

Your Area, Your Plan

A new plan for jobs, homes, shops and green spaces

Core Strategy Preferred Options

Autumn 2012

Summary document



We all have different ideas about what type of place we want to live in and how we should deal with the pressure for new development. Although our ideas are different, most of us share common goals of wanting our own home, having a job and being able to enjoy our towns and countryside.

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This booklet briefly describes the Council's favoured approach to dealing with our future development needs. We explain how much land will be required to create the new jobs and homes we need, and show you where we think they could be located.

Why do we need a plan?

If we don't plan for the homes and jobs we need, and where we should make land available, we face the risk of uncontrolled development happening throughout the district. This means in the future, when people apply for planning permission in areas we want to protect, it may be difficult to turn down these applications.

What we've done so far

Two periods of consultation have already taken place. These consultations looked at different options for locating new development within Calderdale. During the consultations you told us;

- To use previously developed (brownfield) land wherever possible;
- That our larger towns should take most growth;
- To locate development where it will do most good;
- To protect the character of our towns and villages;
- Development must be supported by new schools, roads and facilities as required.

What happens next?

This is not our final plan so there are still opportunities for changes. It is therefore really important you tell us your views. The final plan will be available for consultation next year. Following this final consultation it will be submitted to the Planning Inspectorate for consideration who will decide whether the plan can be adopted by the Council.

Land for jobs

By 2029 we anticipate a need for approximately 9,000 new jobs. This is because there is an increasing population; we want to help more people into work, and changes to the retirement age. The economy of Calderdale is changing with fewer people working in factories and more working in offices and from home. To make room for these new jobs and help out existing companies we need to make land available. Between now and 2029 we will need to make room for nearly 100,000m² of office space and 215,000m² of space for industry and warehousing.

Where do we make the land available?

The highest rates of job growth are predicted to be in office based jobs but other types of jobs such as manufacturing will also need land to accommodate new working practices. Employers tell us they want flat sites near major road and rail links therefore we are looking to make room for most of the new jobs in Halifax, Brighouse and Elland.

Land for homes

We will need 16,800 new homes before 2029. This is because our population is growing, people are living longer and more people live on their own. This means up to 2029 the amount of houses will grow on average by 800 each year.

Many of the homes we require are already planned; some already benefit from planning permission and others are already being built so the new plan doesn't need to find land for these. The number of 'already planned' homes is approximately 6,300 meaning the new plan only needs to find land for a further 10,500 homes.

Where do we make the land available?

We know you want us to use brownfield land where possible. We are still looking for new sites and opportunities but so far we have identified enough brownfield land for around 4,200 homes. This is about 40% of what we need.

You wanted us to focus growth on our main towns to make sure new homes are located near shops, services, jobs and public transport. Therefore the highest levels of development have been directed towards Halifax followed by Brighouse and Elland. Unfortunately we are unlikely to find enough brownfield land in these areas for all the homes we need therefore we also need to look at other sites including some within the Green Belt. We will only consider these areas where there is a good reason to do so. This could be because the land is closely related to job growth, it is close to facilities and services or it is linked to regeneration.

Infrastructure

The levels of growth proposed will have an impact upon our schools, roads, health centres and leisure facilities. To overcome these issues and improve our existing provision we are planning to support a wide range of new services and facilities including schools, transport improvements and health services as appropriate.

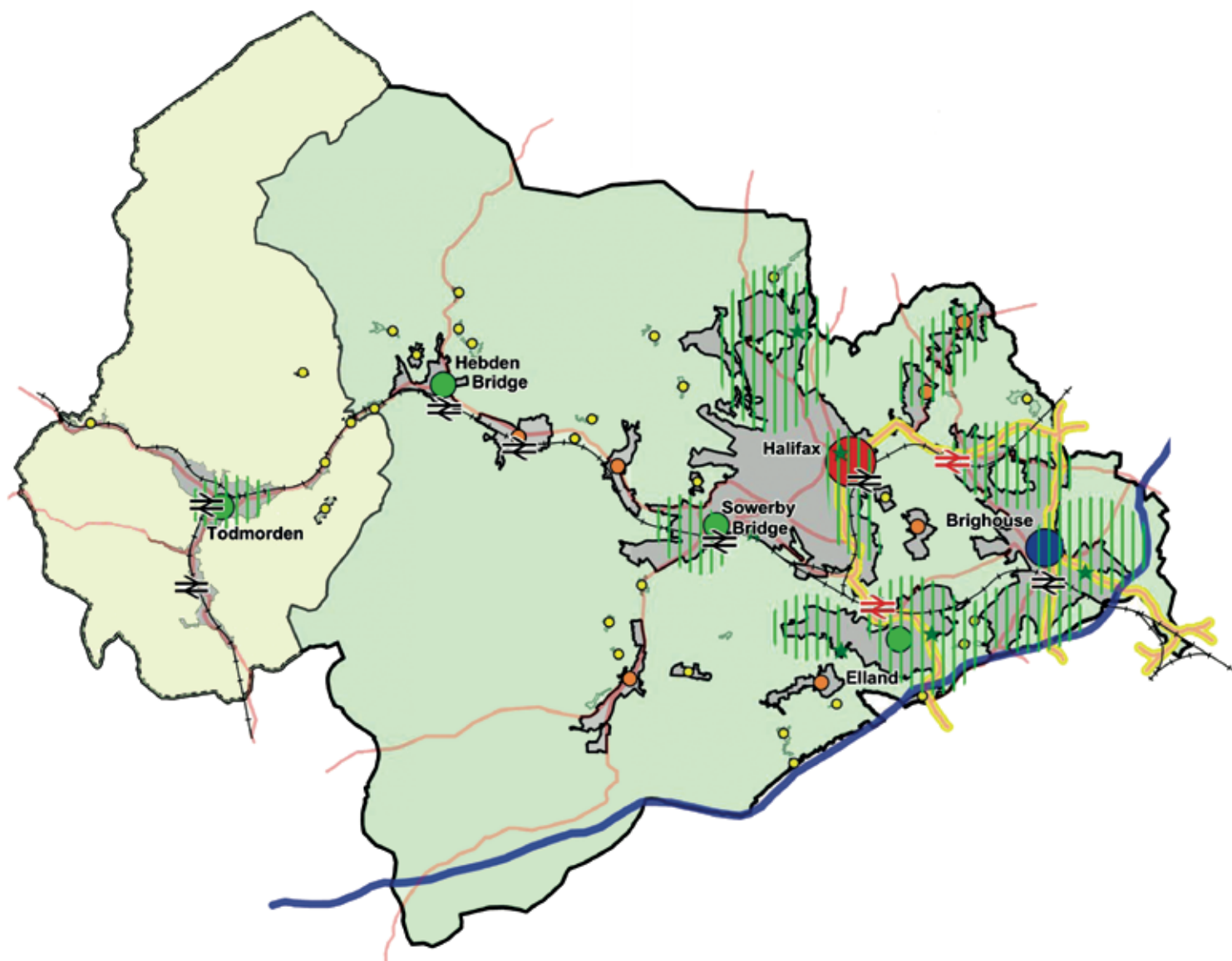
The Council are putting together an Infrastructure Delivery Plan which is assisting the development of the Local Plan.

Other policies

The plan is about much more than jobs and homes. It also includes policies on climate change, transport, historic and natural environment, design, green belt, minerals and waste. More details can be found on these and other issues in the full consultation document on the Council's website www.calderdale.gov.uk



Key Diagram






Map Key

Settlement Hierarchy

-  Sub-regional town
-  Principal Town
-  Local Town
-  Local Centre
-  Local Centre

Land types

-  Calderdale boundary
-  Green belt
-  Area around Todmorden

Potential allocations by settlement

-  Potential growth area
-  Employment growth
-  Housing (Max no. of units)
-  Industry & Warehousing (sq m floorspace)
-  Office (sq m floorspace)

Landmarks

-  Urban area
-  M62 motorway
-  Major road
-  Local road investment corridor
-  River
-  Rail station
-  Rail station (proposed)

Where will the development be focused?

Explanation of the Key Diagram

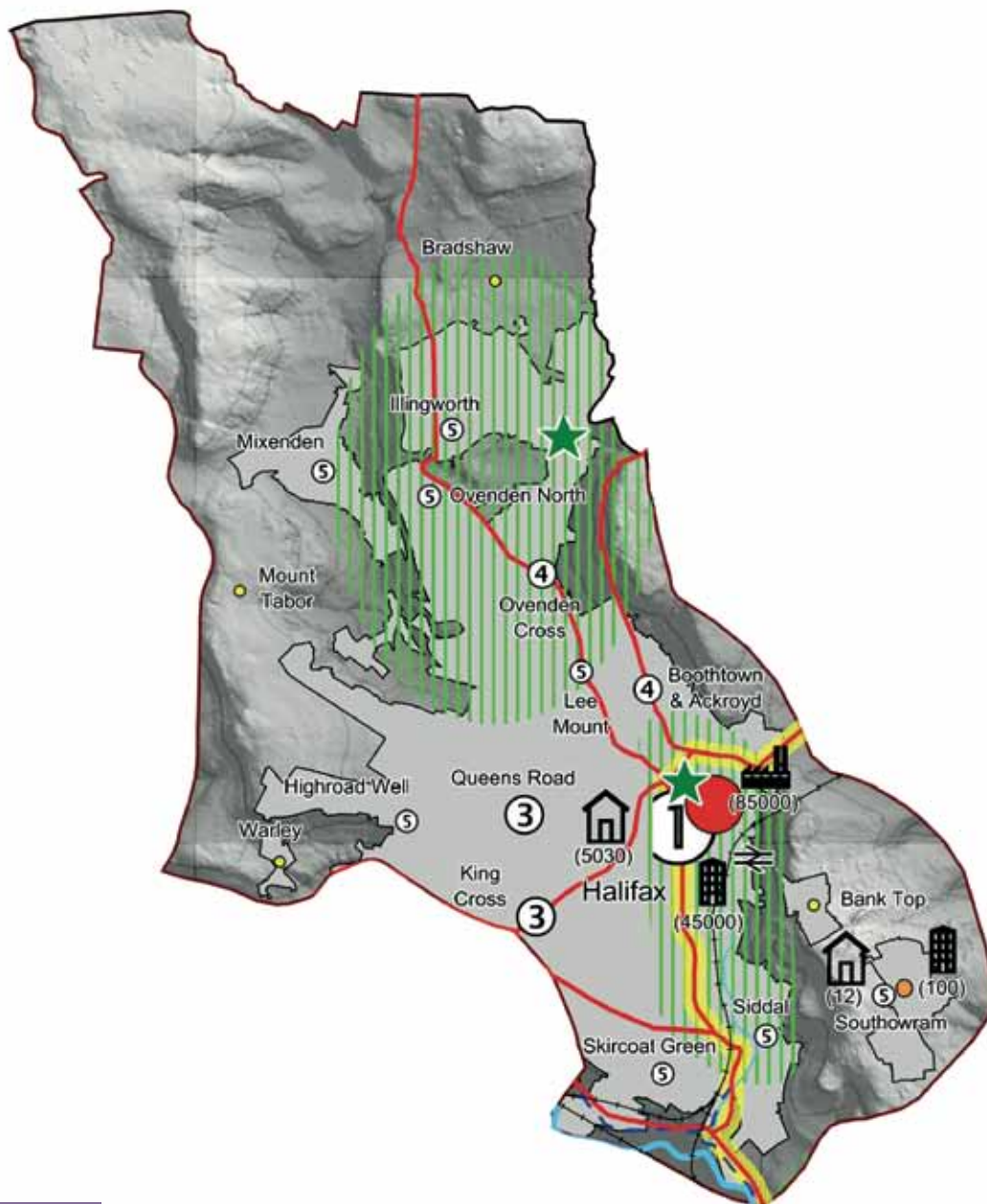
The Key Diagram shows where the majority of growth could go. Halifax (including Sowerby Bridge), Brighouse and Elland are the main focus for growth and associated infrastructure provision. Eastern Calderdale's proximity to the M62 would be used to encourage business growth. The settlements in western Calderdale would receive limited growth with the exception of Todmorden, where development can help revitalise the town.

Key diagram terms:

- Settlement Hierarchy - Indication of the importance of a settlement in terms of the services and facilities provided
- Potential Growth Area - These areas are not definitive boundaries but provide an indication of the main areas of search for new growth. Within these areas the growth will be housing led but dependent upon the size and location of individual developments they will include supporting uses including open space, schools, shops, community and health facilities and, in some cases, employment
- Employment Growth - The main areas of search for new employment growth
- Local road investment corridor - The main focus for improvement of the local road network.

Calderdale is a diverse place, comprising many different people and communities, all with different needs and aspirations. Similarly, the places within Calderdale are equally diverse, often reflective of the different people living there. The plan recognises and indicates the different roles each area will have in reacting to the growth required. The remainder of this summary document looks at each area in turn.





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Retail Hierarchy

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What does this mean for the Halifax area?

The Halifax area contains the largest town in Calderdale and has the most jobs, homes, shops and services. The area also contains a number of smaller towns and villages set within the countryside surrounding the main town. It is proposed that Halifax keeps and strengthens its role as the main town by providing the most land for new homes and jobs. This will be complimented by improvements to the town centre as well as road and rail networks.

Proposed Development

The following amounts of development are proposed within the area by 2029:

- Approximately 5,030 new homes in Halifax
- Around 2,800 office jobs (45,000m²) and 1,250 industry and warehousing jobs (85,000m²) in Halifax
- Regeneration of North and West Central Halifax
- Small amounts of development in Southowram
- Limited development elsewhere.

Proposals for the Area

Within and around Halifax town centre growth will be focused upon improving the town centre. The improvements will include; an expanded cultural quarter around the Piece Hall, new offices; new retail opportunities, and potential regeneration for residential or mixed use schemes. Within North Halifax growth would be housing led which would be used to facilitate significant regeneration opportunities allowing a greater mix of housing types and tenures, including larger properties, and the full range of supporting uses such as schools, open spaces and transport improvements. To compliment the housing over 60,000m² of potential employment floorspace will be provided, which could bring up to 1,000 full time equivalent jobs.

The amount of growth proposed within the Halifax area would inevitably put pressure upon services and existing Green Belt boundaries. To account for any loss of Green Belt all sites will need to provide access to services, facilities, public transport and open spaces. Larger sites will be required to include the full range of supporting uses including open space, schools, shops, community and health facilities and, in some cases, employment.





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Brighouse Area

What does this mean for Brighouse including Rastrick and Hipperholme

This area contains the second most significant town after Halifax providing a high proportion of the homes, jobs, services and facilities found within the district. Outside the main urban area of Brighouse (including Bailiff Bridge, Hipperholme, Hove Edge, Lightcliffe and Rastrick) the only other settlement of any size is Norwood Green. Given its existing role the wider Brighouse area is expected to accommodate a significant proportion of the district's housing and employment needs supported by good quality services and facilities.

Proposed Development

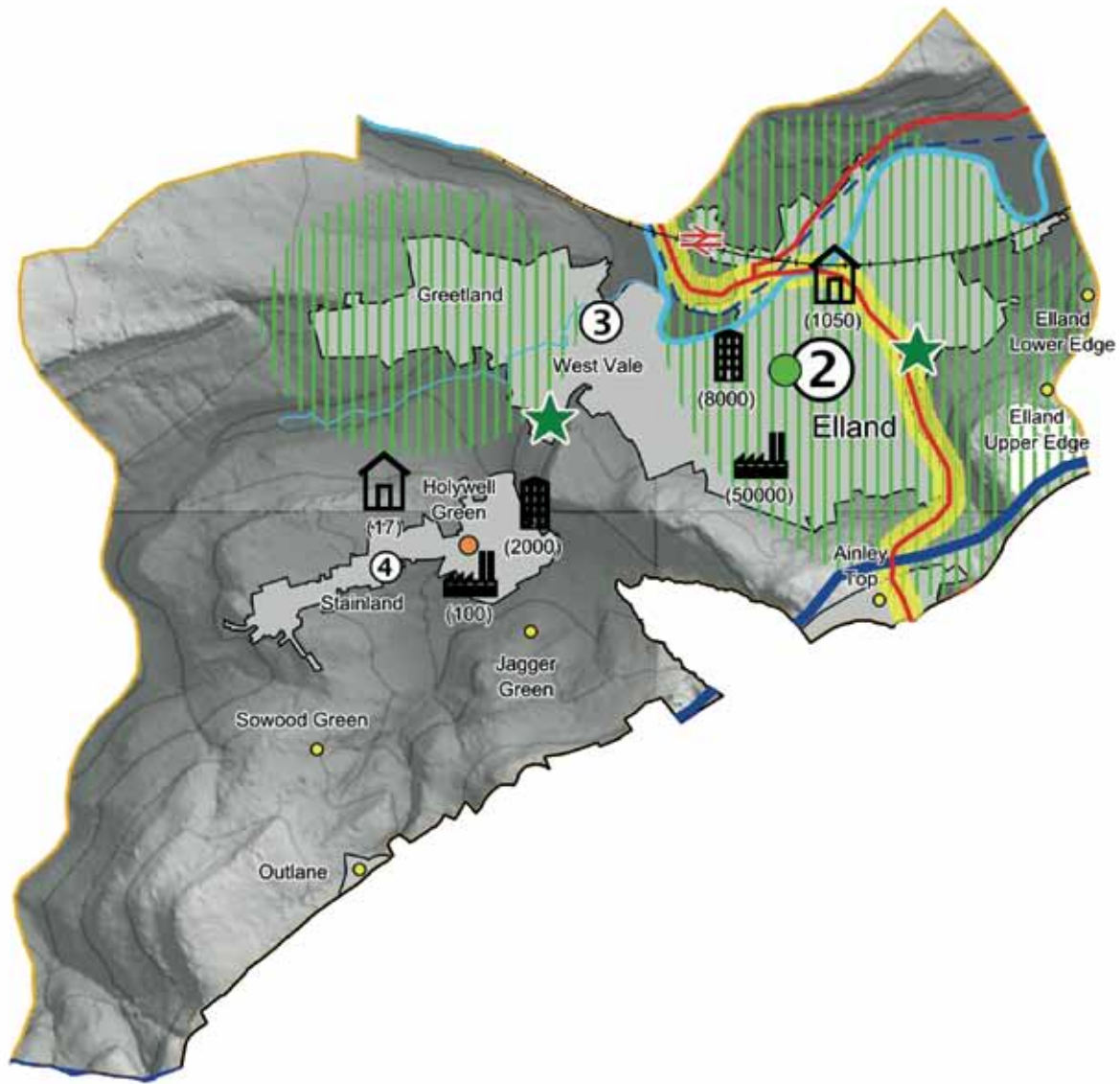
The following amounts of development are proposed within the area by 2029:

- Approximately 2,100 new dwellings
- Around 2,190 office jobs (35,000m²) and 600 industry and warehousing jobs (40,000m²) in Brighouse
- Improvements to shopping in Brighouse town centre
- Protection of heritage assets such as Kirklees Park
- Limited development outside of Brighouse (including Bailiff Bridge, Hipperholme, Hove Edge, Lightcliffe and Rastrick).

Proposals for the Area

The potential growth areas will require some land currently in the Green Belt and put pressure on existing services and facilities. Depending on the size of new housing developments they will include the full range of supporting uses including open space, schools, shops, community and health facilities. Similarly the employment growth locations may include expansion of the existing urban area based around existing employment locations such as Armytage Road in Brighouse. Dependent on the outcomes of transport studies being undertaken within this and the surrounding area improvements to transport may also take place during the plan period.






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Elland Area

What does this mean for Elland including Greetland and Stainland?

The main town in this area is Elland (including West Vale and Greetland), historically an important employment centre. A period of decline is currently being reversed by the Lowfields Business Park. Further employment growth is planned in order to take advantage of proximity to the M62. Reflecting its status as a local town Elland is also expected to meet a corresponding proportion of housing growth. There are a number of smaller settlements within this area including Holywell Green and Stainland where only limited development will take place.

Proposed Development

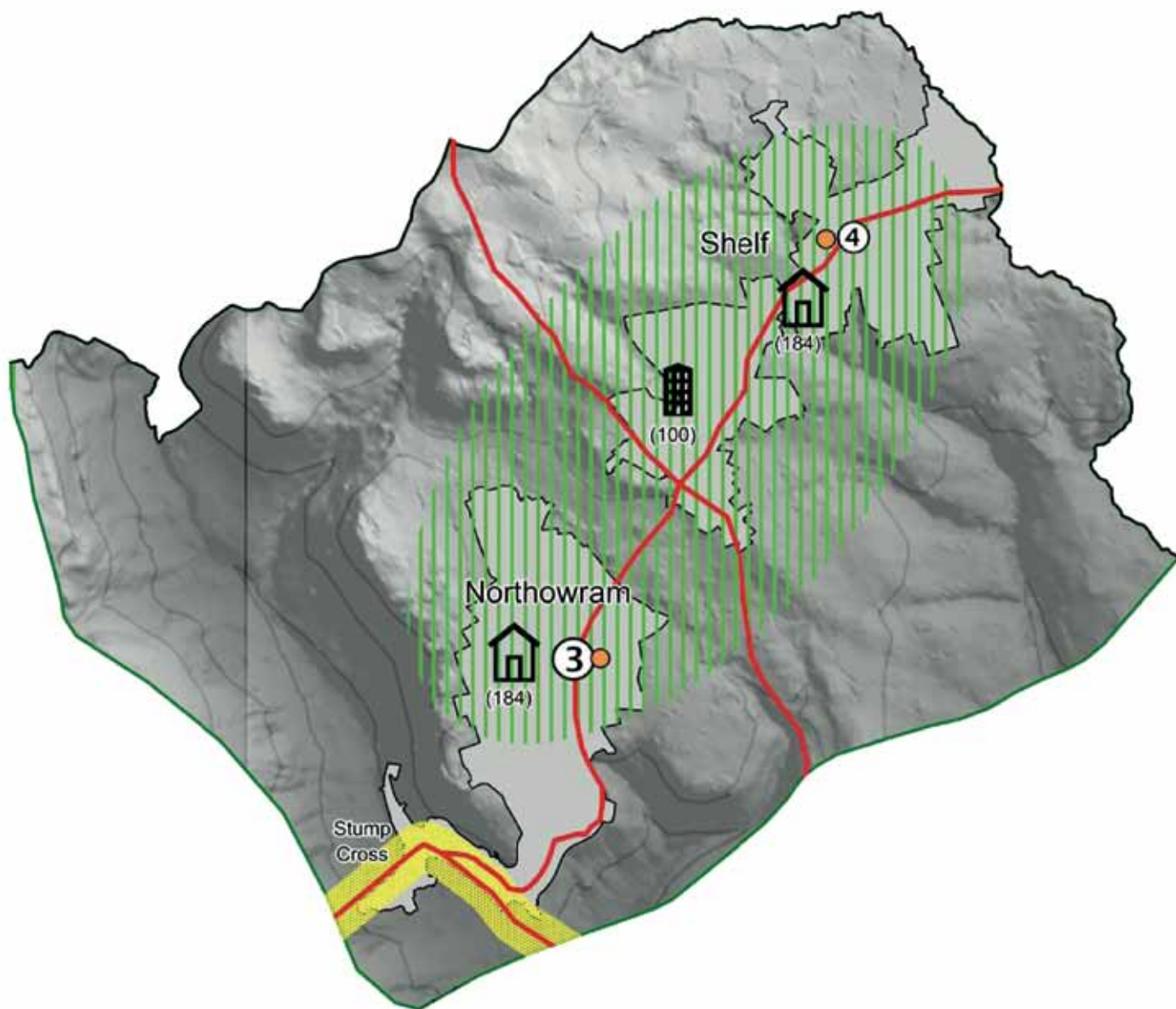
The following amounts of development are proposed within the area by 2029:

- Approximately 1,050 new dwellings in Elland (including Greetland and West Vale)
- Around 630 office jobs (8000m²) and 750 industry and warehousing jobs (50,000m²) in Elland
- Improvements to shopping in Elland
- Limited development outside of Elland (including West Vale and Greetland).

Proposals for the Area

The potential growth areas will require some land currently in the Green Belt and put pressure on existing services and facilities. Depending on the size of new housing developments they will include the full range of supporting uses including open space, schools, shops, community and health facilities. Similarly the employment growth locations may include expansion of the existing urban area based around existing employment locations such as Lowfields and Ainleys Industrial Estate. Dependent on the outcomes of transport studies being undertaken within this and the surrounding area improvements to transport may also take place during the Plan period including a new rail station in Elland.






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Potential allocations by settlement

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Northowram and Shelf Area

What does this mean for Northowram and Shelf?

Both settlements are expected to meet a proportion of the overall housing growth for the district, and whilst there are limited employment development opportunities, redevelopment of the Clough Mills site offers potential to create local jobs; elsewhere support will be given to small scale office and light industry development and extensions to existing industrial and warehousing premises. Limited new retail development will be supported to maintain and strengthen the Local Centre role that both villages have.

Proposed Development

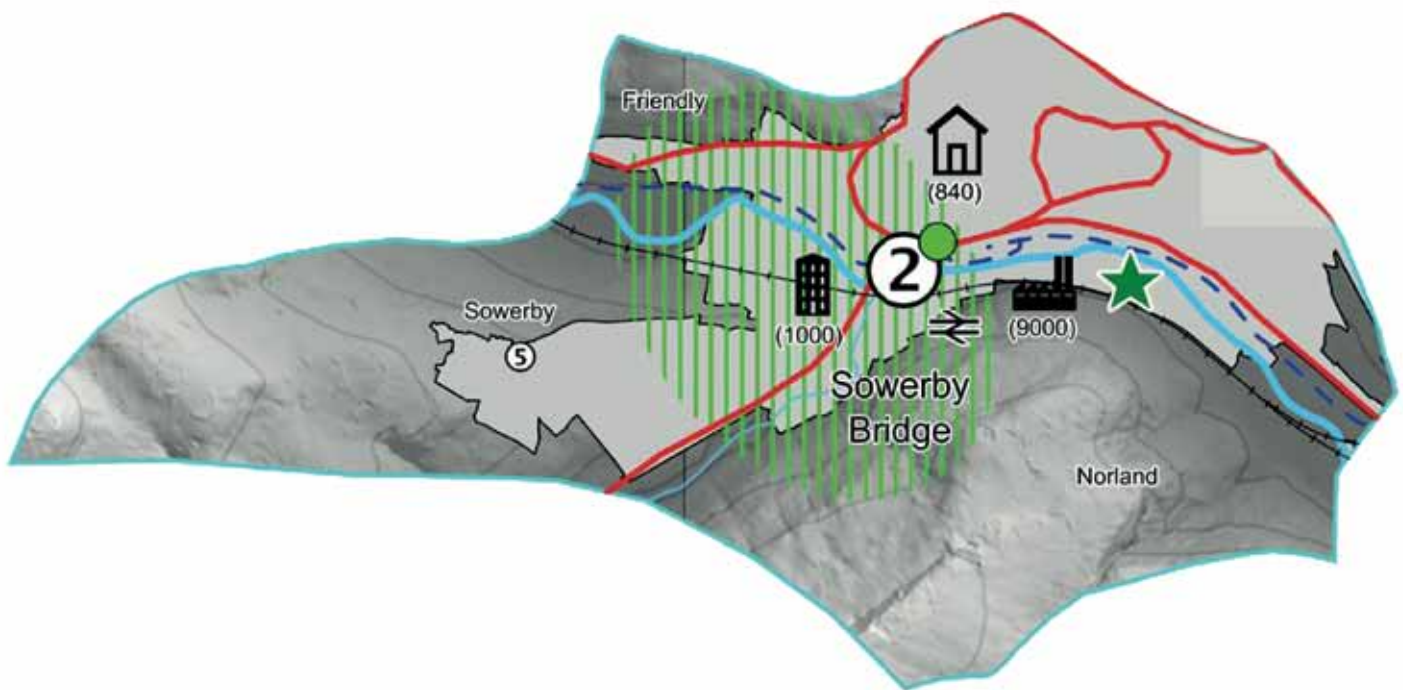
The following amounts of development are proposed in the area by 2029:

- Approximately 185 new homes in each settlement
- Small scale office and light industry development
- Development of the Clough Mills site
- Small scale extensions to existing industrial and warehousing premises
- Support for development that helps maintain and strengthen retail in the village centres.

Proposals for the Area

The potential growth areas will require some land currently in the Green Belt and put pressure on existing services and facilities. Depending on the size of these new housing developments they will include the full range of supporting uses including open space, schools, shops, community and health facilities.









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Potential allocations by settlement

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-  Employment growth
-  Housing (Max no. of units)
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Sowerby Bridge Area

What does this mean for Sowerby Bridge?

Reflecting its role as a Local Town, Sowerby Bridge is expected to accommodate a corresponding proportion of the overall housing growth in the district. There will be a focus on town centre brownfield sites for office and light industry development, particularly in the Holmes Road area, although the identified industrial and warehousing development requirements are likely to be on the edge of the town centre. Improving the links between the town centre and the railway station is seen as key to maintaining and enhancing the town centre. There is also a limited potential to create tourism based jobs in and around the town. The area includes the settlements of Sowerby village, Friendly, and Norland where only limited development is expected.

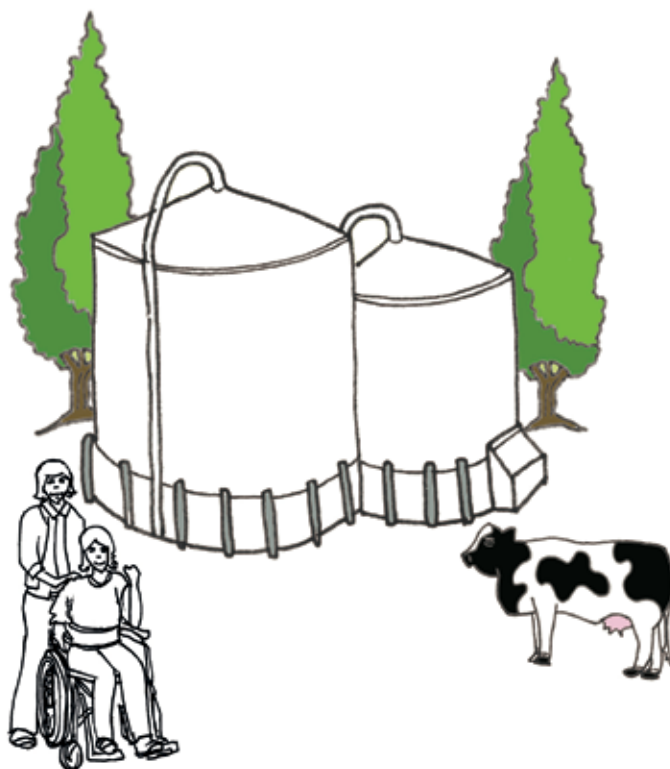
Proposed Development

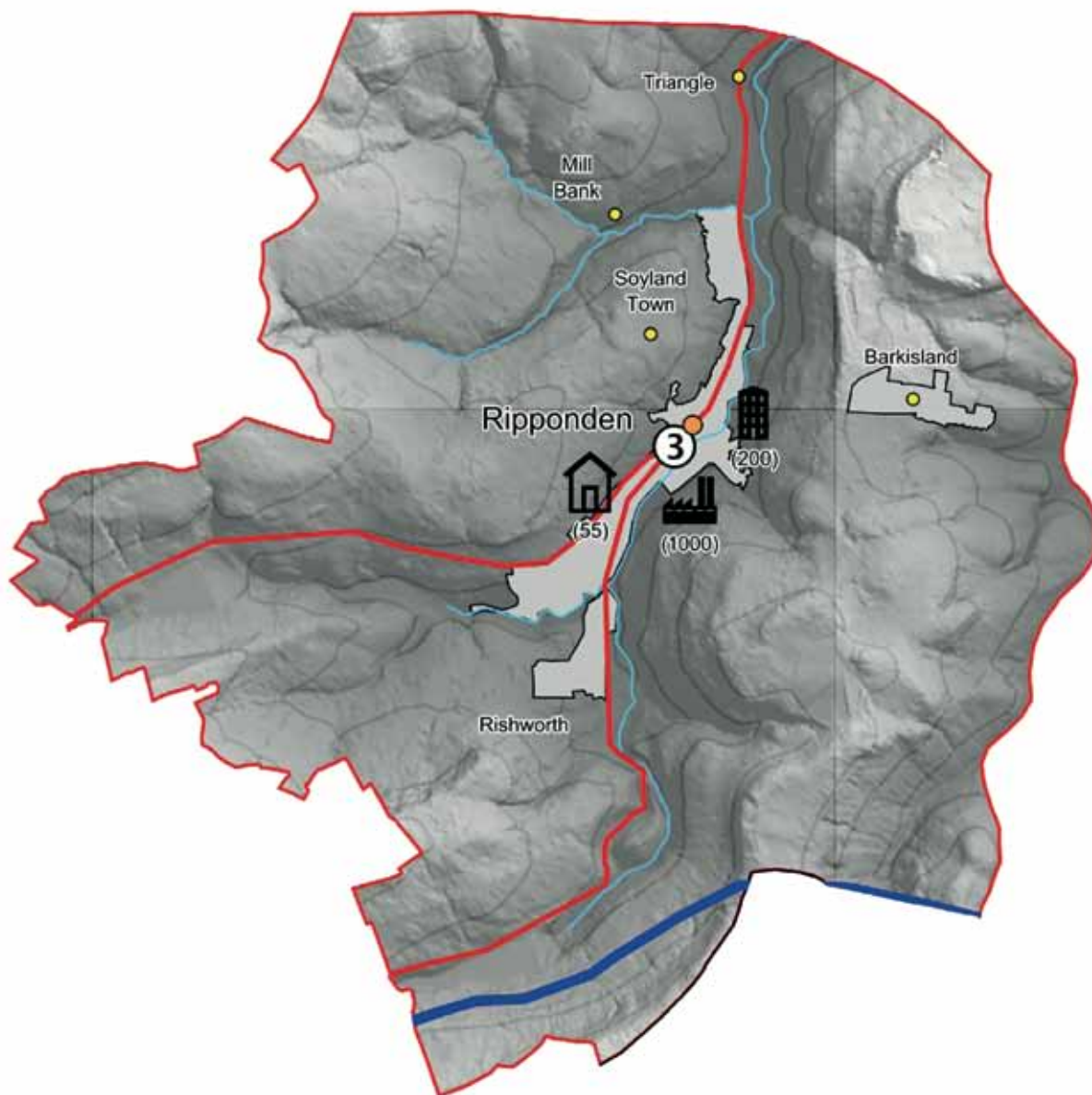
The following amounts of development are proposed in the area by 2029:

- Land will be allocated for approximately 840 new dwellings
- New small scale office development (1,000m²) creating up to 60 jobs and 130 industry and warehousing jobs (9,000m²)
- Between 250m² and 400m² of comparison goods retail floorspace.

Proposals for the Area

The potential growth areas will require some land currently in the Green Belt and put pressure on existing services and facilities. Depending on the size of new housing developments they will include the full range of supporting uses including open space, schools, shops, community and health facilities.





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Potential allocations by settlement

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-  Employment growth
-  Housing (Max no. of units)
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-  Office (sq m floorspace)

Landmarks

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Ryburn Valley Area

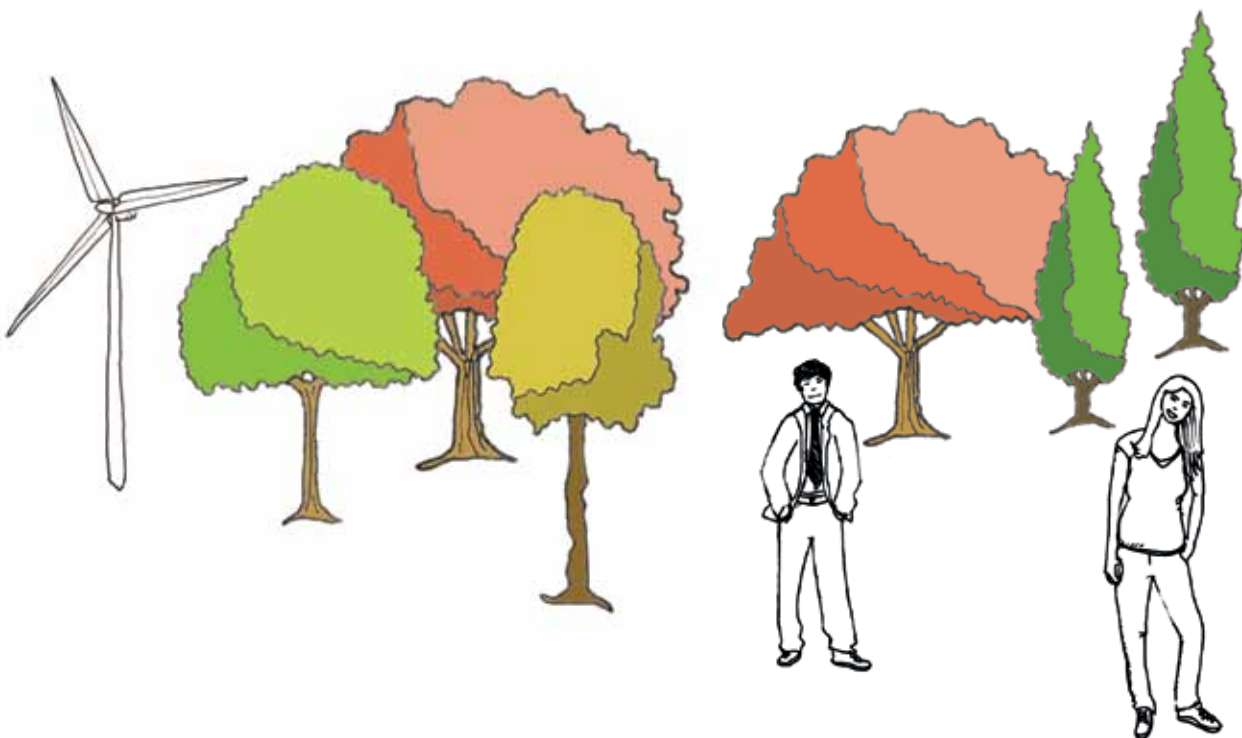
What does this mean for Ryburn Valley?

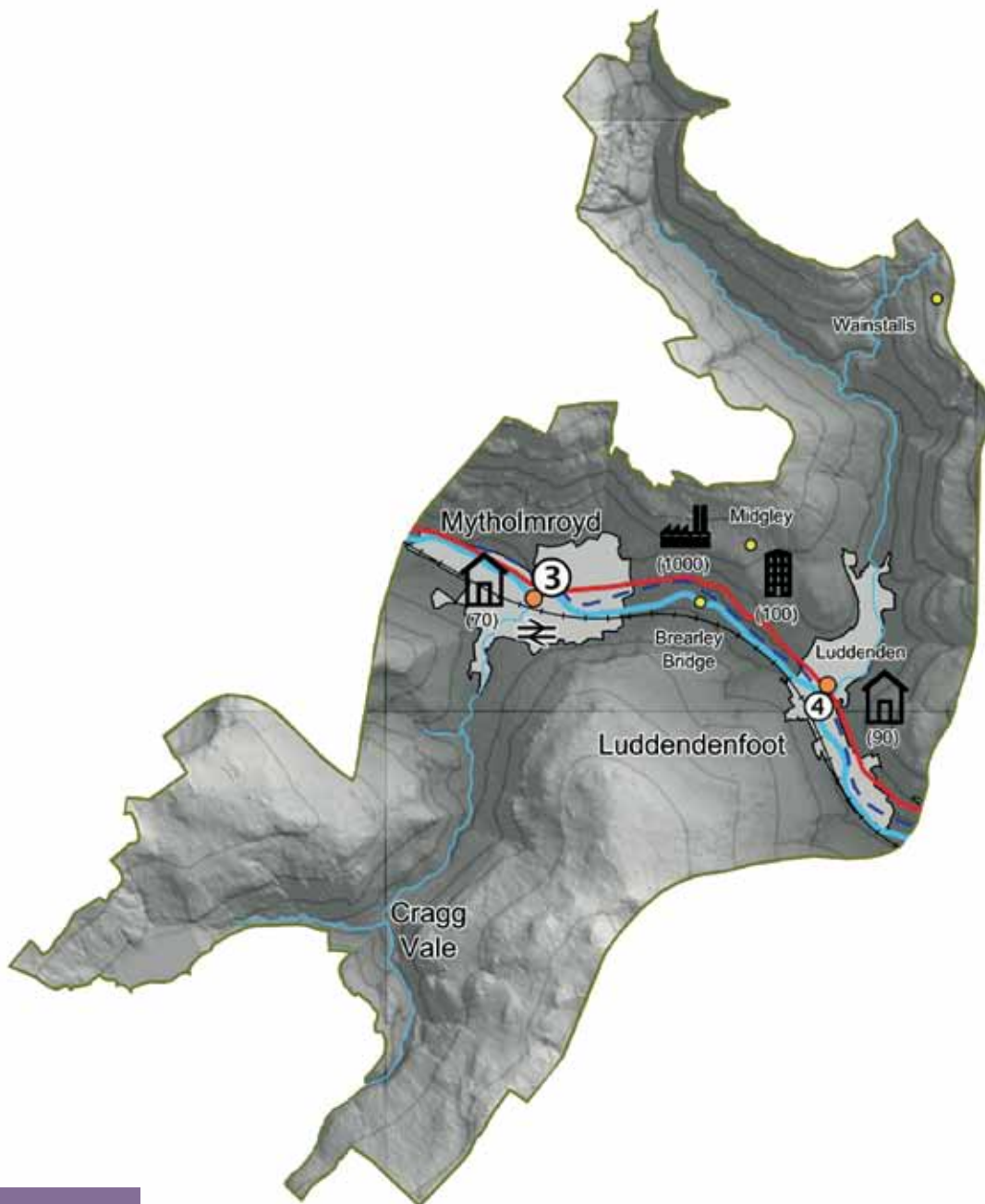
The Ryburn Valley is a predominantly rural area of around 8,500 residents incorporating Ripponden, Rishworth, Barkisland, Soyland, Mill Bank and Triangle. Ripponden is the primary settlement in the valley and it is proposed to retain this role within the Calderdale Settlement Hierarchy and provide locally generated needs for new housing, employment and services only.

Proposed Development

The following amounts of development are proposed within the area by 2029:

- Land allocations for around 50 new dwellings in Ripponden/Rishworth
- New jobs in offices and industry/warehousing
- Strengthening of Ripponden district centre
- Limited development elsewhere.





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Potential allocations by settlement

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Landmarks

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Luddenden Dean, Mytholmroyd and Cragg Vale Area

What does this mean for Luddenden Dean, Mytholmroyd and Cragg Vale?

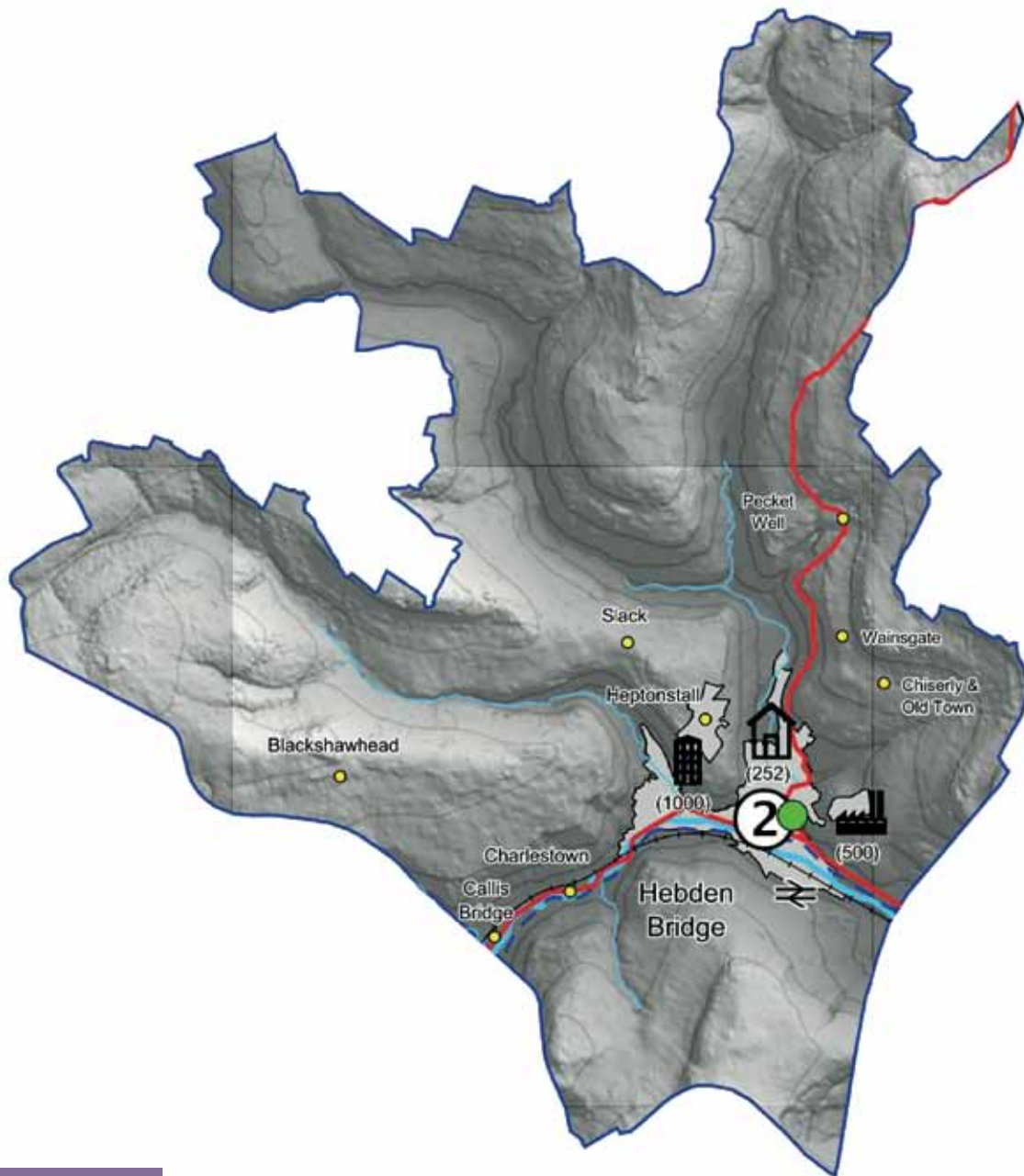
The Luddenden Dean, Mytholmroyd and Cragg Vale area is a predominantly rural area of around 9,500 residents incorporating Mytholmroyd, Luddenden/foot, Midgley, Brearley Bridge, Wainstalls and Cragg Vale. Mytholmroyd and Luddenden/foot are the primary settlements in the area and it is proposed to retain their role within the Calderdale Settlement Hierarchy as local centres, providing locally generated needs for housing, employment and services only.

Proposed Development

The following amounts of development are proposed within the area by 2029:

- Land allocations for around 70 new dwellings in Mytholmroyd and 90 in Luddenden/foot
- Up to 160 new jobs mostly with industry and warehousing (1000m²)
- Strengthening of both Mytholmroyd district centre and Luddenden/foot local centre
- Limited development elsewhere.









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Potential allocations by settlement

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Hebden Bridge Area

What does this mean for Hebden Bridge?

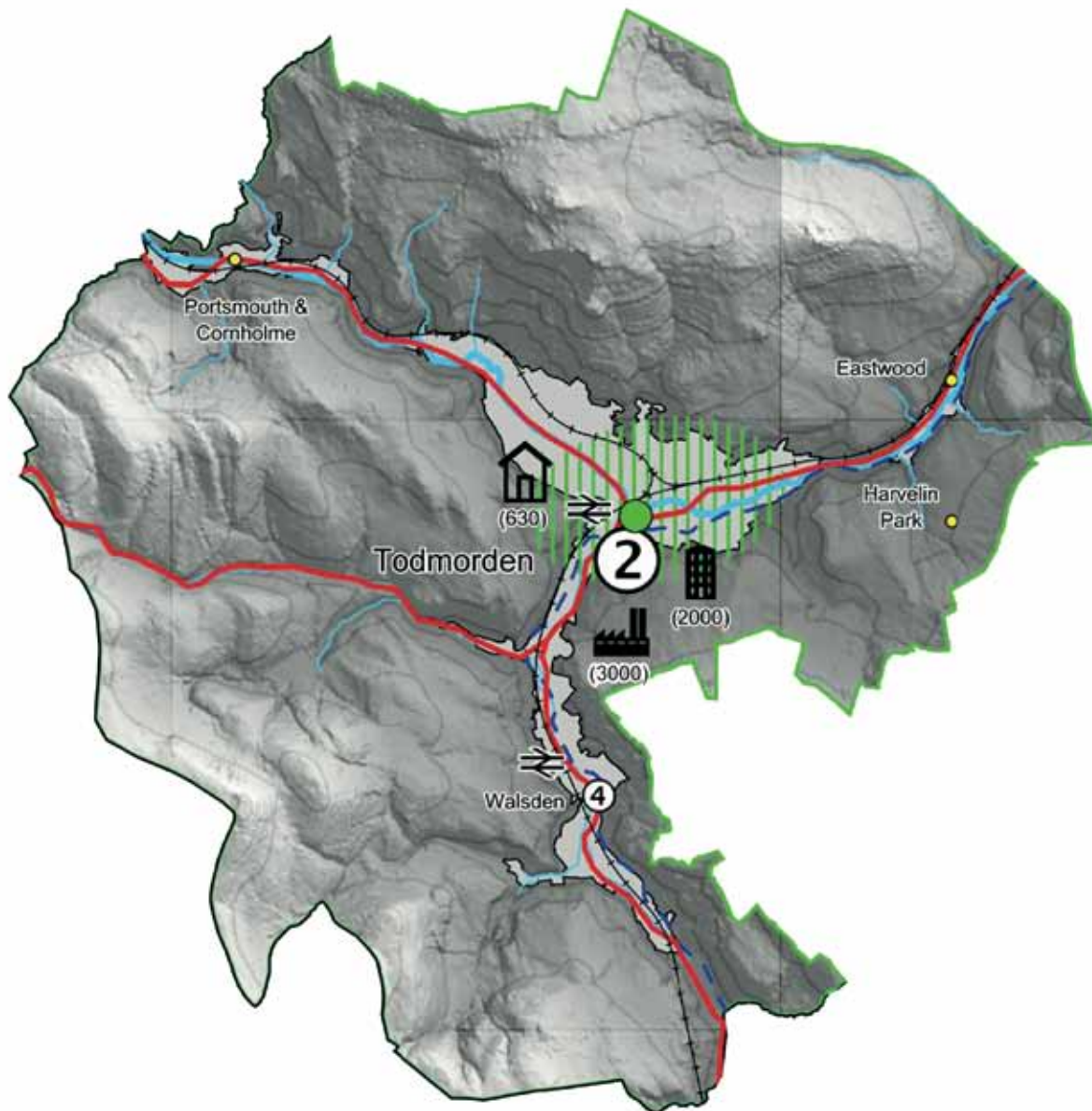
The Calderdale Settlement Hierarchy identifies Hebden Bridge as a local town, meeting needs for housing, employment and services generated locally and by surrounding lower order settlements. There are eight neighbourhood/small rural centres identified within the Settlement Hierarchy located within the area; Heptonstall, Pecket Well, Chiserley and Old Town, Charlestown, Callis Bridge, Slack and Blackshawhead. Only limited development is expected in these villages.

Proposed Development

The following amounts of development are proposed within the area by 2029:

- Land allocations for around 252 new dwellings
- New small scale office development (1,000m²) creating up to 60 jobs and small increases in industry and warehousing (500m²)
- Improvements to shopping in Hebden Bridge
- Limited development elsewhere.





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What does this mean for Todmorden?

The Calderdale Settlement Hierarchy identifies Todmorden (including Walsden) as a local town, meeting needs for housing, employment and services generated locally and by surrounding lower order settlements. There are three neighbourhood/small rural centres identified within the Settlement Hierarchy located within the area; Portsmouth and Cornholme, Eastwood and Harvelin Park where only limited development is expected.

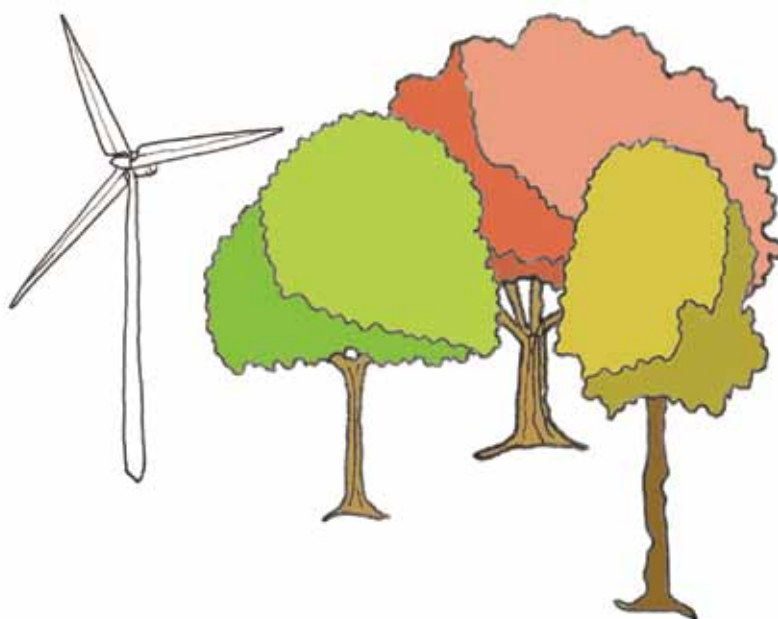
Proposed Development

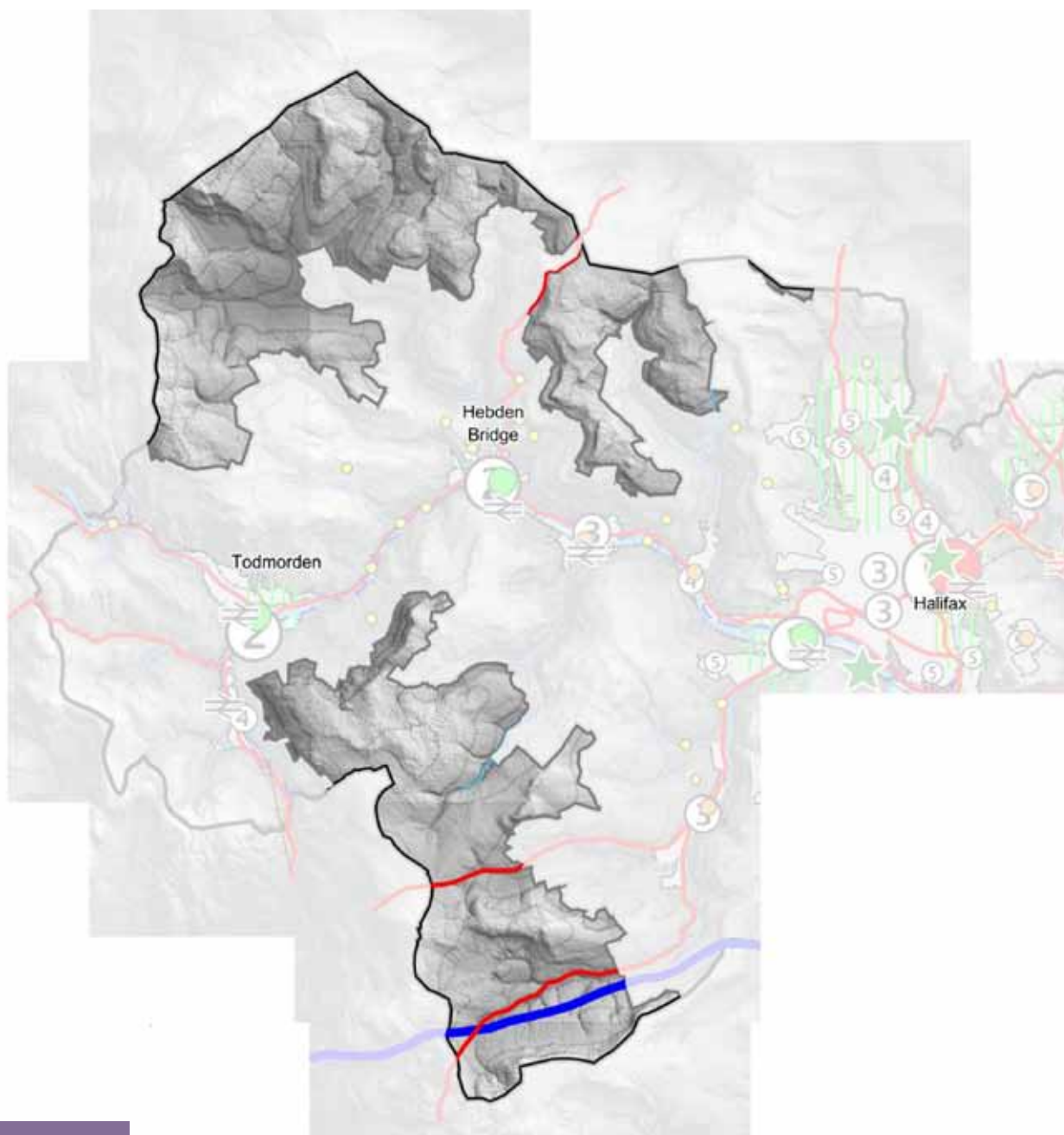
The following amounts of development are proposed within the area by 2029:

- Land allocations for around 630 new dwellings
- New office development (2,000m²) creating up to 130 jobs and increases in industry and warehousing (3000m²) creating around 40 jobs
- Improvements to shopping in Todmorden
- Expansion of Todmorden's wider service role
- Re-opening of the Todmorden Curve, improving rail services
- Limited development elsewhere.

Proposals for the Area

The potential growth areas will require some land currently in the Area Around Todmorden and put pressure on existing services and facilities. Within these areas the growth will be housing led but dependent upon the size and location of individual developments will include the full range of supporting uses including open space, schools, shops, community and health facilities, and in some cases, employment.





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The Moors Area

What does this mean for the Moors?

The Moors area forms part of a much wider area which benefits from European protection due to its importance as a habitat for breeding birds. The area is also very important in terms of climate change as it holds and captures a lot of carbon dioxide, regulates water quality and water flow. There are very few people living in the area and because of its international importance no growth is proposed.

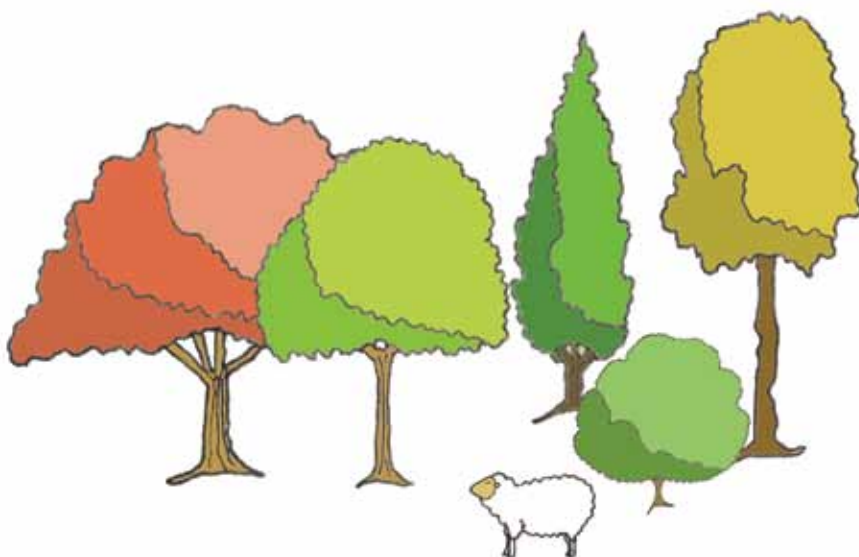
Proposed Development

Development within the vicinity of the moors will be limited to small scale development which has either a positive or neutral impact upon the Moors habitat and its associated wildlife.

The Moors area could provide an economic boost to surrounding towns and villages. Some parts of the moors could be used to encourage tourism for walking, cycling and bird watching which would benefit nearby towns and villages. It is important that such activities do not damage the moors habitat as some areas are already slowly becoming more damaged.

Proposals for the Area

The Council has limited opportunities to deliver improvements to the Moors area therefore the enhancement of the habitat will require partnership working with other agencies, local communities, developers and the co operation of landowners to ensure actions are taken. Pennine Prospects are currently co-ordinating a wide range of regenerative projects in the Moors. The Council will continue to seek to work with Pennine Prospects and other bodies, including the South Pennines Local Nature Partnership, to enhance the moorlands and promote sustainable managed tourism of this important resource.



Tell us your views and help to shape the future of your area.



From **12pm 19th October 2012 to 5pm 14th December 2012** we want as many people as possible to tell us what they think about our approach to allocating land for development in Calderdale. Additionally the plan will contain lots of other policies which are equally important.

To view the full consultation document please visit the Councils website **www.calderdale.gov.uk** or your local library, customer first office or planning services reception during normal opening hours.

How do I comment?

You can tell us your thoughts by:

Going on-line:

<http://calderdale.objective.co.uk/portal/>

Emailing:

spatial.planning@calderdale.gov.uk

Writing to:

Local Plan Consultation, Planning and Highways Service, Northgate House, Halifax, HX1 1UN

Alternatively you can come and talk to us at events across Calderdale. The times and dates will be advertised locally and posted on our website **www.calderdale.gov.uk**

