Crowther		Question 27	Noted	Concern over amount of development proposed for Brighouse.	Noted.
237	Dr Lesley Mackay		Question 27	Noted	Spatial Option 3 is preferred option. However more needs to be done in Todmorden.	Noted
284		Richard Raper Planning Ltd	Question 27	Noted	Favour Spatial Option 2: "New Growth Points".	Noted.
331	Mr John Walker		Question 27	Noted	Support Spatial Option 2	Noted
251	R Collinge	Luddenden Conservation Society	Question 27	Noted	In favour of options 3 and 4.	Noted.

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296	Mr Richard White		Question 27	Noted	Spatial Option 4 preferred option.	Noted.
185	Edmund Thornhill	Associate I D Planning	Question 27	Noted	Option 3 is the preferred choice in combinations with Option 2 An additional benefit of Option 3 is that character of small Upper Valley towns will be protected. Development in these main settlements (Halifax and Brighouse/Rastrick) needs to be flexible with due consideration given to the release of greenfield and green belt land to meeting housing and employment requirements.	Noted.
293	Mr C Arthur		Question 27	Noted	I wish to object strongly to all proposals which would in any way seek to erode Green Belt areas. There should be no alteration whatever to them as long as Brown Field sites remain available, and not even thereafter except in extreme need.	A Green Belt Review is currently being undertaken as part of the evidence base for the LDF this will assess the fitness for purpose of the Green Belt as assessed against PPG2. Brownfield sites will, in most cases, still be the preferred option for development.
471	Mr D R Witcher	Shibden Valley Society	Question 27	Noted	Our preference is for a combination of Options 1 and 4, taking into account that:- There should be no encroachment into the Green Belt except possibly in Mytholmroyd, Brighouse/Lightcliffe and Oven den Development should be concentrated in, and adjacent to Local Service Centres.	Noted.
421	Mr Roger Drayton		Question 27	Noted	Option 1 preferred	Noted.
357	Mr Grayham Mitchell		Question 27	Noted	We write to object to the suggested proposals of any planning and building of houses or other units on green belt land. In particular on land to the south of Wakefield Road, Lightcliffe, Halifax. Our principle objection is the	Noted. Site specific issues to be dealt with as part of Land Allocations and Designations DPD.

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					infrastructure of the area, in particular the established road structure.	
358	Nicola Harvey		Question 27	Noted	I am deeply alarmed why this number of new homes is being imposed on us. I am also unclear as to why this number of new homes need to be built. I would favour no loss of green belt sites above all else. It is a well known fact how essential green spaces are to people's quality of life and to nature conservation.	The housing figures are set within the Yorkshire and Humber RSS. The Calderdale LDF must be in general conformity with the RSS.
359	Mr Nigel Tordoff		Question 27	Noted	I am deeply alarmed why this number of new homes is being imposed on us. I am also unclear as to why this number of new homes need to be built. I would favour no loss of green belt sites above all else. It is a well known fact how essential green spaces are to people's quality of life and to nature conservation.	The housing figures are set within the Yorkshire and Humber RSS. The Calderdale LDF must be in general conformity with the RSS.
488	Unknown	Clugston Developments/ Indigo Planning	Question 27	Noted	Support for Spatial Option 2 New Growth Points and in particular the identification of Hipperholme for housing growth.	Noted.
587	Mr Adrian Christopher O'Connor	Chairman Hipperholme & Lightcliffe Environmental Group	Question 27	Noted	The major impact to the areas within Hipperholme, Lightcliffe and Hove Edge regarding the saturation with housing, with no thoughts to wildlife corridors, impacts on local drainage/localised flooding, increased traffic and the removal of local employment sites must be objected to.	The infrastructure requirements of an area, including green infrastructure, will be considered should this area be taken forward as a general location for development in the Core Strategy.
583	Miss Allison Rushton		Question 27	Noted	I understand that the number of new houses to be built is imposed on Calderdale by another body but feel any housing development should be centred	Comments noted. The site specific issues will be dealt with through the Land Allocations and Designations DPDs.

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					around location already identified for housing development should be centred around locations already identified for house building or brownfield sites - not green belt areas. Site specific concerns also raised.	
591	Mr RD Morley		Question 27	Noted	A combination of Spatial Option 1 (Business as usual) and Spatial Option 2 (New Growth Points) should be advocated.	Noted.
592	Mr & Mrs E & J Metcalfe		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
652	Ms Jill Smith-Moorhouse		Question 27	Noted	No indication is given throughout as to who all these new houses are for. These figures would greatly influence where development should take place. Services around Calder Valley and Sowerby Bridge are already jam packed, so any further over development there would make the quality of life greatly reduced for everyone.	Noted.
654	S Veal		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
653	Karen Firth		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.

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					damaging to Rastrick.	
655	H McPherson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
656	T Henson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
657	A McPherson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
658	Andrew & Rachel Wood		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
659	J Stewart		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
660	Linda Haley		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					damaging to Rastrick.	
661	R Beech		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
662	AM Peaker		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
663	L Hume		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
664	Simon Drennan		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
665	K Drennan		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
666	R Robinson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.

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					damaging to Rastrick.	
667	J Midgley		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
669	D Dickinson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
668	S Wilson		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
670	Aldrin Asuncion		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
671	Lydia Castle		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
672	M McManamin		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighouse needs to be improved. Support the option which is least	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.

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					damaging to Rastrick.	
673	Paula Fitzgerald		Question 27	Noted	Need to maintain the character of Rastrick, particularly open space and Green Belt. The infrastructure of Brighthouse needs to be improved. Support the option which is least damaging to Rastrick.	The development of the Spatial Option will require an assessment of the infrastructure required to ensure the option is feasible. The use of brownfield sites will be prioritised over open spaces and Green Belt wherever possible.
674	Mr Jason Flynn		Question 27	Noted	Option 3 as the best of an inadequate selection, because it proposes the least new building in the Upper Valley.	Noted
626		Land & Development Practice	Question 27	Noted	Support option 2	Noted
751	Mr Anthony Rae	Friends Of The Earth (Calderdale)	Question 27	Noted	We would favour a blending of Options 3 and 4 within an overall approach to housing supply that seeks to constrain and not encourage further growth, and takes account of the recent oversupply in the period 2003-8. This approach is important not just to protect sustainability in Calderdale but also, and equally importantly from the RSS perspective, to protect already vulnerable housing markets in deprived conurbations and elsewhere in the region.	Noted.
778	Mr David E Armitage		Question 27	Noted	Queries the validity of the housing and population growth numbers within the RSS and why in recent years Calderdale has over supplied housing based upon UDP and RSS figures.	The RSS has been developed based upon the most up to date population forecasts available. The RSS housing numbers are also currently being reinvestigated. Calderdale has recently over provided housing based upon UDP and RSS targets in recent years this is at least partially due to the change in government policy making these targets floors rather than ceilings.
779	Mrs M E Armitage		Question 27	Noted	Concerns regarding the amount of development indicated within the	Brighthouse has been identified within the RSS as a Principal Town indicating it should be a main local

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					spatial options for Brighouse. Would not like to see any loss of Green Belt. Site specific concerns regarding sites in Clifton. Current congestion on M62.	focus for growth, however this growth needs to be managed taking account of current and future infrastructure requirements. A Green Belt Review is currently being undertaken to assess the appropriateness of Green Belt designation across the district to ensure it complies with the requirements of PPG2. The Council are actively engaged with the Highways Agency regarding the impact of any spatial option upon the Strategic Road Network. The site specific concerns will be dealt with in the Land Allocations and Designations DPD.
777	Mrs M L Holland		Question 27	Noted	Brighouse is a victim of its own success and its relatively flat terrain and apparently easy access to the M62 it feels to our residents that Brighouse is a scapegoat for the rural areas of Calderdale. More adequate infrastructure is needed prior to the implementation any of the given options. Realistically, we feel that building high-rise in town centre brown-field sites is the only way to satisfy the criteria set out in the strategic plan of people being near enough to 'walk, cycle or travel by public transport' to access work and/or amenities such as rail and bus links. Anything less is unrealistic in its expectations of people housed on the margins of urban areas. Site specific concerns regarding sites in Rastrick.	The comments will be considered whilst developing the Core Strategy. Site specific concerns will be dealt with through the Land Allocations and Designations DPD.
776	Mr Robert G Holland		Question 27	Noted	Brighouse is a victim of its own success and its relatively flat terrain and apparently easy access to the M62 it feels to our residents that Brighouse is a scapegoat for the rural areas of Calderdale. More adequate	The comments will be considered whilst developing the Core Strategy. Site specific concerns will be dealt with through the Land Allocations and Designations DPD.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					infrastructure is needed prior to the implementation any of the given options. Realistically, we feel that building high-rise in town centre brown-field sites is the only way to satisfy the criteria set out in the strategic plan of people being near enough to 'walk, cycle or travel by public transport' to access work and/or amenities such as rail and bus links. Anything less is unrealistic in its expectations of people housed on the margins of urban areas. Site specific concerns regarding sites in Rastrick.	
603	Mr B Howarth	Head of Planning Dacre Son & Hartley	Question 27	Noted	Subject to the outcome of the SHLAA and Green Belt Review, our preferred spatial option would be an alternative to Spatial Option 4 where appropriate Green Belt releases are included.	Noted
612	Mr S Wright	Dacres Commercial	Question 27	Noted	Subject to the outcome of the SHLAA and Green Belt Review, our preferred spatial option would be an alternative to Spatial Option 4 where appropriate Green Belt releases are included.	Noted
766	Mr Stuart Shackleton	Northowram Village Society	Question 27	Noted	Support Option 1	Noted.
767	Mr Stuart Shackleton	Northowram Village Society	Question 27	Noted	Concerns over any loss of Green Belt on potential sites in Shibden, Northowram	A Green Belt Review is being undertaken as part of the LDF evidence base to assess the appropriateness of the current Green Belt. Site specific concerns will be dealt with through the Land Allocations and Designations DPD.
787	Mr Oliver Freer	White Young Green	Question 27	Noted	Support for Spatial Option 2 and recommend the identification of Hipperholme for housing growth.	Noted
788	Mr Oliver Freer	White Young Green	Figure 6	Noted	Support for spatial option 2 and for other uses being considered on existing employment land allocations. The sites	Certain allocated employment sites will be re-assessed to determine whether or not they should be re-allocated for housing use. This may be in the Core

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					at Crosslee and former Southedge Quarry are suitable to accommodate additional housing growth in Calderdale due to their sustainable location.	Strategy where only strategic sites are to be allocated or in the Land Allocations and Designations DPD.

Table 13 – Core Strategy Issues and Options – Disagree / Not Relevant

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
497	Mr Alan Reid	Chair Clifton Action Group		Not relevant	Raises questions about the new planning system in relation to integrated planning and spatial planning.	The first principle is about "ensuring sustainable development is pursued in an integrated manner" - not about the integration of development plans. The 5 principles of sustainable development must be integrated into the process which creates the Core Strategy. Planning itself is defined by PPS1 which is titled: "Delivering Sustainable Development". The Core Strategy sets the framework with which all subsequent DPDs must conform. It is not part of the way the new system is intended to operate that a subsequent DPD would lead to a change in the Core Strategy as suggested by the objector - as the subsequent DPD would not be in conformity with the Core Strategy and therefore would not be sound. There are only 2 proposed DPDs in Calderdale presently the Core Strategy and the Land Allocations & Designations DPD. Area Action Plans may come forward in response to specific issues in local areas and other DPDs on topics of importance within the district, but all these will have to be in conformity with the Core Strategy. The previous system of planning in England was land-use based and focussed, particularly about the regulation and control of the use of land. The aim of the new spatial planning approaches required is to go beyond

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						this to take account of the strategies and plans of other agencies, not traditionally involved in the land - use planning system but who also have an impact on the development of places.
501	Mr Alan Reid	Chair Clifton Action Group	1.1	Not relevant	Raises questions about the nature of city regions and Calderdale's place within them.	This is really a political question and not one for debate within the LDF. The potential for the Leeds City Region to become a statutory body clearly has influence within Calderdale and the fact that our economy is inextricably linked with those across the sub-region within Yorkshire and across the Pennines must be addressed.
507	Mr Alan Reid	Chair Clifton Action Group	2.16	Disagree	How does the Council propose to increase skills levels? Is this not down to the individual and the individual employer to achieve? With the demise of HBOS there is likely to be a surfeit of skills within the financial services sector.	Skills can be improved by providing the correct kind of facilities and opportunities within the district. Infrastructure requirements will be a key element of the Core Strategy.
540	Mr Alan Reid	Chair Clifton Action Group	2.28	Disagree	The bulk of Global Warming is caused by the excessive use of the motor car and Calderdale is contributing to this by over-populating the area with housing developments which far exceed local demand.	The Regional Spatial Strategy sets out the housing requirements for the district, therefore the Core Strategy and Land Allocations and Designations Development Plan Documents are required to allocate sufficient land to meet the housing numbers allocated to Calderdale.
309	Mr John Walker		Question 5	Not relevant	The Core Strategy should aim for a reduction in CO2 emissions higher than the LAA, but this will be diluted by aircraft flying over Calderdale.	Air travel is not a topic that is relevant to the Calderdale LDF
635	Ms Jill Smith-Moorhouse		Question 5	Disagree	No because none of the evidence is proven it is only speculation.	The government requires Local Authorities to plan for climate change, and the Local Area Agreement contains targets on CO2 emissions the Council needs to meet.
58	Mr Roy Donson	Regional Planning Director Barratt Northern	Question 6	Disagree	PPS25 is a very clear document in setting out the approach to flooding and the Code for Sustainable Homes provides for SUDS as a key feature. It is not necessary to invent policy for its own sake.	Whilst PPS 25 sets out the national guidelines in the approach to development and flood risk, the Core Strategy is required to develop policies relevant to Calderdale.

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338	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 6	Not relevant	Riverbeds should be deepened and kept clear of obstructions.	Maintenance of the Rivers is not the responsibility of the Council.
724	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.37	Disagree	The LDF should provide a strategic direction for the retrofitting of energy efficiency measures to the existing housing stock.	The Core Strategy and the planning system as a whole will have a very limited impact on retro fitting energy efficient measures - such measures are generally achieved by individual householders choosing to have works carried out and through grants becoming available to make the installation of energy efficient systems affordable..
297	Mr Richard White		Question 7	Disagree	The Upper Valley should be entirely self sufficient for power - water and wind, and all the old housing should be retro fitted with energy efficient insulation.	It is unrealistic to include a policy in the Core Strategy along these lines, such an approach would require huge investment in infrastructure. The Core Strategy and the planning system as a whole will have a very limited impact on retro fitting energy efficient measures - such measures are generally achieved by individual householders choosing to have works carried out and through grants becoming available to make the installation of energy efficient systems affordable.
451	Mr D R Witcher	Shibden Valley Society	Question 8	Disagree	Construction standards are not planning issues but are best dealt with through Building Regulations	A sustainable construction policy is relevant to planning policy and therefore the Core Strategy, since the impact the development will have on the environment is a planning concern. Sustainable construction not only relates to materials used, but the design and location of a development.
157	Edmund Thornhill	Associate I D Planning	Question 11	Not relevant	Repeats the question set out in the document please see response CS158	Repeats the question set out in the document please see response CS158
560	Mr Alan Reid	Chair Clifton Action Group	2.69	Disagree	Can housing be properly forecast and planned? There is no evidence to support the stated housing need. Should not housing development be for local needs only and each proposal judged on its merit? The requirement figures change as new evidence in the form of e.g. the latest population and household	Paragraph 2.69 provides background factual information relating to the current and potential future housing requirements of the district. Since the RSS requirement must be adhered to by local planning authorities in their LDDs the Council does not have a choice as to whether it makes provision to meet the housing requirement figure if it wishes its Core Strategy to be found to be a sound document at

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
					projections are updated.	examination. Whilst the comments regarding the current economic situation are noted, the RSS and the Core Strategy are looking ahead to 2026 and must assume normal market conditions since several economic cycles are likely to be experienced during this period. The requirement has to be accommodated within the core approach in RSS which requires the majority of housing to be in and around Halifax and Brighouse. Assessing each development on its merits would not enable the proper planning of infrastructure nor provide the opportunity to secure funds towards its provision.
561	Mr Alan Reid	Chair Clifton Action Group	2.70	Disagree	Government Policy should not necessarily be followed and local democracy allowed to prevail. House building and associated borrowing have led to a collapse in the economy and so why pursue a failed strategy. Organic growth should replace trying to forecast the future.	Government and regional policy as set out in Planning Policy Statements and RSS respectively have to be followed otherwise the Core Strategy will not be found to be sound upon examination. There is a distinction between the provision of land for housebuilding and the workings of financial institutions and the mortgage market which are outside the scope of the planning system. Determining each site on its merits would prevent the proper planning of infrastructure and the opportunity to obtain associated funding.
346	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 17	Disagree	The area does not lend itself to cycling.	Disagree - no further action required. Infrastructure exists in Calderdale to facilitate cycling.
462	Mr D R Witcher	Shibden Valley Society	Question 18	Disagree	The need for additional health facilities is really a matter for the PCT.	Disagree - no further action required. Health provision requires joined up thinking between relevant public bodies and other stakeholders.
744	Mr Anthony Rae	Friends Of The Earth (Calderdale)	2.86	Disagree	Fuel poverty should be located in the section relating to climate change and not healthier communities.	Whilst fuel poverty has tenuous links to climate change, it is considered that fuel poverty has a strong correlation with poor health.
118	Greater Elland Civic Trust Vicky Wilkinson Wilkinson		Question 20	Not relevant	Safety?	Insufficient detail to determine the aim and purpose of response.

Resp No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
348	Mr J Braithwaite	Chairman Elland & District Regen Partnership	Question 20	Not relevant	Various work and events around promoting safer, stronger communities already takes place, however more publicity is required to ensure that it reaches a wider audience.	These comments are not relevant to the Core Strategy as they relate to improving communications of existing work at a wider level. Comments will be forwarded to the Communications Team in the Chief Executives Office.
324	Mr John Walker		Question 20	Not relevant	There is a lack of interest shown by the public in the development of safe and strong communities.	The Core Strategy will not address issues of public engagement, its purpose (in line with PPS12) is to provide planning policies, guidance and strategic site allocations for new development. The Statement of Community Involvement (SCI) details the various consultation methods used in preparation of the Calderdale LDF which are intended to encourage as wide a participation as possible from the local community.
7	mr michael snee	community care officer Halifax & district Irish Society	Question 21	Not relevant	Suggests that older people should have central heating with no charges for heating in winter months. All properties should be linked with telecare and there should be free swimming and access to "grey" playgrounds and facilities.	Most of these suggestions do not have a direct bearing upon the spatial planning options that the LDF can influence. however the suggestions will be raised with the relevant agencies and part of the authority.
325	Mr John Walker		Question 21	Not relevant	Taking note of the 'Old Folk' and their representatives (Associations/Charities etc) the Authorities seem to assume that 'Old Folk' are by nature dodderly and forgetful..... they might have been in the past. The 'Baby Boomer' generation who have mastered the Internet can 'run rings' around any/the majority of 'Experts' theories that arise through the creation of Core Strategy and other 'dreamt up' job/pension public service schemes.	No planning issues to consider
304	Mr Richard White		Question 21	Not relevant	Unadopted roads can be unsafe for the elderly and should be looked at for adoption. Pavements should be gritted/salted in frosty condition to avoid	The issues raised are valid and impact upon elderly people's ability to get around. However they are not planning issues and are therefore not relevant to the Core Strategy and LDF planning process. These issues

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					the elderly being housebound or having accidents.	should be dealt with through requests to Highways Management and Streetcare.
8	mr michael snee	community care officer Halifax & district Irish Society	Question 22	Not relevant	Suggests that education should be for the parents as well as children and that role models should be used to tackle childhood obesity.	Lifelong learning is being promoted by the Council and its partners, and there is a healthy towns plan to assist in tackling childhood obesity. The issues raised will be taken up with that partnership as opposed to in the LDF.
326	Mr John Walker		Question 22	Disagree	To improve scholarly performance...bromide in 14 to 16 year olds liquid beverages..tea/coffee/coca cola etc. More group activities along with maybe only half an hour a day on the internet or video games.	The suggestions put forward are inappropriate/can not be addressed through the Core Strategy and LDF process.
579	Mr Alan Reid	Chair Clifton Action Group	4	Disagree	The aims are all very laudable, but the community's views on all aspects of the Core Strategy should be given priority and they should be allowed to determine how and when the strategic objectives are implemented. Raises concerns about the SMARTness of the objectives.	The Council will continue to consult and engage with the community in the preparation of the LDF but implementation has to be on a broader basis than the community responses alone if it is actually to deliver the aims of the Core Strategy. The LDF is being prepared within a regulatory and legal framework which the Council must adhere to. Matters such as detailed targets and measures will be incorporated in the Core Strategy during its preparation to ensure that the objectives are indeed SMART.
516	Mr Andrew Donaldson		5	Disagree	In all options it appears that Brighouse has been allocated for the second largest growth. This presumption does takes into account previous development but does not necessarily translate to the fact of whether the area can accommodate further large growth with out significantly harming the welfare of local communities and whether infrastructure can actually accommodate further growth.	Brighouse has been identified as the second largest area for growth within the district due to its designation as a Principal Town in the RSS. The Core Strategy needs to be in general conformity with the RSS. The ability for Brighouse to accommodate further growth will be assessed as the Core Strategy develops.

Table 14 - Core Strategy Issues and Options Comments – Deal with under a different DPD.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
145	Mr Gerald Fenton	Director Buckley Building Systems Ltd	Question 13	Deal with under different DPD	Advocates merits of a site on Park Lane, Siddal.	This representation relates to a specific site and does not answer the more general questions about the location of development other than some may need to be in what is currently green belt. It is therefore more appropriately dealt with in relation to the Land Allocations and Designations DPD.
350		Hartley Planning & Development Associates Ltd.		Deal with under different DPD	Land at St Giles Road may be suitable for development.	Too detailed for Core Strategy. Will be dealt with through the Land Allocations and Designations DPD.
494	Unknown	Clugston Developments/ Indigo Planning		Deal with under different DPD	Site specific issues regarding sites in Hipperholme.	Too detailed for Core Strategy - unless site identified as being of strategic importance. To be dealt with under Land Allocations and Designations DPD.
11	Mrs MA Horsfall		Question 27	Deal with under different DPD	Site specific issues relating to the potential use of land in Hipperholme/ Lightcliffe for housing.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
30	Mrs J Bellwood		Question 27	Deal with under different DPD	Concern against development of a site in Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
241	Mr Peter Butterfield		Question 27	Deal with under different DPD	Concern over potential development at sites at St Giles Road, Lightcliffe.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
354	Mrs M L Holland		Question 27	Deal with under	Concern regarding possible development site at William Henry School site, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
				different DPD		status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
186	Mr Dereck Frearson		Question 27	Deal with under different DPD	I am totally opposed to any development to the Green Belt Land at Thornhills Lane, Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
187	Mr & Mrs A Pickles		Question 27	Deal with under different DPD	Concerns over any potential development at Thornhills Lane, Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
206	Miss JA Pickles		Question 27	Deal with under different DPD	Concern over potential development at sites across Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
207	Mr CH Gawthorpe		Question 27	Deal with under different DPD	Concern over potential development at sites across Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
188	Mr Cyril Alderson		Question 27	Deal with under different DPD	Concern over potential development at Thornhills Lane, Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
238	Ms Barbara Green		Question 27	Deal with under	Concern over potential development at sites across Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
				different DPD		status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
239	Mr Philip Thomas		Question 27	Deal with under different DPD	Concern over potential development at sites across Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
292		I D Planning	Question 27	Deal with under different DPD	Suggested site at Lower Bracken Farm, Shelf.	Too detailed for the Core Strategy. This comment will be dealt with as part of the Land Allocations and Designations DPD.
351	Mr Robert G Holland		Question 27	Deal with under different DPD	Concern regarding possible development site at William Henry School site, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
355	Mr David Watson		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
356	Mrs Patricia Watson		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
254	Mr Graham Holdsworth		Question 27	Deal with under different DPD	Site at Daisy Bank Allotments to be considered for development.	Too detailed for the Core Strategy. Needs to be dealt with under Land Allocations and Designations DPD.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
255	Ms Ruth Lightbody		Question 27	Deal with under different DPD	Concern over sites in Lightcliffe/ Hipperholme.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
261	Mr & Mrs M Wood		Question 27	Deal with under different DPD	Concern over possible development of St. Giles Road, Lightcliffe.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
415	CW Phillips		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
353	JM Hutchinson		Question 27	Deal with under different DPD	Concern regarding possible development site at William Henry School site, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
369	Nicola Collins		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
370	Paul Warburton		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
372	Andrea Bloom		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
373	Vera Souten		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
371	Sidonia Warburton		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
374	Jonathan Flearmoy		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
375	Mr George Denby		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
376	D Aitchison		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
377	M Aitchison		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
378	B Hanson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
379	P A Simpson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
380	P Hardinge		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
381	Mr Derek Hartley		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
382	H Smithson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
383	M Wolfenden		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
384	A Wolfenden		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
385	S Williamson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
386	M Williamson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
387	M Williamson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
388	J Robertshaw		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
389	A Tyson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
390	K Bradley		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
391	L Senior		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
392	S Butterworth		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
393	D Dodkins		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
394	M A Barker		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

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395	G Wilson		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
396	Mr Colin Wood		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
397	D Birkhead		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
398	L Birkhead		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
399	H R Birkhead		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
400	P V Wells		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

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401	T B Wells		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
402	S Mettrick		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
403	A Mettrick		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
404	M Foster		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
405	Mr Chris Gough		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
406	Ms Sheila Gough		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
407	Mrs S Binns		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
408	Leanne Binns		Question 27	Deal with under different DPD	Concern over possible development of site at Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
435	M & H Jackson		Question 27	Deal with under different DPD	Concern over any potential development on Toothill Lane.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
482	Mr Tim Davis		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
495	Mr Julian Payton		Question 27	Deal with under different DPD	Sites at Hipperholme	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
697	Mr Anthony Lindsey		Question 27	Deal with under different DPD	Site specific concerns regarding Toothill Lane, Brighouse.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
698	Mr & Mrs Keith Miller		Question 27	Deal with under different DPD	Site specific concerns regarding Toothill Lane, Brighouse.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
588	M A Ramsden		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
696	Mr & Mrs G & M Gledhill		Question 27	Deal with under different DPD	Site specific concerns regarding Toothill Lane, Brighouse.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
590	Mr Martin Robinson		Question 27	Deal with under different DPD	Concerns over potential development at William Henry Smith School, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
585	Sue Lamb		Question 27	Deal with under different DPD	Concerns over site at Toothill Lane, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
775	Mr Nigel Hull		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

Resp. No.	Full Name	Organisation Details/Agent	Section/ Para/Table	Response Categories	Summary of Comments	Council Response
768	Mr M D Rushton		Question 27	Deal with under different DPD	Site specific concerns over potential development in Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
770	Mr Michael Lever		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
769	Mr K Valentine		Question 27	Deal with under different DPD	Site specific concern regarding site at Toothill Lane, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
772	Mr & Mrs DU Armitage	Eaton Smith Solicitors	Question 27	Deal with under different DPD	Concern over potential site at Toothill Lane, Rastrick.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
771	Mr & Mrs R and J Ribeiro	Eaton Smith Solicitors	Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.
774	Mrs Dawn Hull		Question 27	Deal with under different DPD	Concern over possible development of sites at Clifton.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

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782	Mr Ian Clarke		Question 27	Deal with under different DPD	Concern regarding possible site development at Wakefield Road, Lightcliffe.	These sites have only been put forward as suggestions by land owners/ developers they have no planning status and do not form part of the Core Strategy at this time. Deal with this comment within Land Allocations and Designation DPD if site continues to be brought forward.

4. Next Steps

- 4.1 All the actions noted in this document will feed directly into the next stages of production for the Core Strategy. The next major phase for the Core Strategy will be to identify a refined set of options together with a spatial vision and strategic objectives for Calderdale. This stage of consultation is currently anticipated to be available for comment in summer 2009.