

| Existing Site Number | Address | Comment |
|----------------------|---|--|
| 00431 | Land to north of Millbrook House, Rochdale Road, Todmorden | Morrison's access - no potential housing development |
| 00431 | Land to north of Millbrook House, Rochdale Road, Todmorden | Morrisons access - housing development over culvert. |
| 00436 | Land Opposite 46-48 Hollins Road, Walsden, Todmorden | Look at adjacent sites to be included |
| 00436 | Land Opposite 46-48 Hollins Road, Walsden, Todmorden | Planning applications previously denied as land unstable. |
| 00440 | Land off, Fir Street, Todmorden | Fir Street - considered highly unstable ground due to geology and owner does not want to develop. |
| 00441 | Land adjacent J & R Hall, Deanroyd Road, Rochdale Road, Todmorden | Swamp/floodplain wet area. |
| 00443 | Land off, Pickthall Terrace, Todmorden | Old gasworks site - good site south facing better for employment, good road access. |
| 00443 | Land off, Pickthall Terrace, Todmorden | Steeply sloping site - ownership complicated - access off Halifax Road |
| 00443 | Land off, Pickthall Terrace, Todmorden | Bus garage - mixed use |
| 00450 | Land off The Hollins, Stansfield Hall Road, Todmorden | Very steep meadow land. Drainage and stability questions. Access and road capacity. |
| 00450 | Land off The Hollins, Stansfield Hall Road, Todmorden | Steep field but possible drainage problems |
| 00451 | Land adjacent Stansfield Cottages, Hole Bottom, Todmorden | Access is by unadopted single track road already heavily used. Steep field: very wet. |
| 00451 | Land adjacent Stansfield Cottages, Hole Bottom, Todmorden | Good potential. Land adjacent Stansfield Cottages. |
| 00452 | Land off Woodlands Avenue, Todmorden | Problem of vehicular access and proximity to 1 way bridge over railway. E.g. Stansfield Hall Road is already a rat run for those avoiding the Todmorden Town Centre. |
| 00452 | Land off Woodlands Avenue, Todmorden | Potential. |
| 00452 | Land off Woodlands Avenue, Todmorden | CMBC should be kept green. Council purchased to stop development. |
| 00460 | Land off Stoney Royd Lane, Todmorden | Whole area fought against it 10 years ago/residents will fight it. Restricted road access/wildlife corridor for wildlife. |
| 00472 | Mill, Halifax Road, Todmorden | Perfect for building. Needs developing would improve entrance to Todmorden. |

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| 00475 | Cricket Club & Land, Halifax Road, Eastwood | Very marshy land - regular and frequent flooding. |
| 00475 | Cricket Club & Land, Halifax Road, Eastwood | Floods regularly |
| 00477 | CVS LTD, Jumble Hole Road, Callis Bridge | Access very poor wildlife issues on a greenfield site so close to Jumble Hole Clough. Totally inappropriate for housing. |
| 00536 | Derdale Mill, Derdale Street, Todmorden | Flooding possibly? OK otherwise. |
| 00536 | Derdale Mill, Derdale Street, Todmorden | Mixed use - perfect for housing and employment. |
| 00536 | Derdale Mill, Derdale Street, Todmorden | Old flood plain build on stilts. Sustainable building. |
| 00536 | Derdale Mill, Derdale Street, Todmorden | small sized units/office use |
| 00551 | Hope Street Mill, Hope Street, Todmorden | Flooding issues needed to addressed but should be retail site. |
| 00551 | Hope Street Mill, Hope Street, Todmorden | Marina/hotel - change look/improve dramatically increase footfall in Todmorden/tourism trade. Employment |
| 00551 | Hope Street Mill, Hope Street, Todmorden | Old flood plain build on stilts. Sustainable building. |
| 00551 | Hope Street Mill, Hope Street, Todmorden | Mixed use site |
| 00551 | Hope Street Mill, Hope Street, Todmorden | Hope Street Mill. Would be excellent for affordable housing if contamination from previous petrol station were dealt with. Best development for town would be high density starter homes. |
| 00555 | Land North of Oakhill, Holebottom Road, Todmorden | Non starter - bridleway is only access, greenfield, steep hill. |
| 00555 | Land North of Oakhill, Holebottom Road, Todmorden | Very difficult access. Good for low impact housing with low or no traffic use. |
| 00555 | Land North of Oakhill, Holebottom Road, Todmorden | Steep field with land drain that burst last year. Access by unadopted single track road already heavily used. Wildlife site. No mains water supply possible. |
| 00566 | Land north of Henshaw Woods, Off Hollins Road, Todmorden | Land north of Henshaw Woods, Hollins Road. Good potential. |
| 00569 | Land to the east of Top o'th'Hill Road, Todmorden | Good potential. East Top O' Hill Road. |
| 00599 | Todmorden Community College, Burnley Road, Todmorden | Keep college if possible, if more houses, college will be kept. |
| 00599 | Todmorden Community College, Burnley Road, Todmorden | College site in Todmorden. Existing educational facilities should be maintained for jobs and community services |

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| 00600 | Tipside, Off Burnley Road, Todmorden | Tipside only 14 houses - what is access for this site like? Flooding issues, close to town centre. Alternatively this should be allocated for employment uses. |
| 00600 | Tipside, Off Burnley Road, Todmorden | Tipside - good for a mixed use sheltered housing for elderly. |
| 00600 | Tipside, Off Burnley Road, Todmorden | Tipside. Managed by Todmorden Riverside Improvement Group - Flood Zone 2 - Part Flood overflow base - rich habitat - impact on view of town - potential housing on upper part owned by Jupiter Investments - access difficulties. |
| 00600 | Tipside, Off Burnley Road, Todmorden | Access very poor riverside improvement group have put a lot of energy into this site for wildlife. Land steep. |
| 00602 | Bramsche Square, Off Halifax Road, Todmorden | Essential community garden could be kept. Brings business into town/keeps people here/promotes the market and local traders. Great for local events. Small shops around it. |
| 00602 | Bramsche Square, Off Halifax Road, Todmorden | Town centre eyesore at present needs regeneration. |
| 00604 | Cinder Hill Road, Castle Street, Todmorden | Keep as farmland - poor access too beautiful to ruin! Would affect the green view. (Area around Todmorden category) from the urban areas. |
| 00854 | Former Fielden Hospital, Stoodley Grange, Lee Bottom Road, Harvelin Park | Already built? |
| 00854 | Former Fielden Hospital, Stoodley Grange, Lee Bottom Road, Harvelin Park | Housing for 20 years. |
| 01763 | Land adjacent Parkside Road, Cornholme | Already developed |
| 01777 | Dean Royd Works, Deanroyd Road, Todmorden | Existing joinery |
| 01778 | Land rear of Trinity Methodist Church, Inchfield Road, Todmorden | Under construction and some occupied houses already. |
| 01877 | Land between Cross Lee Road and Ashenhurst Road, Todmorden | Ideal for housing. |
| 01877 | Land between Cross Lee Road and Ashenhurst Road, Todmorden | Family housing |
| 01881 | Walsden Estate, Rochdale Road, Todmorden | Sunvale Walsden Industrial. Existing industrial use and all units occupied seems inappropriate that this is in the SHLAA. |
| 02153 | Walsden Estate, Rochdale Road, Todmorden | Slippage problems, greenfield access? Steep slope totally unsuitable. |
| 02153 | Walsden Estate, Rochdale Road, Todmorden | Former school site could be used. Remainder of land very unstable. |

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| 02153 | Walsden Estate, Rochdale Road, Todmorden | Land unstable: school development site had to be abandoned in 1975. Planning permission refused on this count 1993 and upheld on appeal APP/A4710/A/92 216955/P2 |
| 02153 | Walsden Estate, Rochdale Road, Todmorden | Old school site unstable. |
| 02163 | Land at Woodhouse Road, Todmorden | Steep slope, greenfield, poor access and would create problems of road traffic. |
| 02163 | Land at Woodhouse Road, Todmorden | Not for housing - would affect the green space - it would remove the sense of Todmorden being countryside. Infrastructure wouldn't support a large development here. Refused 20 years ago because of road and access. Sloping old Tipside. |
| 02163 | Land at Woodhouse Road, Todmorden | New access bridge needed (not via Kilnhurst) wildlife corridor near canal side + flood risk. |
| 02163 | Land at Woodhouse Road, Todmorden | Land at Woodhouse Lane. Poor site lines at Woodhouse/Halifax Road junction. Unable to solve because of existing housing on Halifax Road. Land also subject to flooding. Planning permission refused and appeal withdrawn by applicant. |
| 02278 | Walsden Goods Yard, Rear Of Walsden Station, Todmorden | 15 houses wouldn't be unreasonable on this site. But there would be issues of drainage. |
| 02278 | Walsden Goods Yard, Rear Of Walsden Station, Todmorden | Adjacent site - car parking for station? |
| 02278 | Walsden Goods Yard, Rear Of Walsden Station, Todmorden | Existing garages by station |
| 02431 | Land Adjacent 940 Rochdale Road, Todmorden | Flat land scope for development. Previously developed stable land (burnt down 15 years ago). |
| 02478 | Former Adamroyd Mill, Victoria Street, Todmorden | Mixed development, creative industries - studios and housing. |
| 02478 | Former Adamroyd Mill, Victoria Street, Todmorden | Potential mixed use site. |
| 02478 | Former Adamroyd Mill, Victoria Street, Todmorden | Former Adamroyd Mill. Not yet planning permission as owner of site not signed section 106 agreement and solicitor refusing to respond to Councils request. |
| ELR005 | Salford Industrial Estate | Good employment site - small managed workspaces -high priority |
| ELR007 | Bridge Royd House | Mixed use prime development site. No.1 site for industrial development. |
| Suggested | Junction Rochdale Road/Hollins Road | Hollins Mill at junction of Rochdale Road and Hollins Road is in derelict condition. Could be used for either employment or housing. |
| Suggested | Burnley Rd/Blind Lane Junction | Free car park area on old built site hardly used. Could be suitable for a number of houses (Blind Lane) |
| Suggested | Land to rear of School grounds Rochdale Road, Walsden | Possible site for 2 houses. Is brownfield and within urban boundary. Primary housing on existing UDP (Clough Mill) |

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| Suggested | Scaitcliffe Hall, Off Burnley Road, Todmorden | Scaitcliffe Hall now empty and unused could be developed. Perhaps by McCarthy & Stone if they still want to come to Todmorden. |
| Suggested | Scaitcliffe Hall, Off Burnley Road, Todmorden | Scaitcliffe Hall and grounds. |
| Suggested | North of Alma Road, Walsden | Brownfield sites suitable for housing development. |
| Suggested | North of Alma Road, Walsden | Potential rebuild site for Walsden St Peters. |
| Suggested | Northof Alma Road, Walsden | Derelict mill site - potential new employment (offices?) |
| Suggested | South of Alma Road, Walsden | Brownfield sites suitable for housing development. |
| Suggested | South of Alma Road, Walsden | Potential rebuild site for Walsden St Peters. |
| Suggested | South of Alma Road, Walsden | Derelict mill site - potential new employment (offices?) |
| Suggested | South Side Burnley Road (BMX Track) | Old mill - brownfield site BMX track |
| Suggested | Pudsey Road, Cornholme | Old Ribbon Work, Todmorden Door & Window - Brownfield |
| Suggested | Pudsey Road, Cornholme | Old Ribbon Work, Todmorden Door & Window - Brownfield |
| Suggested | Sour Hall, Parkin Lane | Opposite Sourhall and Sourhall Car Park |
| Suggested | St Aiden's Mill, Bacup Road, Gauxholme | St. Aidens - convent to workshop/office |
| Suggested | West Street/Albert Street Todmorden | Mixed use at Adam Royd |
| Suggested | Hare & Hounds Car Park, Burnley Rd | Hare & Hounds car park - Housing |
| Suggested | Site of Fire Station, Halifax Road, Todmorden | Relocate Fire Station - Ambulance Station on to site adjacent to Health Centre and free up existing site for mixed use development. |
| Suggested | North side Halifax Road/Jnc Cinder Hill Road | Council owned land could be suited for small scale affordable housing via community land trust. |
| Suggested | Carrhouse Lane, Todmorden | To rear of Shakespeare Ave reasonable access - farmland. |
| Suggested | Stony Royd Lane, Playing Fields (Part) | Potential part housing development part playing field Open Space. |
| Suggested | Crosslee Street, Todmorden | Off Longfield flat area of infill land. |
| Suggested | Scaitcliffe Hall, Off Burnley Road, Todmorden | Apartment development/mixed use offices? Develop car park retaining landscaped grounds |
| Suggested | Adj Gauxholme Viaduct | Gauxholme- Gouldon's Garden Centre |
| Suggested | Birks Avenue, Walsden | Bakos - owned by Peter Rigg - derelict underused brownfield site. |
| Suggested | Triangle at Hall Royd Junction | Is it possible to consider the 18acre triangular site between the railway lines would need a new bridge or possibly tunnel to open up for access. Centrally located flat land (brownfield site) free from flooding |
| Suggested | Land to South West of 02431 | Flat land above 02431 suitable for housing. |

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| Suggested | North of Henshaw Road, Walsden | Adjoining 00569 potential (land to north of Henshaw Road, Walsden |
| Suggested | Adj 129 Hollins Road, Walsden | Small development land adjacent to 129 Hollins Road, Walsden. |
| Suggested | Site of former Crossley Mill Hollins Road, Walsden | Crossley Mill - disused. |
| After Event 00555 | | Green fields towards the top of Holebottom Road, 'land to the north of Oakhill' . There could not be a more unsuitable location. Traffic: the road is atrocious anyway, as you will know it is unadopted, it is single file even on the better maintained part. Any further vehicles going up and down would be impractical and dangerous. The extension of the road, if it could be extended, would in any event be a blot on the landscape. Flooding and landslide: the land immediately behind us is not level and we would have concerns that it would cause flooding and risk landslide to level it to Oakhill Eat and west and to properties below us. Landscape: The blight on the landscape would be considerable, it's a picturesque spot which everyone can enjoy whether from the path to our west or from the road itself. personal: of course it would be a significant blight on our quality of life to be overlooked at the back, to have light from the north interfered with and for a massive increase in traffic. In addition the building works would make everyone's life a misery - it is very hard to get any large vehicles up the road in any event. |
| After Event 02478 | | Victoria Road site - demolished mill: Why can't this be used for housing? Obviously the road would need widening or parking provided for existing residents to clear the road of cars which make it single file at present |
| After Event 00551 | | Halifax Road next to the Health Centre: why can't this be used,it would be ideal for an older population.Todmorden desperately needs more housing suitable for older people. |
| After Event 00472 | | Halifax Road/Woodhouse Road junction :again a demolished mill site, ostensibly suitable for housing. |

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| After event 00451 | | <p>This site is not suitable for anything like the density of housing proposed. The site was examined in 2004 as part of the Unitary Development Inquiry. It concluded that there were a number of constraints to development. 1) A major policy constraint is that the site is greenfield, which contributes significantly to the existing rural characteristics of Todmorden. Meadowbottom Road and Holebottom Road are linked to the Calderdale Way. Holebottom Road is a bridleway, well used by cyclists, walkers, horse riders. 2) A major physical constraint is the poor access. Meadowbottom Road is single lane with inadequate passing places and Holebottom Road is single lane with no footway and few refuges for pedestrians. 3) Other constraints may include land stability and poor drainage. Any possible housing development on this site would have to be low density, perhaps one or two houses. The possibility of affordable housing is remote because development would be high cost as a result of the nature of the site.</p> |
| After event 00555 | | <p>This field is not a suitable site for housing at the proposed density and should be removed from your list, for the following reasons. 1) The land slopes steeply and unevenly. 2) The underlying bedrock is shale, which could be unstable, as has been seen on similar land (Site 02153) bordering the same watercourse (Wickenberry Clough/OakHill Clough. 3) It is unlikely that mains water pressure could reach the site. None of the neighbouring properties benefit from mains water supply. 4) Access is via Holebottom Road and Scrapers Lane. This is a marginally upgraded, single lane, farm track with few passing places. The traffic already using the road is uncomfortably accommodated. Any significant increase in traffic would be unacceptable. 5) Holebottom Road and Scrapers Lane are unadopted and wholly maintained by residents who are already concerned about the integrity of the road at the current usage. A few years ago a section of the road a short distance above site 00555 collapsed. Repairs cost tens of thousands of pounds, largely borne by a resident whose deeds show that he owns a large section of Scrapers Lane.</p> |
| After event 00555 | | <p>I would like to place my objection to the development of these sites for a number of reasons</p> |

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| After event 02153 | | <p>This field is not a suitable site for housing. 1) The underlying bedrock is shale, which is unstable. In 1975 the site had to be abandoned when being prepared to build a Special School because the foundations started to slide down the hill. 2) Applications for development of this site for housing in 1991 and 1992 were unsuccessful. The major objections concerned the stability of the site. Two houses on Royd Lane on the northern boundary of the site suffered major damage as a result of site slippage. 3) At appeal the Inspector accepted a geological report by Dr Cheetham of Robinson Fletcher Environmental that a slip failure involving the movement of the upper soil layer overlying the rock base has an inadequate factor of safety against a slide type failure. His visual inspection of the site confirmed that stability of the site was suspect. 4) The Inspector was convinced that the site could not be developed safely and economically and without aggravating existing problems surrounding the site.</p> |
| After event 2153 | | <p>I wish to comment on site number 02153 'Land off Meadow Bottom Road, Park Road, Todmorden', which you have identified for 67 dwellings Long Term. This site was the subject of an appeal to the Planning Inspectorate by the landowner in 1992 to determine suitability for housing. A number of neighbouring householders affected by the application, commissioned a Land Stability Report by Dr Frank T. Howell, Engineering Geologist, which was submitted to the Planning Inspector. The appeal was dismissed. I am attaching a copy of the 3 page Inspector's report dated 28th July 1993 and particularly wish to draw your attention to paragraph 11 which emphasises the instability of the site and concludes "I have therefore come to the conclusion that, notwithstanding the development plan's identification of the appeal site for residential development, the questionable stability of the appeal site is a material consideration of sufficient weight to warrant overriding the presumption in favour of development---" This being the case, we question the site's inclusion on your housing plan and request that it be removed from same.</p> |
| After event 00451 | | <p>I would like to place my objection to the development of these sites for a number of reasons</p> |

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| After event 00451, 00555 | | <p>There are various reasons why developments off Holebottom Road (00451, 00555) would be inadvisable.</p> <ul style="list-style-type: none"> • The main reason is access: the road /track is a narrow bridle-path with very few passing places; • it is a private road owned in large part, according to the deeds, by the owners of Holly House - my wife and myself (Calderdale were most keen that we alone should pay tens of thousands of pounds when the road collapsed behind a neighbour's in the early 2000s. Calderdale made no contribution whatsoever, thereby losing any moral case that they might otherwise have had); • as it is an unadopted road, those who use it have clubbed together to form the Holebottom Road Group to fund general repairs. I am the treasurer for this group. At present we manage to fund repairs every five years or so. If Calderdale were to build another 74 households in the area (tripling the number of households - and therefore cars, lorries, vans etc.), we would have to carry out repairs every year, causing huge blockages to traffic flow on a track built for coaches and horses; • if you saw the track, I think you would re-think your plans - one part of it, between two houses, is little more than 2m wide; • developments on the scale you suggest would become even more difficult since all the households in this area (00555) are on spring water. I suspect that present residents would not be happy if their supplies were syphoned off to provide for new households; • a further problem is the quality of the land itself which has previously been found unfit to build upon, including that at 02153. I am not an expert in this area, but I believe that the problems involve drainage problems, |
| After event 00451, 00555 | | <ul style="list-style-type: none"> • a further problem is the quality of the land itself which has previously been found unfit to build upon, including that at 02153. I am not an expert in this area, but I believe that the problems involve drainage problems, trying to build on shale, and the sheer steepness of the land. For the last few months a neighbour's insurance company has been funding reconstruction of the banks of the stream which runs right down from the tops and through the field at 00555 • finally, there is the not insignificant fact that the areas you have identified for this area are all greenfield sites. As far as I know 00555 is still used for farming <p>In short, trying to develop this area would be a terrible waste of taxpayers' money.</p> |

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| General comment | | <p>We are very concerned at the number of greenfield sites included as it concerns flooding, wildlife and landscape issues for the town. Todmorden does not have the infrastructure for this amount of development, nor the job potentials. Todmorden is already a commuter town, this will only make it worse. We are a town liable to flash flooding and land is unstable in many areas. Mains water and sewerage is an issue. Calderdale have approved housing without services already in place and are now standing empty as the problems arising cannot be sorted.</p> |