

# PARK WARD NEIGHBOURHOOD PLAN

## SUPPORTING INFORMATION





## **APPENDICES**

**Appendix 1 Park Ward Neighbourhood Forum Constitution**

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**Appendix 3 Park Ward Neighbourhood Plan Health Check**

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**Appendix 7 CMBC Housing Requirement for Park Ward Neighbourhood Area**







## **Park Ward (Halifax) Neighbourhood Forum Constitution**

### **Name and Area**

1. The name of the group shall be '**Park Ward Neighbourhood Forum**' ("the Forum").
2. The Area shall be the Park Ward situated within the district of Calderdale, West Yorkshire.

### **Purposes**

3. To promote and improve the social, economic, health and environmental wellbeing of the Area.
4. To draw up, agree and implement a statutory Neighbourhood Development Plan for the Area as defined by the Localism Act 2011.

### **Powers**

5. In pursuit of the above purposes and for no other reason the Forum may hold funds and other assets and maintain such banking arrangements as are required to implement its purposes.

### **Membership**

6. Full Membership of the Forum shall be on an individual basis only.
7. Full Membership shall be open to all residents living in the Area, businesses based in the area and the elected Calderdale MBC councillors for the Area.
  - a) Businesses with an interest in the Area can become Associate Members of the Forum, can attend meetings, including the AGM, can volunteer for the Forum and receive Forum mailings but cannot vote at the AGM.
  - b) Community and voluntary organisations and public services operating in and serving the Area can send representatives to meetings as above and receive mailings and other publicity but cannot vote at any meetings.
  - c) Membership of the Forum should at all times be a minimum of 21 individuals
  - d) Members may be contacted by the Executive (see below) from time to time to act as a litmus test for ideas and proposals or to be invited to participate in other activities related to the work of the Forum

### **4. General Meetings**

**The Forum's ultimate authority comes from its Annual and other General Meetings.**

- a) The AGM, and any other public meetings held, give legitimacy to the Executive of the Forum (as defined below) and the plans they or Forum task or working groups may develop
- b) If there is more than one public meeting in any one year, one will be designated as the AGM
- c) The AGM will be called with at least 21 days' notice once per year, not more than fifteen months from the date of the preceding AGM, by informing all residential properties in the ward and all members including Associate Members.



## **Appendix 1**

- d)** The AGM has the power to both elect, and remove by a vote of no confidence, any member of the Executive
- e)** At each AGM the Chair will provide a written report, the Treasurer will provide a set of accounts for the previous year and the proceedings will be recorded in writing.
- f)** Voting will be restricted to full members present at the meeting on a one member one vote basis.

### **5. Forum Executive**

- a)** The Executive exists to co-ordinate, implement and monitor the work of the Forum including developing a Neighbourhood Plan for the Area. It will prioritise, schedule and publicise the work of the Forum
- b)** The Executive is made up from Forum members elected at the AGM. Numbers on the Executive will be determined by the membership at each AGM but shall not be fewer than nine nor more than fifteen. Executive members will be elected for a three year period with one third standing down at each AGM.
- c)** The Executive must meet not less than eight times in any twelve month period with no less than two months between meetings.
- d)** The Executive will determine its officers subject to the proviso that these must include a Chair, Vice Chair, a Secretary and a Treasurer.
- e)** Individuals with specialist skills may be co-opted onto the Executive on a non-voting basis and the Executive may set up Task or Working Groups of Forum members for specific projects or tasks to be undertaken.
- f)** The Executive will liaise with the relevant bodies such as the Council, other public services, businesses, schools and colleges, faith groups and community and voluntary organisations relevant to the Area.
- g)** Executive decision making can be by consensus or after a vote – the Chair will have a second (casting) vote in the event of a tie. The quorum for decisions shall be 5 voting members.
- h)** The Executive has the power to draw up a Code of conduct by which all members must abide, including determining the consequences for breaches of the Code of Conduct
- i)** Only full members of the Forum may stand for the Executive and should be nominated by a member or Associate Member
- j)** The Executive will receive and consider reports from all Task or Working Groups

### **6. Forum Funding**

The Forum can raise funds for its activities by one or more of the following methods:

- a)** Charging membership fees on an individual and/or associate member basis – level of fees to be agreed at an AGM or extraordinary general meeting
- b)** Submitting applications to grant awarding bodies for appropriate funds
- c)** Working in partnership with organisations which have funds to spend in the Park ward
- d)** By other means in keeping with the role of the Forum, including revenue from the website, donations, and proceeds from events



## **Appendix 1**

### **7. Amendments to the Constitution**

Amendments to this Constitution may be made only at a properly convened General Meeting called with a minimum of 21 days' notice to all voting members and by a two thirds majority of those present and voting.

### **8. Dissolution**

- a)** The Forum may be dissolved only by a two thirds vote of those present and voting at a properly constituted General Meeting.
- b)** In the event of dissolution of the Forum its assets will be distributed to one or more non-profit organisations whose purposes are consistent with the purposes of the Forum as set out above, as determined by a simple majority vote of those present at the meeting called to dissolve the Forum.

April 2014



Our Ref: Park Ward - 0186  
Your Ref:  
Please Contact: Philip J Ratcliffe  
Telephone: 01422 392255  
Fax:  
E-mail: phil.ratcliffe@calderdale.gov.uk  
Date: 9<sup>th</sup> October 2014



## **Economy and Environment**

Development Strategy  
Northgate House  
Halifax  
HX1 1UN

Councillor Jenny Lynn  
1 Hilltop  
Warley Road,  
HALIFAX,  
HX2 7PJ

Dear Councillor Lynn,

### **NEIGHBOURHOOD FORUM AND AREA : PARK WARD**

Further to your applications dated 9<sup>th</sup> and 12<sup>th</sup> May 2014 for the designation of a Neighbourhood Forum and Neighbourhood Area for Park Ward, Halifax I write to inform you that the Council has granted powers under Sections 61F and 61G of the Town and Country Planning Act 1990 (as amended) for the formal establishment of the Park Ward Neighbourhood Forum and for Park Ward to be a Neighbourhood Area. These decisions were confirmed by Council at its meeting on 1<sup>st</sup> October 2014.

Yours sincerely,

Philip J Ratcliffe

Development Strategy Manager

**Geoff Willerton**  
Head of Planning and Highways





## RECORD OF DECISION MADE UNDER DELEGATED POWERS FOR NEIGHBOURHOOD PLANNING

**Delegation approved by Council 27 April 2016 A230 94 (D)**

**NEIGHBOURHOOD PLANNING APPROVALS AND CHANGES TO THE COUNCIL'S DELEGATIONS -  
(CABINET 11<sup>TH</sup> APRIL 2016 – MINUTE NUMBER 136/B124)**

### **COUNCIL RESOLVED** that

*(b) delegated authority be given to the Acting Director of Economy and Environment in consultation with the Cabinet Member with responsibility for Regeneration and Economic Development to approve applications for Neighbourhood Areas and approve the designation of Neighbourhood Forums, following consultation on the applications for such designations.*

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## **DELEGATED REPORT**

### **PARK WARD NEIGHBOURHOOD FORUM**

1. An application from the prospective Neighbourhood Forum for Park Ward was submitted to the Council on 3<sup>th</sup> October 2019 for re-designation as a Neighbourhood Forum under Section 61F of the Town and Country Planning Act 1990 (as amended), for the area designated as Park Ward Neighbourhood Area in accordance with Section 61G of the Town and Country Planning Act 1990 (as amended).
2. This application for re-designation is required because the approval for the Forum to undertake neighbourhood Planning activities dating from had lapsed on 1<sup>st</sup> October 2019 after 5 years.
3. In accordance with the Regulations the application received included a copy of the Constitution of the proposed Form together with evidence that the Forum has at least 21 signed up Members.
4. The Application was advertised for a 6 week long period commencing 17<sup>th</sup> October 2019 and ending 29<sup>th</sup> November 2019.
5. During the Consultation Period 9 Representations have been received :
  - There are 4 representations in support of the proposal;
  - There are 0 Objections;
  - There is 1 representation requesting to be kept informed;
  - There are 4 representations from the Statutory Consultees, who have made comments but not raised objections. Representations are from Statutory Bodies providing advice that will need to be forwarded to the Forum, if it is approved, as a result of this Report.

All the comments are to be found in the Appendix to this Report.

6. Matters to be considered:  
In order to comply with the Regulations, the following Table sets out the relevant questions and responses:



Question	CONSIDERATION
<i>Is the application from a “relevant body” and does it provide the required information?</i>	<b>YES.</b> The application states how the Prospective Forum is a relevant body. The Prospective Forum has more than 21 Members from within the designated area. The application has evidenced this and provided a copy of the Constitution.

**RECOMMENDATION :**

That under the Powers conferred by the Town and Country Planning Act 1990 (as amended), and as delegated by the Council to the Director and appropriate Cabinet Member, the application for a Neighbourhood Planning Forum is **GRANTED**.

**Cabinet Member for Regeneration and Economic Development:** Cllr Jane Scullion

**Director of Regeneration & Strategy:** Mark Thompson

**Dated:** 16-12-19

**Service Lead for Planning:** Richard Seaman;

**AUTHOR:** Planning Officer: Philip Dawes (Tel) 01422 393366

**Appendix 5: Responses to the Consultation received between 17th October and 29th November 2019.**

ID	Name	Organisation Details	Should the Council re-designate the Park Ward Neighbourhood Forum as the forum for the designated area?	If NO, please give us your reasons - Reasons for not supporting.	General Comments
PWR1	Mr Jason Fogerty		Yes		
PWR2	Mr Mark McGovern				In reply to your email I have no comment on the re-designation application for the Park Ward Forum but would request that I am kept informed of the progress of the Neighbourhood Plan and notified of future consultations on the Neighbourhood Plan particularly at Reg 16 Stage.



PWR3	Ms Claire Dennison	Environment Agency			Thank you for your consultation on re-designation of Park Ward Neighbourhood plan Area. We have no objection to the re- designation of the area but have attached some advice on what the Environment Agency is looking for in Neighbourhood plans and the Defra family guide. If you require any further information please don't hesitate to ask. (General Advice – sent to Forum)
PWR4	Mrs June Paxton White	Halifax Civic Trust	Yes		Halifax Civic Trust supports the application to re-designate the Park Ward Forum.
PWR5	Mrs Sarah Dyer	CMBC	Yes		
PWR6	Rev. Dr. Kevin Barnard		Yes		Might the Council find ways to draw attention to the existence and work of this and similar groups? Especially, could 6th. formers and those in college be informed?
PWR7	Lucy Bartley on behalf of Mr Spencer Jefferies	Wood PLC on behalf of National Grid			(General Advice – sent to Forum)
PWR8	Mr Craig Broadwith	Historic England			(General Advice – sent to Forum)
PWR9	Ms Melanie Lindsley	The Coal Authority			(General Advice – sent to Forum)



# PARK WARD NEIGHBOURHOOD PLAN Health Check

**A Neighbourhood Plan Health Check to  
Calderdale Council  
By Independent Examiner, Rosemary Kidd**

Rosemary Kidd, Dip TP, MRTPI  
Independent Examiner  
11 February 2020



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## 1.0 Summary

- 1.1 The Park Ward Neighbourhood Plan is being prepared to set out the community's wishes for the Park Ward area of Halifax, to address, as far as possible, the challenges that face the community and to reflect the aspirations of the community.
- 1.2 The purpose of the health check is to raise any concerns about whether the draft Plan meets the Basic Conditions and other legislative requirements so that these may be addressed before the Plan is submitted for examination. The report aims to ensure that the Plan is robust and effective.
- 1.3 On the whole the Plan is well written and clearly and succinctly explains the challenges facing this area of Halifax. My recommendations propose improvements to clarify the wording of the policies so that they can be applied effectively in decision making to deliver the intentions of the plan makers.
- 1.4 The main recommendations concern:
  - The Plan, the Basic Conditions Statement and other background evidence should be updated to refer to the 2019 NPPF.
  - Some of the policies are fairly generic in their form of wording. As a general comment, neighbourhood plan policies should add locally distinctive details to the strategic policies. Policies that repeat strategic policies or add little to them are likely to be deleted by the examiner as unnecessary and superfluous.
  - Although the Plan does not allocate sites for new housing development, it does seek to increase levels of housing on mixed use sites proposed in the emerging Local Plan. To improve the clarity of the plan with regard to housing provision, consideration should be given to including a policy setting out the housing requirement which should be agreed with Calderdale Council and based on the background evidence on housing need in the plan area and the site opportunities available in the Plan area.
  - The justification to the housing policies should provide a clear explanation of how the housing requirement has been derived and how it will be delivered. It may be helpful to prepare a short background evidence report to set out the options that have been considered in determining the housing requirement and describe how this is to be delivered during the life of the plan.
- 1.5 The Basic Conditions Statement and Consultation Report are clear and comprehensive. I have not seen the SEA/HRA Screening Reports; it is suggested that they are checked before submission to ensure that no changes have been made to the revised Plan that would warrant a review of the Screening Reports. They should in any case be included in, or alongside, the Basic Conditions Statement.
- 1.6 It is good practice to check and update, where necessary, all background evidence reports before the Plan is submitted to ensure that they set out the



latest information and to ensure that the Plan and the other documents are consistent.

**Recommendations are set out in bold type.**



## 2.0 Introduction

- 2.1 Park Ward Forum is preparing a neighbourhood plan to help shape the future of the ward. The neighbourhood plan provides the community with the opportunity to develop a vision to steer the planning of the future of the ward, to prepare the policies which will be used in the determination of planning applications in the ward. Neighbourhood Plans are developed by local people in the localities they understand and as a result each plan will have its own character.
- 2.2 The purpose of the health check is to raise any concerns about whether the Plan meets the Basic Conditions and other legislative requirements so that these may be addressed before the Plan is submitted for examination. The report aims to ensure that the Plan is robust and effective.
- 2.3 I have been appointed by Calderdale Council with the consent of Park Ward Forum to undertake this health check. I am independent of the Forum, the Neighbourhood Plan Steering Group and Calderdale Council. I do not have any interest in any land that may be affected by the Neighbourhood Plan. I am a chartered town planner and have over 30 years' experience in planning policy development in local authorities. I am an experienced neighbourhood plan examiner.

### Legislative Background

- 2.4 A Neighbourhood Plan is required to satisfy legislative requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990:
- (a) the policies of the Neighbourhood Plan relate to the development and use of land for a designated neighbourhood area;
  - (b) the Neighbourhood Plan meets the requirements to: specify the period to which it has effect; not include provision about excluded development; and not relate to more than one neighbourhood area;
  - (c) the Neighbourhood Plan has been prepared for an area that has been properly designated for such plan preparation; and
  - (d) the Neighbourhood Plan has been prepared and submitted for examination by a qualifying body.
- 2.5 Section 1 of the Basic Conditions Statement addresses these points.
- 2.6 The Neighbourhood Area is co-terminus with Park Ward. The map on page 6 of the Plan shows the plan area. Paragraph 1.2 of the Basic Conditions Statement states that the neighbourhood area was designated on 1 October 2014 by Calderdale Council. Park Ward Neighbourhood Forum is the qualifying body responsible for the preparation of the Neighbourhood Plan.



- 2.7 Page 1 of the Plan states that the Plan's timescale is from 2019 – 2032. However, the front cover of the Plan shows only the date 2019. ***It is suggested that the front cover is revised to show the dates 2019 – 2032.***
- 2.8 ***The Basic Conditions statement should be revised to confirm that there are no other neighbourhood plans being prepared for the area.***
- 2.9 The plan includes policies relating to the development and use of land. It does not contain policies relating to excluded matters such as minerals or national infrastructure. Section 9 of the Plan addresses non land use planning matters and sets out possible projects for future action by the Forum or its successor.

### Basic Conditions

- 2.10 The Independent Examiner will consider whether a neighbourhood plan meets the "Basic Conditions". The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
1. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
  2. the making of the neighbourhood plan contributes to the achievement of sustainable development;
  3. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
  4. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
  5. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The following prescribed condition relates to Neighbourhood Plans:
    - o Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (various Amendments) Regulations 2018) sets out a further Basic Condition in addition to those set out in the primary legislation: that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

### Has regard to national planning policies

- 2.11 The first basic condition is for the neighbourhood plan "to have regard to national policies and advice contained in guidance issued by the Secretary of State". The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to



be applied. NPPF 2019 paragraph 214 and footnote 69 states that the 2019 NPPF is to be applied to neighbourhood plans submitted after 24 January 2019. The Planning Practice Guidance provides Government guidance on planning policy. The latest version of the relevant guidance should be used.

- 2.12 Table 1 of the Basic Conditions Statement includes an assessment of the how the policies of the Park Ward Neighbourhood Plan conform to the 2012 NPPF. **References in the PWNP and Basic Conditions Statement and any other background evidence will need to be updated to the 2019 NPPF.**

### **Contributes to sustainable development**

- 2.13 The Basic Conditions Statement includes an assessment of the contribution of the plan towards the three key principles to sustainable development: economic, social and environmental and comments on how the plan will contribute towards delivering sustainable development. Each policy is scored against each principle. No explanation is given as to the reasoning for the figures given; **it would be helpful to include an explanation to justify the scoring.**

### **General conformity with the strategic policies**

- 2.14 The third basic condition is for the neighbourhood plan as a whole to be in general conformity with the strategic policies contained in the Development Plan for the area. The Development Plan comprises the Replacement Calderdale Unitary Development Plan (UDP) adopted in 2006 and revised in 2009. The draft Calderdale Local Plan was submitted to the Secretary of State in January 2019 and is currently at examination.
- 2.15 Table 1 of the Basic Conditions Statement sets out an assessment of how the Neighbourhood Plan policies are in general conformity with the strategic policies of the adopted Replacement UDP and the draft Local Plan. The Table references relevant strategic policies and paragraphs and explains how the Neighbourhood Plan policies have been developed to take account of the emerging Local Plan policies.
- 2.16 Section 7 of the Park Ward Neighbourhood Plan (PWNP) is headed strategic planning context. It lists relevant policies from the two strategic plans and comments on how the PWNP policies support them. It would be helpful to include a paragraph that sets out the overall strategic approach towards the development of the Plan area. For example, the approach to regeneration, retail, conservation and enhancement.
- 2.17 The examination of the Neighbourhood Plan will consider the policies against the adopted strategic policies of the Replacement UDP where these are relevant and up to date. Account will also be taken of the evidence that has been prepared for the emerging Local Plan and assess whether the PWNP policies will support the delivery of the emerging Local Plan policies.
- 2.18 In section 3 of this Health Check report, I have considered the Neighbourhood Plan policies in turn to assess whether they are in general conformity with the



strategic policies of the Replacement UDP and where relevant the emerging Local Plan.

### EU obligations and human rights requirements

- 2.19 A neighbourhood plan must be compatible with European Union obligations as incorporated into UK law, in order to be legally compliant. Key directives relate to the Strategic Environmental Assessment Directive, the Environmental Impact Assessment Directive and the Habitats and Wild Birds Directives. A neighbourhood plan should also take account of the requirements to consider human rights.
- 2.20 Paragraph 7.4 of the Basic Conditions Statement states that Calderdale Council conducted a screening as to whether a Strategic Environmental Assessment (SEA) or Habitat Regulation Assessment (HRA) would be required. I have not seen these screening reports and am unable to comment on their adequacy. ***The screening reports should be included within the Basic Conditions Statement or alongside it. The dates of consultation with the environmental bodies should be included along with copies of any responses.***
- 2.21 ***Paragraph 7.2 of the Basic Conditions Statement*** states that there are no designated European Environmental sites within the ward. ***This should be revised to better reflect how HRA screening is undertaken.*** It is usual practice to consider the impact of development on designated sites up to 10-15 km distant and this depends upon the nature of the site and its sensitivity.
- 2.22 ***The screening reports should also be checked and updated where necessary to ensure that they are relevant to the latest version of the PWNP. Section 7 of the Basic Conditions Statement should be checked and revised as necessary.***
- 2.23 Page 14 of the Basic Conditions Statement refers to a Strategic Environment Assessment in Appendix 2. There is only a letter from Natural England in this Appendix. ***Both the SEA and HRA screening reports should be included and the consultation responses to both.***
- 2.24 ***The Basic Conditions Statement does not include an assessment of the impact of the Plan on Human Rights.*** The Plan notes the diversity of the population of the area. ***It is important that the Basic Conditions Statement includes a statement referencing the supporting evidence in the Consultation Statement on how the consultations have been carried out to reach out to all the community and to ensure that the Plan has been developed to reflect the needs of different sections of the community as well as the business community.***

### Consultation during Neighbourhood Plan Preparation

- 2.25 The examination will check the consultation process that has led to the production of the Plan. The requirements are set out in The Neighbourhood Planning (General) Regulations 2012.



- 2.26 The Consultation Statement is a clear and comprehensive document that sets out a summary of the consultation process that has been undertaken in the course of preparing the Neighbourhood Plan. It summarises the various consultation stages, the methods used to consult the community, other stakeholders and statutory consultees. A summary of the key issues raised at each stage is included. Appendix tables set out the responses received to the Regulation 14 consultation and note how the comments have been addressed in the preparation of the submission draft Plan.
- 2.27 **Consultation should be carried out with the owners and/or agents of all sites identified in policies to ensure that they have had the opportunity to consider the proposals and input into the policy wording where necessary.**

#### **Background evidence**

- 2.28 **It is good practice to check and update, where necessary, all background evidence reports before the Plan is submitted to ensure that they set out the latest information and to ensure that the Plan and the evidence documents are consistent.**



### 3.0 The Neighbourhood Plan

#### Overall Presentation of the Plan

- 3.1 The Neighbourhood Plan is well presented. The text in the Policies, including the criteria and any sites should be in bold text and may be set in boxes so that they stand out from the supporting information. There is no need to refer to the policies as “Draft”.
- 3.2 The background/justification text generally provides a clear explanation about the derivation and implementation of the policy. I have included some comments under each policy to help improve the text.
- 3.3 Paragraph 8.3 refers to the Policies Map. This has been published as a separate document in view of the size of the area. There are no maps or diagrams to show the sites referred in the Plan itself. The Map is clear and on an OS base and can be enlarged on the screen to show the boundaries of the sites and the numbers of sites shown in the Policy. However, it is not easy to print at a legible scale. **The Policies Map should be revised to omit designations on sites outside the Plan area. Consideration should be given to whether to include Inset Maps within the text of the Plan to show the sites referred to in the policies.**
- 3.4 The use of photographs helps to make the Plan interesting and locally distinctive.

#### Introductory Sections

- 3.5 The comments on the introductory section of the Plan are aimed at making it a clearer and more user friendly document.
- 3.6 Section 1 of the plan sets out a useful overview to the plan making process and the benefits of the Neighbourhood Plan. **Consideration should be given to whether Section 2 headed “How to Comment on the Plan” is necessary as section 5 sets out the consultation process.**
- 3.7 **Section 3 Summary of Policies could be converted to a table and positioned after the objectives to demonstrate how the objectives are delivered through the policies of the Plan.**
- 3.8 Section 4 sets out a succinct overview of the plan area.
- 3.9 **Section 5 (paras 5.3, 5.4 and 5.12) should be revised and updated in preparation for the submission stage. It should also be cross referenced the Basic Conditions Statement.**
- 3.10 The issues are clearly set out in section 6 and lead into objectives. **You could include an explanation of the purpose of the Supporting Actions set out in Section 9 noting that they are actions for the community to progress and that they are not planning policies.**



- 3.11 **In Section 7 the Strategic Planning Context, it would be helpful to set out a brief summary of the strategy that is relevant to the Plan area.** For example: *“The strategic planning policy for the Plan area focuses on the regeneration of vacant and derelict brownfield sites for housing, employment, retail and leisure uses. The appropriate use or mix of uses will be dependent on the location of the site and adjacent land uses etc..... The historic and natural environment should be protected and conserved; new development should be well designed.”* Please note that these are my thoughts based on the summary of policies in Section 7 and should be refined as appropriate.

## The Policies

- 3.12 **A number of the policies are fairly generic in their form of wording.** As a general comment, neighbourhood plan policies should add locally distinctive details to the strategic policies. Policies that repeat strategic policies or add little to them are likely to be deleted by the examiner as unnecessary and superfluous.
- 3.13 Examiners often refer to PPG advice that *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.”* (Paragraph: 041 Reference ID: 41-041-20140306)
- 3.14 **Policies should be given a short title.** There is no need to refer to them as “draft”. In some local authority areas where there are a number of neighbourhood plans, the plan policies are numbered using initials from the Plan name; in the case of this plan it would be Policy PW1, PW2 etc. This simplifies the references in future reports on planning applications.
- 3.15 **The punctuation of the policies should be checked.** Where there is a list of criteria, these should be punctuated with a semicolon (; ) and a full stop at the end of the last point. If all criteria are to be satisfied there should be an “and” at the end of the penultimate criteria. It would be helpful to plan users to letter or number criteria rather than using bullet points. This will ensure that they can be correctly referenced in reports.

## Tackling Dereliction

### Policy D1

- 3.16 The policy identifies 8 key derelict sites. It states that sustainable development will be encouraged and supported on these sites where they enhance the amenity of the locality. It is considered that this policy is vague and imprecise; it is not clear what type of uses may be acceptable and what may not. The justification in paragraph 8.7 provides little guidance and refers only to “appropriate uses” and “appropriate development”.



- 3.17 **It is recommended that further thought should be given to the types of uses that may be acceptable on each site and/or the factors that should be taken into account in considering the acceptability of proposals.**  
Replacement UDP Policy E18 sets out criteria to be taken into account in considering proposals to reuse derelict buildings. It is suggested that more locally relevant criteria could be incorporated into Policy D1. Examples could include impact on local residential amenity, traffic generation, on site parking, re-using the building or redevelopment, contributing to enhancing the urban environment, landscaping and green space.
- 3.18 If you haven't already done so, it may be worthwhile discussing the potential of each site with the owners / agents to understand the issues that are preventing development progressing and to consider the possible future uses of the sites. The list of background documents notes that a Masterplan has been prepared. If this supports the redevelopment of one or more of these sites it should be referred to in the justification to the policy. There is a difficult balance to be struck here between providing clear and unambiguous guidance for decision makers and giving sufficient flexibility to encourage investors and developers.
- 3.19 The sites are shown and referenced on the Policies Map at a scale that enables the boundaries to be identified.

## **New and Improved Housing**

### **Policy H1**

- 3.20 The policy identifies two sites that are proposed to be allocated in the emerging Local Plan for mixed use development. The policy supports their development for the "highest proportion of new housing compatible with other uses on the site". **It is considered that this wording is unclear and ambiguous.**
- 3.21 From my review of the Publication Draft Calderdale Local Plan, site HS1 is allocated for mixed use and the requirements are set out in Policy SD6. **Site HS2 however appears to be allocated solely for housing under Policy SD7. If this is the case, there seems to be little purpose in including it in Policy H1 and it should be deleted from Policy H1.** It may be helpful to plan users if the PWNP sites are cross referenced to the Local Plan site number.
- 3.22 Local Plan Paragraph 8.1 states that "*Smaller sites, often located within or close to the edge of town centres can provide a range of town centre uses, together with residential which can enhance the vitality and viability of the centre. The integration of residential, business, retail and ancillary uses can create a more sustainable community, by increasing access to work, and reducing the need to travel. A combination of different uses can also be pivotal in making a scheme viable and therefore developable.*"



- 3.23 Paragraph 8.5 states that “*Whilst the Local Plan Mixed Use policy generally precludes the development of Mixed Use sites for a predominant use, it will allow flexibility for sites which are part of a wider regeneration initiative to enable the area to benefit from a comprehensive approach.*”
- 3.24 There appears to be some tension between the objectives of the mixed use policies in the Local Plan and the aspiration of the PWNP to deliver more housing development. Paragraph 8.10 of the PWNP states that the Plan is seeking to identify and promote some of the mixed use and employment Local Plan sites for additional housing development. **There should be clear and evidenced justification to support the desire to increase the number of dwellings on site HS1.**

### Policy H2

- 3.25 This policy seeks to support the site allocated for mixed use (but excluding residential use) in the emerging Local Plan at Armitage Road solely for residential development. Paragraph 8.11 of the justification states that the site was previously considered to be unsuitable for residential development and this use was not proposed for the site in the Local Plan. However, the neighbourhood plan makers consider it to be “an excellent site subject to suitable mitigation measures”.
- 3.26 **If this policy is to be included in the PWNP, there should be a background evidence / justification to explain the mitigation measures required to overcome the Local Plan objection to housing, to demonstrate that the statement in paragraph 8.11 is correct and the site is deliverable and feasible for housing development.** Otherwise the policy will not support the delivery of the Local Plan policy and an examiner is likely to recommend that it be deleted.

### Policy H3

- 3.27 This is a general policy to support housing development on unallocated and other windfall sites where suitable and compliant with the development plan.
- 3.28 Replacement UDP Policy H9 and Local Plan Policy HS1 set out a number of factors to be considered when assessing the suitability of windfall sites. **PWNP Policy H3 adds no locally specific details to the strategic policies** and an examiner is likely to recommend that it be deleted.

### Housing Requirement

- 3.29 The NPPF paragraphs 65 – 66 discusses the housing requirement figure for neighbourhood plans. **Where neighbourhood plans make provision for housing it is helpful to set out the housing requirement figure in the**



**neighbourhood plan in order to demonstrate whether sufficient provision is being made in the neighbourhood plan together with that in the Local Plan.**

- 3.30 It is acknowledged that neighbourhood plans are not required to make provision for housing. However, where the neighbourhood plan makes provision for housing development either through allocations or through policies, the examiner will wish to ensure that the amount of housing proposed is appropriate, is in conformity with adopted strategic policies and will support the delivery of emerging policies. **They will also wish to ensure that the housing policies are suitably worded to enable the level of housing proposed to be delivered. This should be backed up with data and forecasts of the number of houses to be delivered through various means eg completions, on named sites and windfalls.**
- 3.31 I have not seen the Housing Needs Assessment. I understand that it was prepared in 2015; if it was based on a household survey, this will need updating as such surveys become out of date after 5 years. The Housing Needs Assessment should have assessed various sources of data on housing need to provide evidence of the demand for various types of housing. Paras 6.6 and 8.12 of the PWNP state that a need for about 300 homes has been demonstrated. It is not clear, however, whether this figure is to be used as a housing requirement figure for the plan or how much housing is proposed to be delivered through the neighbourhood plan policies.
- 3.32 There are a number of options for the plan makers in setting the housing requirement figure for the PWNP:
- they may request an indicative housing requirement from the LPA as suggested by the 2019 NPPF; or
  - they may chose to set a housing figure of 300 additional homes based on the evidence of demand from the Housing Needs Assessment; or
  - they may chose another figure justified through evidence on the supply of potential sites eg a lower or higher figure if fewer or more sites are available.
- 3.33 **They should in any case include a statement to demonstrate that the housing figure chosen is in conformity with the adopted strategic UDP policies and that it will support the delivery of the emerging Local Plan policies. It should also demonstrate that there is no conflict with the emerging strategic policy to deliver mixed use development rather than prioritising housing delivery on the selected sites. Data should be presented to demonstrate how housing will be delivered in the Plan area throughout the lifetime of the plan. This will demonstrate whether the plan's policies will help deliver the housing need identified.**
- 3.34 My report sets out the evidence that will be expected by the examiner. As I have stated I have not seen the Housing Needs Assessment and cannot comment on its robustness. Many local authorities assist their neighbourhood



plan groups with the preparation of the required evidence on housing supply and conformity.

### Affordable Housing

- 3.35 The objective on housing highlights the particular need for affordable housing. However, this topic is not addressed through the Plan's policies. **It is suggested that an explanation should be included in the text to explain how affordable housing is to be delivered, for example, by relying on the Local Plan policy or by promoting particular sites. Alternatively, the objective may need to be reviewed.**

### Design of New Development

#### Policy HD1

- 3.36 This policy sets out criteria to be applied in considering the design of new housing development. It builds on Local Plan Policy BT1 and addresses locally specific matters. **It is recommended that reference to the requirements set out in the Local Plan Policies especially BT1 should be included in paragraph 8.18 stating that the requirements are additional to those in the Local Plan policy.**

#### Policy HD2

- 3.37 This policy addresses a particular concern in the Plan area of extensions and dormers on the traditional terraced housing. It builds on Local Plan Policy BT1 and addresses locally specific matters.

#### Policy ED1

- 3.38 This policy addresses the particular concerns in the area with industrial, manufacturing and vehicle repair/servicing businesses. It builds on Local Plan Policies and addresses locally specific matters. If all the criteria are to be satisfied there should be an "and" added at the end of the penultimate paragraph.

### Protecting and Improving Open Space

#### Policy GS1

- 3.39 The policy proposes the designation of 12 Local Green Spaces. The policy is supported by a background evidence report (in Appendix 3) which assesses each site against the criteria set out in NPPF paragraph 100 to demonstrate



why the area is considered to be demonstrable special to the local community and holds local significance. From the descriptions set out in Appendix 3 it appears that the sites satisfy the NPPF criteria to be worthy of designation.

- 3.40 The sites are shown on the Policies Map at a scale that their boundaries can be clearly shown. The owners / agents for each site should have been notified of the proposed designation.

### Policy OS1

- 3.41 The policy supports the enhancement of the Queens Road Community Centre and the adjacent open space. Reference in the policy to it being “*a key asset in the heart of the area, providing essential community services along with an important area of external open space*” is descriptive and should be included in the justification. The policy should be reframed as “**Proposals for the enhancement of the Queens Road Neighbourhood Centre and Community Garden will be supported where:**”. Criteria 2 should be revised to refer to the “**facilities for the delivery of community services are enhanced**” as planning policy cannot support the delivery of existing community services, it can only be used to consider how development proposals affecting land and buildings are considered.

### Revitalising Retail Centres

#### Policy RR1

- 3.42 In the Replacement UDP the Queens Road area is identified as a Local Centre. It is proposed to be defined as a District Centre through the emerging Local Plan. As the Local Plan is undergoing examination, it is suggested that it may be more appropriate for the revision to the boundary of the District Centre to be considered through the Local Plan process as well. Otherwise there may be a potential for conflict between the two plans; in which case paragraph 30 of the NPPF will apply and the latest adopted plan will be effective.
- 3.43 The plan makers’ reasoning for the proposed extension of the District Centre is set out in paragraph 8.31. It is evident from the Policies Map that this area is detached from the main area of the District Centre and it is not clear whether the alternative of identifying it as a Local Centre has been considered.

#### Policy RR2

- 3.44 This policy sets out design considerations on shopfronts, shutters and signage. **The first line of the policy should refer to “Development proposals” rather than “Applications for new retail ....”.** It would be



helpful to plan users to cross reference the final bullet point of this policy to Local Plan Policy RT1 which provides the policy framework for considering the appropriate uses in the District Centres.

### Policy RR3

- 3.45 Local Plan Policy RT7 sets out the key considerations for the development of residential uses in upper floors of property in the District Centres. Policy RR3 highlights the opportunities available for this type of development in the Plan area and adds additional factors on amenity and access. **It would be helpful to plan users to state that the matters set out in emerging Local Plan Policy RT7 should also be considered.**

## Protecting the Area's Heritage

### Policy CH1

- 3.46 Whilst the People's Park Conservation Area is the most significant heritage asset in the plan area, this policy as worded adds little or nothing to the Replacement UDP Policy BE18 or Local Plan Policy HE1 and an examiner is likely to recommend that it be deleted. The descriptive material in the justification should be retained with a link to the national guidance and Local Plan policies.

### Policy CH2

- 3.47 The use of neighbourhood plans to identify or designate non-designated heritage assets varies between local authorities depending on their approach to the subject. Paragraph 8.38 explains that the plan is identifying the sites only. The list of sites should be supported by an evidence report that sets out information on the description of the building / site and its significance and the criteria used to justify its selection. This should include a map showing the boundary of the site and photographs of significant features. The owners/ agents of the site should be consulted on the proposed designation.
- 3.48 Local Plan Policy HE1 sets out a comprehensive approach to considering development proposals that are likely to affect the significance of designated and non-designated heritage assets. **The statement in Policy CH2 that proposals affecting a non-designated heritage asset “will only be supported where the applicant can demonstrate a clear over-riding public benefit” seeks to apply the same requirement to non-designated heritage assets as the strategic policy applies to designated assets as advised in NPPF 196. It is considered that this is not in accordance with national policy in NPPF paragraph 197 which states that “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”**



## Getting Around

### Policy GA1

- 3.49 During consultation on the Plan the need to improve the environment along key routes into Halifax town centre was identified. Paragraph 8.43 states that this policy aims to encourage higher standards of design in any new development along or affecting these routes. Four routes are identified on the Policies Map.
- 3.50 Although paragraph 8.43 states “any new development”, the wording of the policy states “sustainable development or improvements on sites”. It is considered that the phrasing of the type of development in the policy is vague and imprecise. **The policy should be phrased in a manner that it can be used to promote better standards of design and so that it can be applied to considering planning applications.**
- 3.51 The policy wording could be improved along the lines of “***Development on sites adjoining the key access routes....should be designed to enhance the environment of the route particularly for pedestrians by:***”
- 3.52 It may be worth considering whether this is a “transport / getting around” policy or a “design policy” and if the latter, whether it should be included in the Design section.

## Supporting Actions

- 3.53 This is a very helpful and comprehensive section on projects that have been developed on the back of the preparation of the PWNP. The introduction to the section makes it clear that these will add value to the plan’s policies and help achieve the vision for the area.

## Monitoring and Review

- 3.54 A clear section about the need to monitor the Plan. The need for the continuity of the Neighbourhood Forum or the appointment of a successor body to undertake this work is highlighted.

## Typographical errors

Page 8 Policy GS1 – Local **Green** Space

Paragraph 8.20 – supported by **the** production...

Paragraph after 8.24 is not numbered and there are two paragraphs numbered 8.25.

Policy CH2 – font in last line of policy.



## 4.0 Background Documents

4.1 In undertaking this health check, I have considered the following documents

- Park Ward Neighbourhood Plan 2019 Draft Version November 2019
- Park Ward Neighbourhood Plan Basic Conditions Statement 2019
- Park Ward Neighbourhood Plan Consultation Statement 2019
- National Planning Policy Framework 2019
- Planning Practice Guidance March 2014 (as amended)
- The Town and Country Planning Act 1990 (as amended)
- The Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012
- Replacement Calderdale Unitary Development Plan 2006 and amended 2009
- Calderdale Local Plan Publication Draft August 2018



**AECOM**

**Town Planning**

**My Community**

locality

Submitted to  
Park Ward Neighbourhood  
Forum

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October 2015

# Housing Needs Assessment

## Park Ward Neighbourhood Forum, Halifax

October 2015  
Draft for Comment



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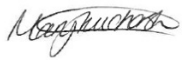



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<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
<b>Researcher(s)</b>	Mary Kucharska	Assistant Planner	Compiled Census statistics		05/10/15
<b>Project Manager</b>	Jesse Honey	Principal Planner	Compiled and drafted report text		05/10/15
<b>Director/QA</b>	Stuart Woodin	Technical Director	QA of draft for comment		05/10/15
<b>Qualifying Body</b>	Cllr Jenny Lynn	Group contact	Co-ordinated group inputs and comments	Confirmed via e-mail	05/10/15
<b>Project Coordinator</b>	Robert Kyle	Housing Needs Advice coordinator	Reviewed final report		05/10/15



## Executive Summary

The 2011 Localism Act introduced neighbourhood planning, allowing parishes or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed data.

In the words of the National Planning Practice Guidance (NPPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgements, as well as gathering numbers and facts.

This objective and independent housing needs advice note follows the NPPG approach where relevant. This ensures our findings are appropriately evidenced. The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

This housing need advice note has been prepared for Park Ward Neighbourhood Forum in Halifax, West Yorkshire, whose neighbourhood plan area is contiguous with Park Ward in Calderdale District.

To inform the quantum of housing required in Park Ward, we have calculated a range of four possible housing projections over the proposed Neighbourhood Plan period<sup>1</sup> based on:

- A composite Local Plan-derived figure derived from a midpoint of the adopted Replacement Unitary Development Plan and the Core Strategy Preferred Options housing targets (which gives a total of 342 dwellings);
- The Government's 2012-based household projections for Calderdale, extrapolated to Park Ward, translated from households to dwellings, and rebased to actual 2014 population (which gives 984 dwellings);
- A projection forward of (gross) dwelling completion rates 2001-2011 (which gives 314 dwellings, and which deliberately does not take account of demolitions over the same period); and
- A projection forward of (gross) dwelling completion rates 2011-2015 (which gives 365 dwellings).

Each of these sources can help planners understand how the parish housing need translates into a numerical range of dwellings to be planned for.

---

<sup>1</sup> The plan period for the emerging Local Plan has not yet been specified. As such, this housing needs advice has assumed a standard 20-year plan period from 2011 to 2031, with the advantage that 2011 marks not only the publication of the most recent SHMA but also the most recent census. Any dwellings completed in the ward since 2011 will therefore count towards the neighbourhood plan target.



A range of factors relevant to Park Ward derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.

Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the NPPG, which states that ‘the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’

For this reason, we advise that the conclusions of this report should be assessed against available spatial capacity (including, for example, factors such as secondary education, transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study<sup>2</sup>.

Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, AECOM recommends that housing need for Park Ward in the period 2011-2031 is in the range of **360** net additional dwellings, or **18** dwellings per year over the plan period.

Park Ward is a particularly complex location to assess housing need. The main reason for this is that it is simultaneously a high and a low demand area (depending on property type and depending on demographic group). This is an atypical pattern of supply and demand, and requires careful consideration and reasonable judgements to be applied.

A summary of its high-demand features includes:

- An unusually high number of younger people, driving demand for family housing;
- High recent rates of international migration as a further driver of demand;
- Evidence from the SHMA that house prices have increased recently, probably as a result of demolition and new-build;
- Significant demand for affordable housing as evidenced by the housing waiting list; and
- High levels of overcrowding and/or concealed households, which is also likely to drive demand (allowing both for historic cultural preferences among the British Pakistani community and conversely for the newer trend towards independent living)

On the other hand, low-demand features include:

- Some of the lowest house prices in Calderdale, which already has lower than national average house prices (notwithstanding small recent improvement);
- Low levels of attractiveness to wealthier workers and commuters;
- Relatively high levels of new housing recently, which has reduced pent-up demand;
- Likely relatively high rate of vacant properties; and

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<sup>2</sup> Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was recently endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release ‘Councils must protect our precious green belt land’ (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)



- Seemingly less attractive location for the rental market as well.

It seems reasonable to conclude that demand is driven to a significant extent in Park Ward by the existing population, including the British Asian community and a high level of international migrants. As is often the case in towns and cities across England, the lower-rent areas are most attractive to international migrants, who arrive with little money or resources in the first instance.

Likewise, the settled Pakistani-British community, who on average have lower incomes than the white British population, have little choice other than to live in more affordable areas, but have developed a strong, stable community here, supported by high-density housing, local shops and mosques. Conversely, the area is less attractive to in-migrants from other parts of England who may have been attracted to the area on the basis of Leeds City Region's wider economic opportunities.

Given, therefore, that there are numerous sectors of the population not attracted to Park Ward, there would be a risk in over-provision of housing. As such, we consider that the DCLG Household projection-derived target is, in the case of Park Ward, too high and should be discounted. The Household projection-derived target is useful for many neighbourhood HNAs, but its usefulness diminishes the more the neighbourhood's housing character deviates from the local authority average, and this is clearly the case in Park Ward, which differs significantly from the rest of the Calderdale housing market in a number of important ways.

This assessment is supported further by how closely bunched the other projections are, suggesting that the final housing need figure selected would be higher than 314 dwellings but lower than 365 dwellings. Likewise, it is in line with the SHMA forecast, which predicts an imbalance of 421 dwellings across all of West Central and North Halifax between 2008 and 2026 (see paragraph 31 above). Clearly, in this context, providing 984 dwellings in Park Ward alone over a similar timeframe would be a significant over-supply.

When focusing on the 'bunched' range, it is useful to bear in mind that in our assessment above, although the constrainters of demand and the drivers of demand appear fairly evenly balanced, our arrows assessment suggests that the drivers outweigh the constrainters, reflecting the evident housing needs not only of the local population but also of those across Calderdale in need of affordable housing, and how well-placed Park Ward is to provide this housing as part of a sustainable mix of types and tenures.

As such, we consider that a housing need figure higher than the 'bunched' midpoint of 340 dwellings is justified. This will ensure that sufficient local housing is provided to meet the needs of the young local population alongside the needs of those on the housing waiting list. We therefore estimate that the housing need for Park Ward 2011-2031 is around 360 dwellings in total, which equates to 18 net new dwellings per year.

The Neighbourhood Forum should also note that the 73 dwellings completed since the neighbourhood plan period start point (Census 2011) can be deducted from the target range identified, leaving Park Ward with an outstanding estimated need of 287 dwellings to 2031.

Although, as noted elsewhere the SHLAA capacity figure should not (and has not been) used as a constraint of demand, in the case of Park Ward, it appears there is capacity for 444 net new dwellings, indicating that it should not be difficult for the outstanding dwellings to be accommodated locally.

Table 22 in our conclusions section summarises the data we have gathered with a potential impact on the housing types and tenures needed in the parish.



**Table 22: Summary of local factors specific to Park Ward with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Affordable housing</b>	SHMA	SHMA's West Central and North Halifax sub-area, including Park Ward, had highest level of affordable need across Calderdale as a whole. Taking development viability into account, the SHMA recommends a figure of 25% locally (of which 60% should be socially-rented and 40% intermediate), but this has not yet been adopted. Oversupply of one and two bed affordable units, unmet need for units of three bedrooms and more.	As noted previously, Park Ward's level of affordable housing need is higher than can be met by Calderdale existing (and likely emerging) policy. As such, and recognising that affordable housing need is never evenly spread across a district, we recommend that the group work with Calderdale Council to direct towards Park Ward off-site affordable housing contributions agreed with developers in parts of Calderdale where affordable need is lower, supported by evidence from the SHMA and this report.
<b>Demand/need for smaller dwellings</b>	SHMA, Census	SHMA states that private rented sector has been growing in importance, in particular in inner urban Halifax. Also notes that demand exceeds supply for flats, despite significant local numbers of this dwelling type. Census shows high level of overcrowding, with overcrowding having increased recently- this will act as a further driver of demand for smaller dwellings as new households break out from overcrowded accommodation; however, note also decrease in single person households locally.	Growth in private rented sector and high level of concealed families are both drivers of demand for smaller dwellings (flats, terraced housing), meaning the Neighbourhood Plan should seek to provide these smaller units, which are in any case highly appropriate for the Park Ward context; however, the need for smaller dwellings seems lower than the need for larger/family-sized dwellings- a policy supporting a proportion of 1-2 bedroom units would be justified.
<b>Housing for older people</b>	Census	Census shows a much younger than average population, as well as a low and declining elderly population; additionally, British Asian culture of extended family living together (as per number of people per household); all of these significantly reduce demand for housing for older people.	Unlikely to need to provide care home or sheltered homes within area during plan period, as demand for these units will be higher elsewhere in Calderdale (in more suburban and rural areas); however, potential for smaller units to be adapted for independent living for elderly if needs change over the plan period.



Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Housing type</b>	SHMA, Census	Few detached and semi-detached houses, and more terraced houses and flats than Calderdale average. Significant recent growth in detached and semi-detached properties, and decreases in terraced housing and flats.	The most reasonable assumption for the future, based on demographic and market trends evidenced in this report and the SHMA, is to continue the existing programme of replacing terraced units and flats with larger semi-detached and detached housing, although note also some need for smaller (1-2 bed) units; some of these could be provided by refurbishment of existing units in the social rented sector rather than new housing.
<b>Need for larger/family households</b>	SHMA, Census	Fertility rate significantly higher than Calderdale average, indicating formation of families who are likely to need larger dwellings (i.e. 3 bedrooms and more). Demand for detached houses locally exceeds supply by 7%, though supply and demand more in balance for semi-detached. See also above; significant demand for three-bedroom or larger affordable dwellings, and local Pakistani-British families require larger units, as many are living in overcrowded conditions. Recent significant growth in larger (7 room plus) units illustrates level of demand further, as does recent increase of families with children.	As per comment above, strong need, both in terms of demographics and local housing market, for larger/family-sized households (i.e. 3 bedroom and above and/or 6-7 rooms and above). This will help redress the local supply imbalance and allow for a better mix of housing locally. In the longer term, it could increase the attractiveness of the area to a wider range of demographic groups, including the working age population, which would in turn benefit the local and Calderdale economy.



# 1 Introduction

## Housing Needs Assessment in Neighbourhood Planning

1. The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
3. In the words of the National Planning Practice Guidance (NPPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgements, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on data at this more local level to help Park Ward Neighbourhood Forum (henceforth PWNF) understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

## Local Study Context

6. Park Ward covers an inner urban area of Halifax, West Yorkshire, only half a mile from the town centre to its east. Its local authority is Calderdale Council.
7. It lies north of the A58, the main road link between Halifax and Greater Manchester. The ward consists of relatively high-density housing bisected by a number of west-east road links between Halifax and the moors to the west, including Gibbet Street and Pellon Lane. Halifax railway station is around one mile to the east.
8. The neighbourhood is considered for planning purposes part of the Calderdale Housing Market area. The Neighbourhood Plan area is contiguous with Calderdale's Park Ward boundary.



## 2 Approach

### **NPPG-based assessment**

10. This objective and independent housing needs advice note follows the NPPG approach where relevant. This ensures our findings are appropriately evidenced. The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

### **Summary of methodology**

11. PWNF have stated they are interested in the types of dwelling required as well as the quantity. In order to answer this question, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on the characteristics of the housing required.
12. To inform the quantum of housing required, we have calculated a range of four possible housing projections for Park Ward over the proposed Neighbourhood Plan period based on:
  - Adopted Calderdale housing policy as per the saved Local Plan (2006, amended 2009);
  - Calderdale's Strategic Housing Market Assessment (SHMA) 2011;
  - 2012-based Government household projections (released in February 2015); and
  - Projection forward of 2001-2011 dwelling completions within Park Ward.
13. Each of these sources can help planners understand how the neighbourhood housing need translates into a numerical range of dwellings to be planned for.
14. A range of factors relevant to Park Ward derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.
15. Note that the neighbourhood plan period has not yet been officially determined. However, in order to provide a meaningful estimate of housing need over a given period, it is important to define that period. Neighbourhood plans, where possible, should always be aligned with the relevant local plan.
16. In the case of Calderdale, however, the adopted plan is now out of date and the plan period for the emerging Local Plan has not yet been specified. As such, this housing needs advice has assumed a standard 20-year plan period from 2011 to 2031, with the advantage that 2011 marks not only the publication of the most recent SHMA but also the most recent census. Any dwellings completed in the ward since 2011 will therefore count towards the neighbourhood plan target.
17. As such, all estimates of housing need in this report cover the period 2011 to 2031.



## Gathering and using a range of data

18. The NPPG states that:

*'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'.*

19. It continues:

*'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'.*

20. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if an NPPG-based approach is being used.
21. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

## Focus on demand rather than supply

22. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the NPPG, which states that 'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'
23. For this reason, we advise that the conclusions of this report should be assessed against available capacity (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate study<sup>3</sup>, which in the case of Park Ward comprises the separate Site Allocations work also progressed by AECOM.

## Study objectives

24. The objectives of this report can be summarised as:

<sup>3</sup> Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was recently endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)



- Collation of a range of data with relevance to housing need in Park Ward relative to Calderdale and the wider area as a whole;
- Analysis of that data to determine patterns of housing demand;
- Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.
- The remainder of this report is structured around the objectives set out above:
- Chapter 3 sets out the data gathered from all sources; and
- Chapter 4 sets out our conclusions and recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.



### 3 Relevant Data

#### Local planning context

##### *Calderdale Strategic Housing Market Assessment (GVA, 2012)*

26. The NPPG states that neighbourhood planners can refer to existing needs assessment prepared by the local planning authority as a starting point. As Park Ward is located within the Calderdale Housing Market Area, we therefore turned to the SHMA<sup>4</sup> covering the housing market area and that is designed to inform housing policies at a local authority level, including affordable housing policy<sup>5</sup>.
27. The SHMA draws upon a range of statistics including population projections, housing market transactions and employment scenarios to recommend an objectively-assessed housing need for Calderdale. As such, it contains a number of points of relevance when determining the degree to which the housing needs context of Park Ward differs from the authority-wide picture.
28. The SHMA divides Calderdale into nine Housing sub-market areas, with Park Ward located in Zone 9: West Central and North Halifax, as illustrated in Figure 1, which reproduces Figure 1.4 of the SHMA. The boundaries of the sub-market areas were defined with reference to a range of relevant housing market characteristics, as explained in detail on Page 23 of the SHMA.

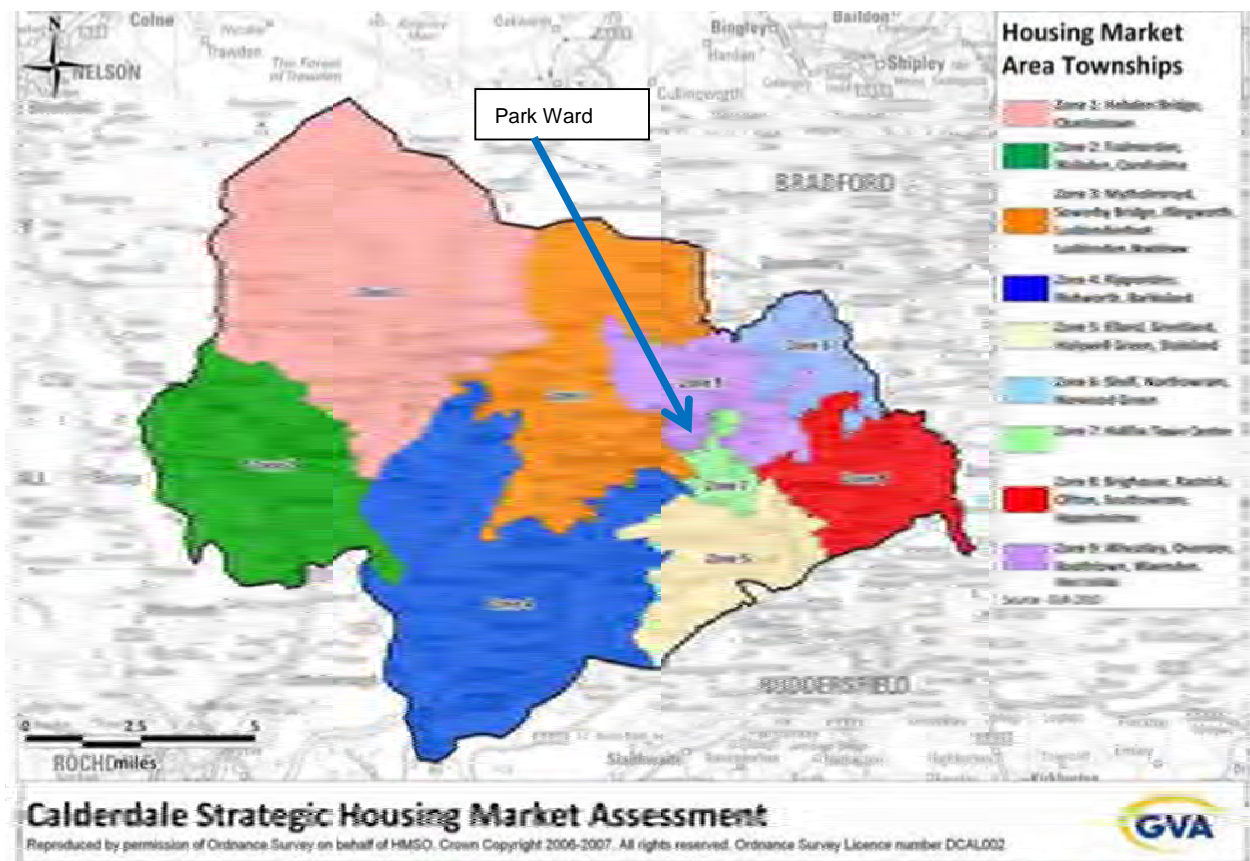
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<sup>4</sup> Available online at <http://www.calderdale.gov.uk/environment/planning/local-plan/evidence-base/homes/index.html>

<sup>5</sup> Here and throughout this report, we have defined affordable housing according **only** to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' We have avoided the definition of affordable housing in its colloquial sense of 'relatively cheaper market housing'.



**Figure 1: Sub-market areas in Calderdale**



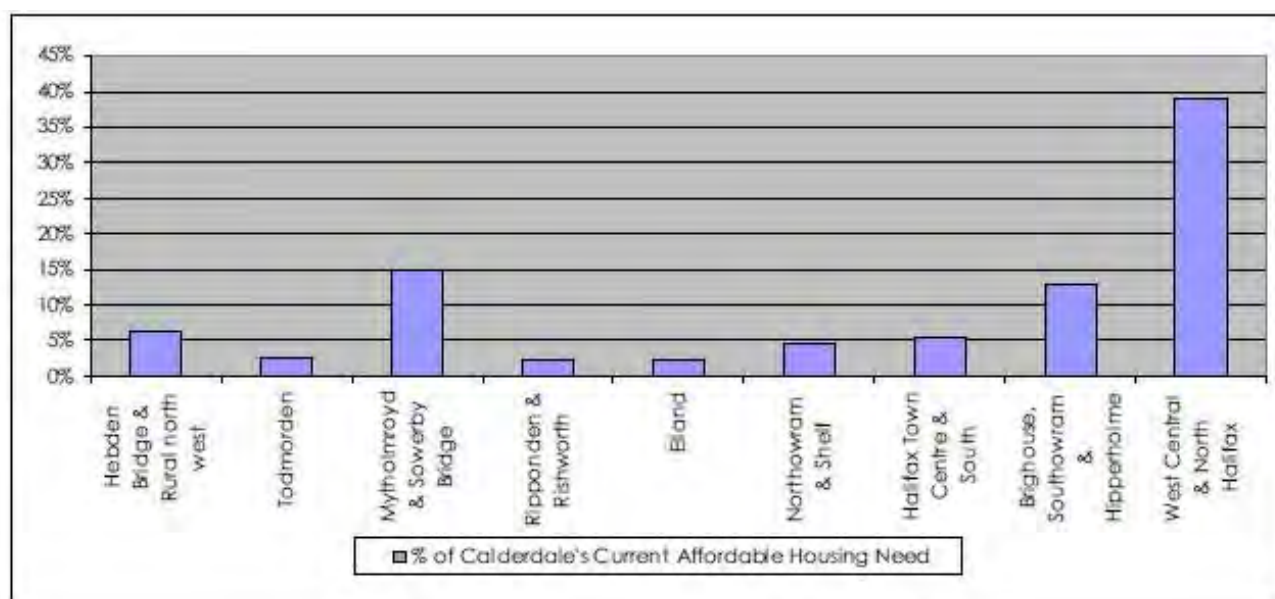
Source: Calderdale SHMA, GVA (2011)

30. The SHMA notes a number of points relevant for this study at the level of Calderdale as a whole, including:
- A vacancy rate of approximately 5.8% as at April 2010;
  - Demographic growth since 2001 has largely been driven by net immigration into Calderdale, including from EU accession countries in the mid-2000s, but this slowed with the onset of the recession in the late 2000s;
  - Compared to national and regional benchmarks, house prices within the borough remain relatively low, although they generally rose during the 2000s to a 2007/8 peak of £149,618;
  - Low incomes constrain mobility within the housing market;
  - All demographic projections indicate an increased number of older person households, rising from 36% in 2011 to 41% in 2026;
  - Minority ethnic groups can find it challenging to access owner-occupier tenures due to low incomes and savings;



- The local economy appears to have been particularly vulnerable to the recent recession, with pre-recession employment levels only forecast to be reached again in 2022, behind the Leeds, Bradford and Yorkshire averages;
  - However, commuting is a strong economic driver, with many residents living in Calderdale and travelling outside for higher-value employment;
  - The private rented sector has been growing in importance recently across Calderdale, and particularly in inner urban parts of Halifax;
31. Turning to the SHMA analysis specifically for Zone 9: West Central and North Halifax, it projects that housing demand will exceed supply 2008-2026 in Zone 9- specifically, it projects demand for 3,049 dwellings and a supply of only 2,628 over the same period, an imbalance of 421 dwellings; and
32. It also notes that at the time of writing, affordable need for West Central and North Halifax exceeded 10%, the highest level across Calderdale as a whole, as illustrated in Figure 2 below, which reproduces SHMA Figure 8.4.

**Figure 2: Affordable housing need in Calderdale by sub-market, 2010**

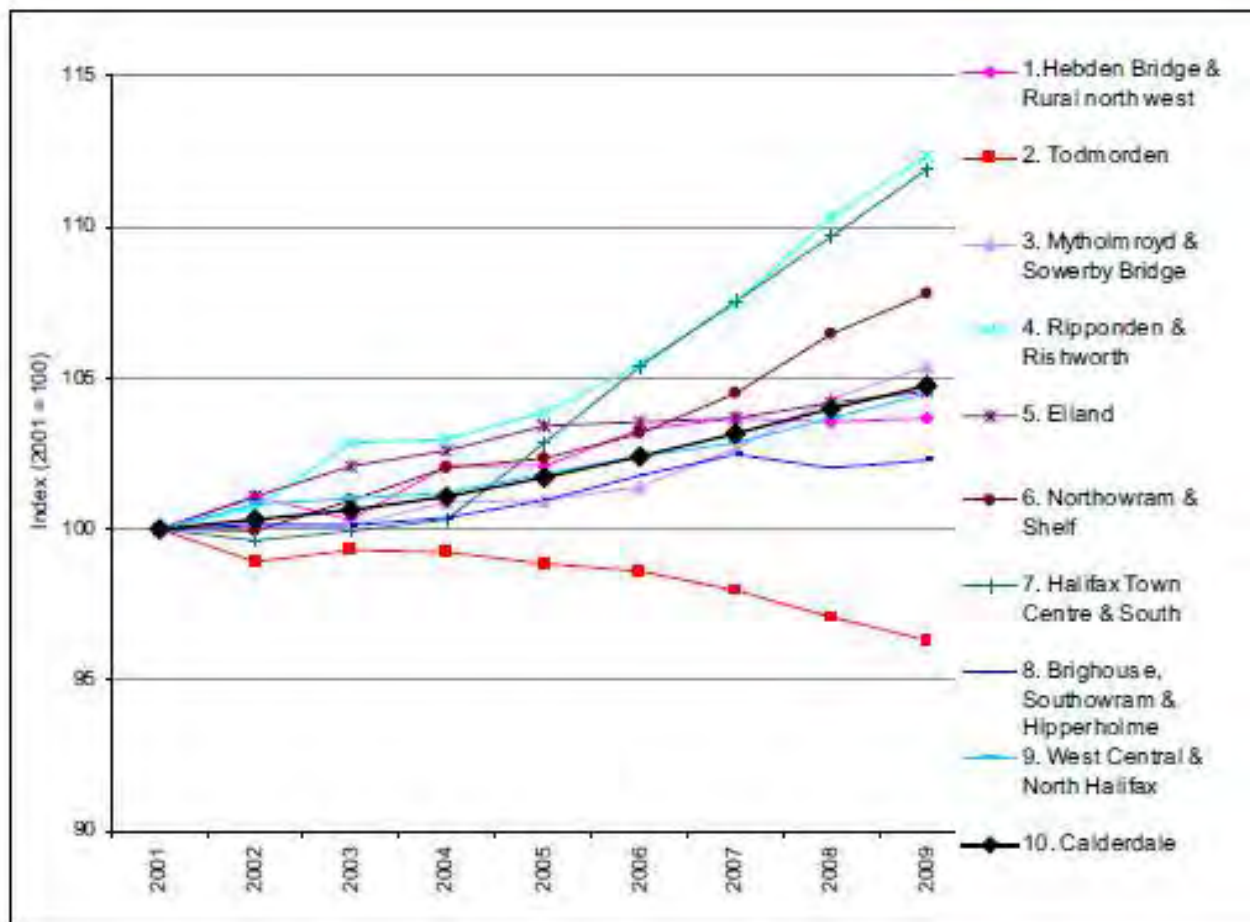


Source: Calderdale SHMA, GVA (2011)

33. However, average house prices for the sub-market are the lowest of any sub-market and consistently well below the Calderdale average.
34. Over the period 2004-2009, West Central and North Halifax saw some of the highest levels of housing completions across Calderdale. Its proportion of unoccupied dwellings is also lower than the local authority average. In terms of house types, it has fewer detached and semi-detached houses and more terraced houses and flats than the authority average.
35. However, between 2001 and 2009, its population only grew in line with the average across Calderdale, as evidenced by Figure 3 below, which reproduces SHMA Figure 5.14.



**Figure 3: Indexed population growth in Calderdale by sub-market area, 2001-2009**

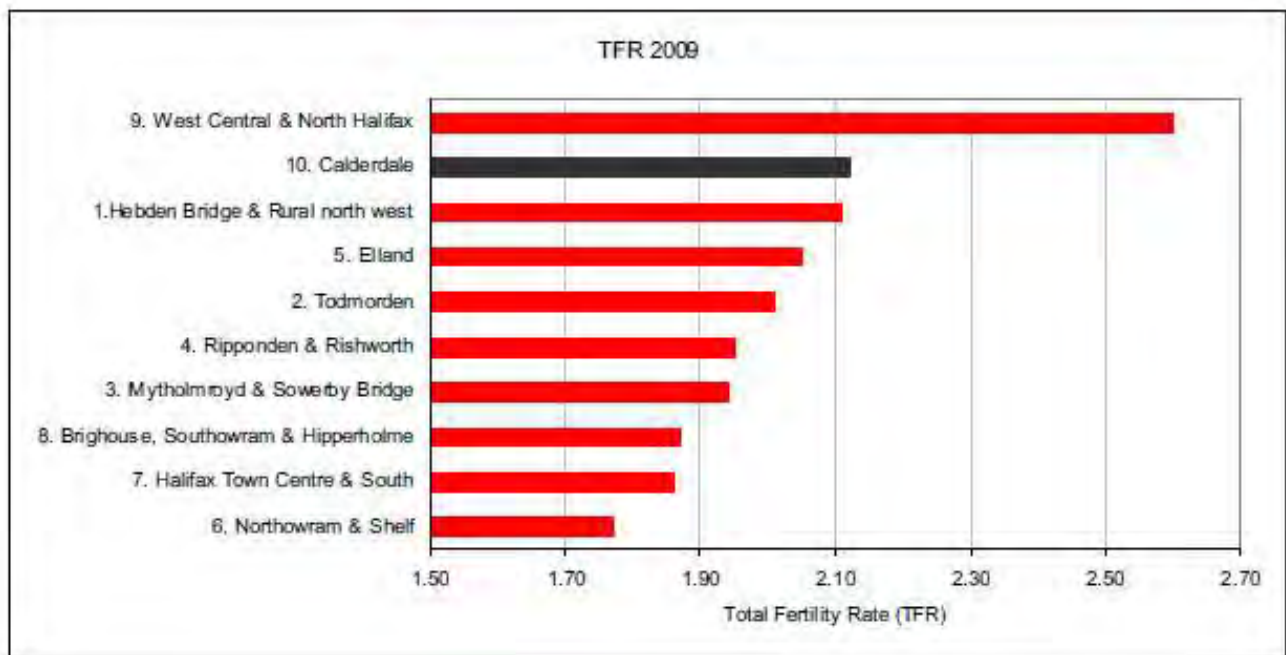


Source: Calderdale SHMA, GVA (2011)

36. The SHMA also notes that West Central and North Halifax is the major ethnic minority population concentration in Calderdale with about 20% of its population classified as Asian in 2001. In part, this factor explains the fact that it is also the sub-market area with the highest total fertility rate in 2009, as illustrated in Figure 4 below, which reproduces Figure 5.16 of the SHMA. The high fertility rate has resulted in significant population growth through natural change in this sub-market area, but with growth dampened by the effect of continued net out-migration since 2001.



**Figure 4: Total Fertility Rates in Calderdale by sub-market area, 2009**



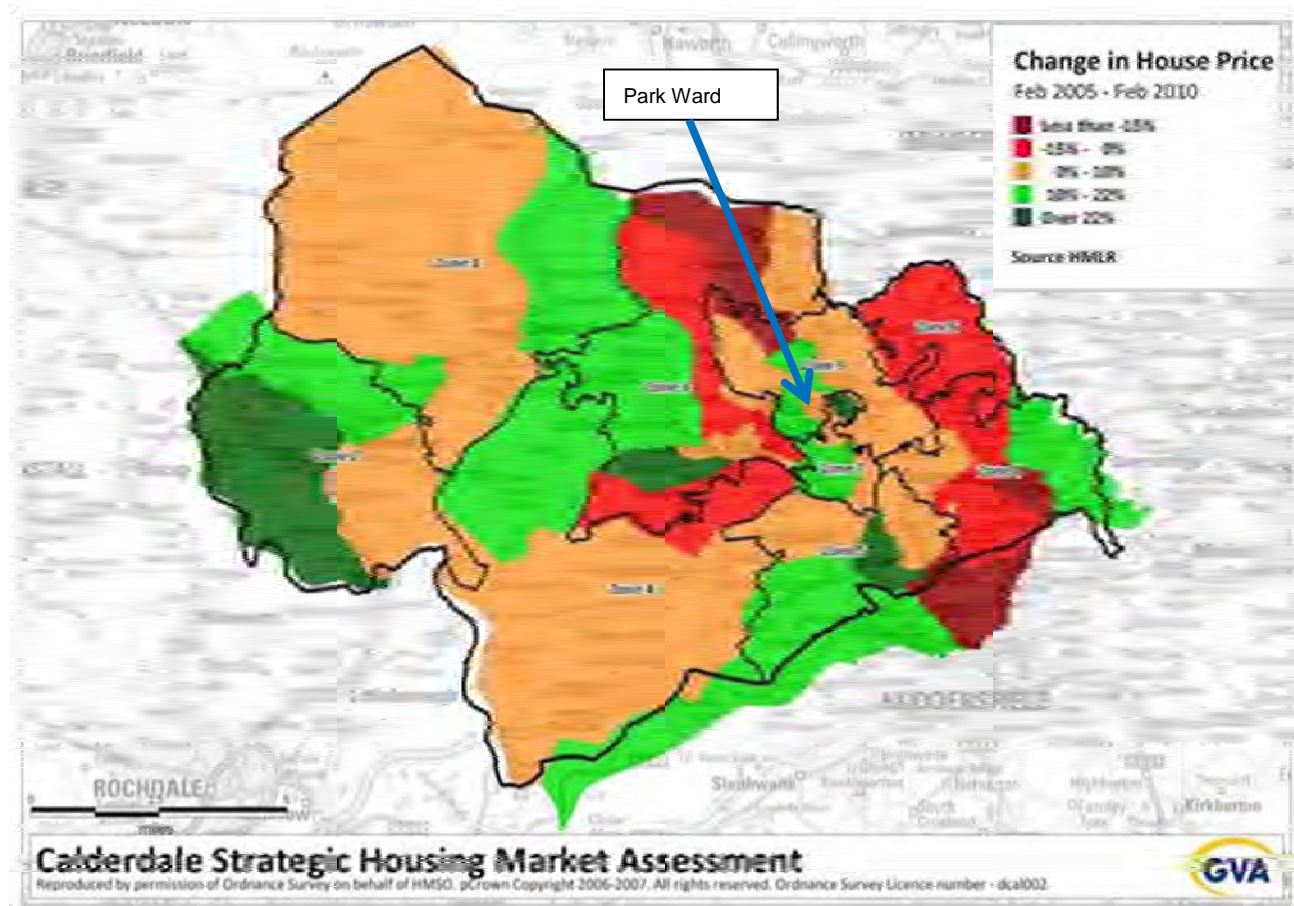
Source: Calderdale SHMA, GVA (2011)

37. In terms of projecting growth forward, the SHMA uses the 2008-based Household Projections to forecast future growth for both Calderdale and the Zone 9 sub-market. As these projections have since been superseded by the 2012-based Household Projections, and Government advice is to use the most recent projections available, we have based our own future projections on the most recent set, and hence have disregarded the SHMA's now out-of-date projections.



39. Figure 5 below reproduces Figure 6.4 of the SHMA.

**Figure 5: House price change in Calderdale 2005-2010 by sub-market**

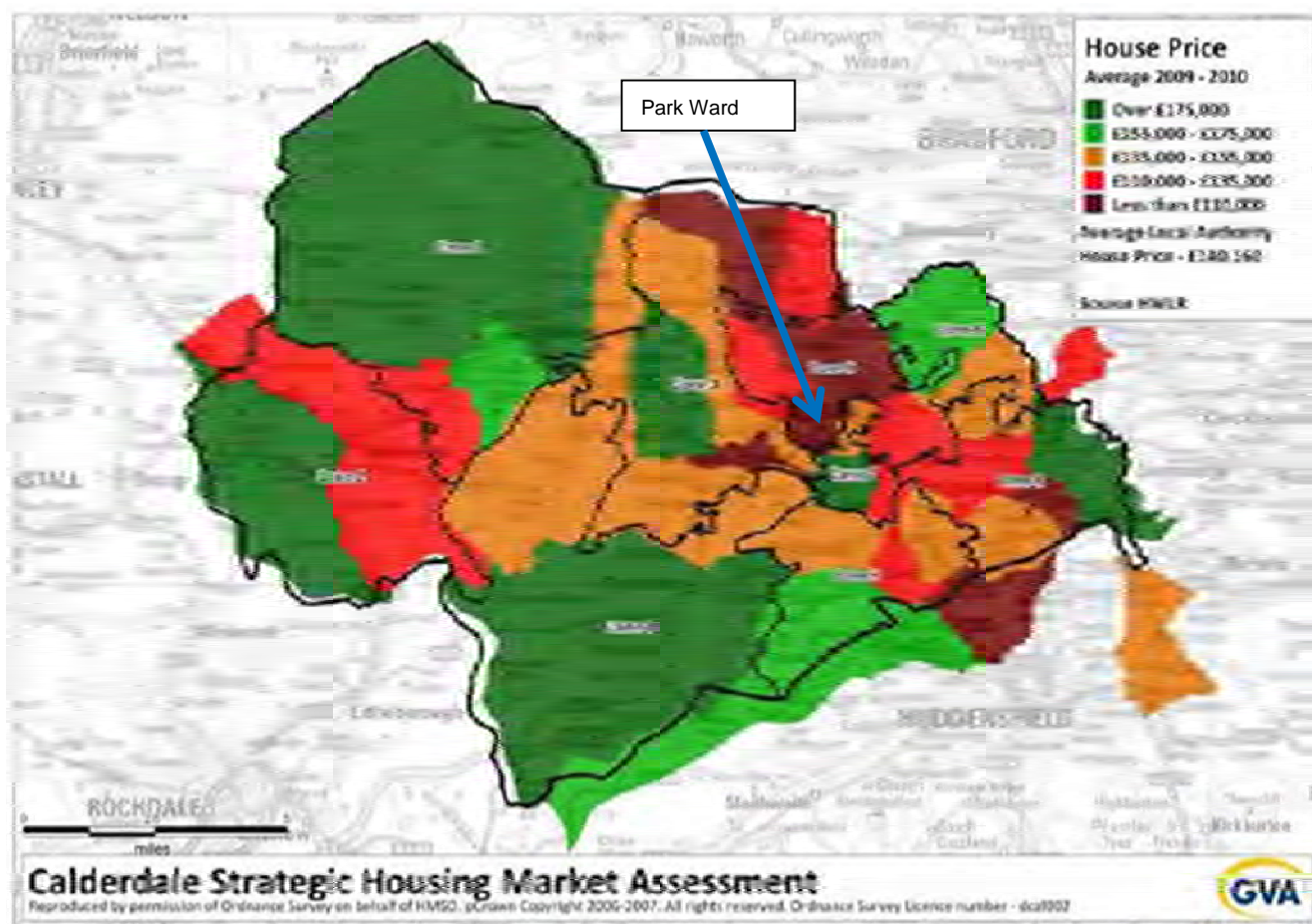


Source: Calderdale SHMA, GVA (2011)

40. Figure 5 shows that Park Ward's house prices varied from static to a small increase in the recession, although prices increased faster in other parts of Halifax and Calderdale. This suggests that Park Ward is an area of medium demand. However, as shown by Figure 6 below (which reproduces SHMA Figure 6.5), it remains an area of low value.



**Figure 6: House prices in Calderdale by sub-market, 2009/10**

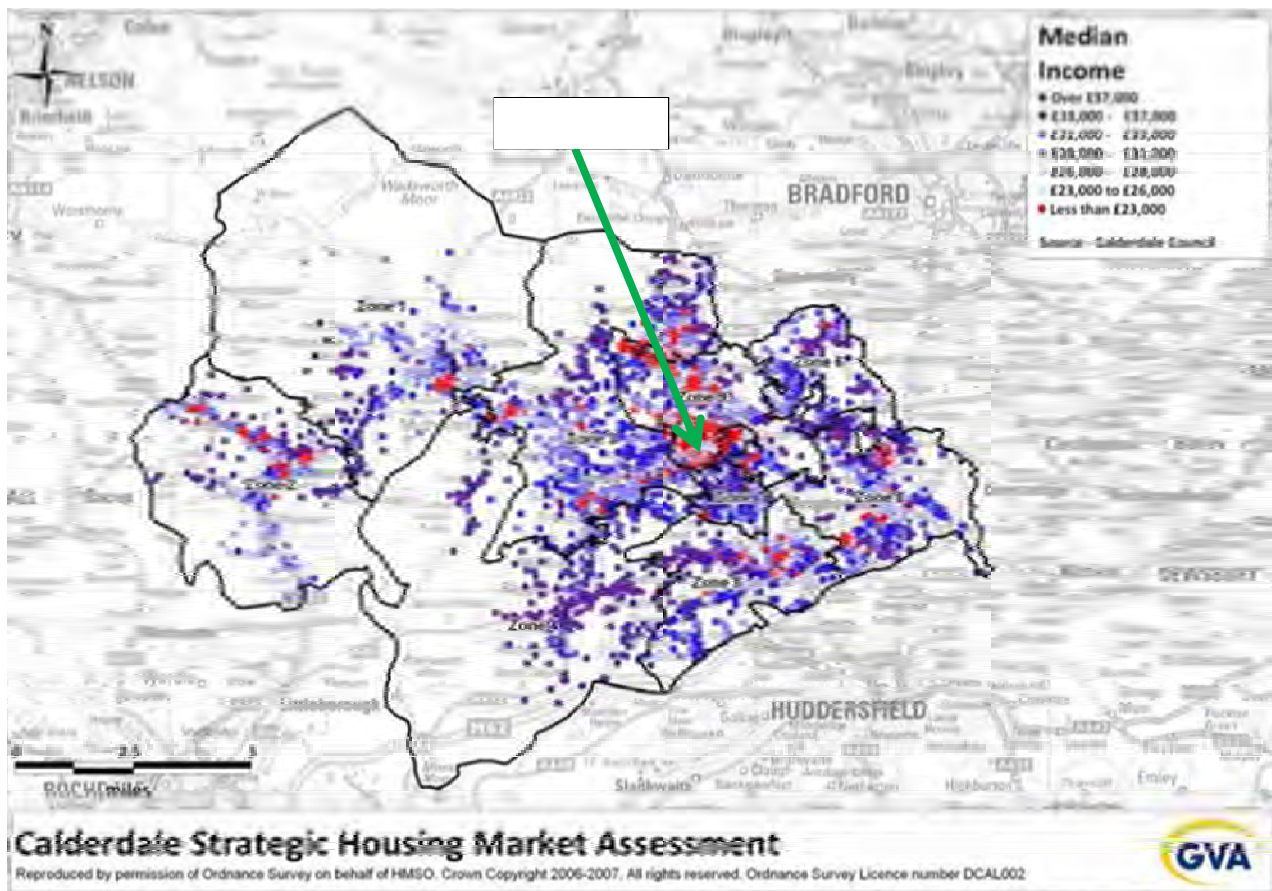


Source: Calderdale SHMA, GVA (2011)

42. Figure 6 suggests that all of Park Ward is significantly below the Calderdale average in terms of house prices. Rental sector data also shows that West Central and North Halifax has the second lowest average rental prices in Calderdale, behind the town centre itself, although the SHMA notes that this is because rental properties tend to be smaller in these locations, typically of one bedroom.
43. Figure 7 below reproduces Figure 6.21 of the SHMA and shows that there is a large cluster of lower-income households in Park Ward.



**Figure 7: Median household incomes in Calderdale by sub-market, 2009**



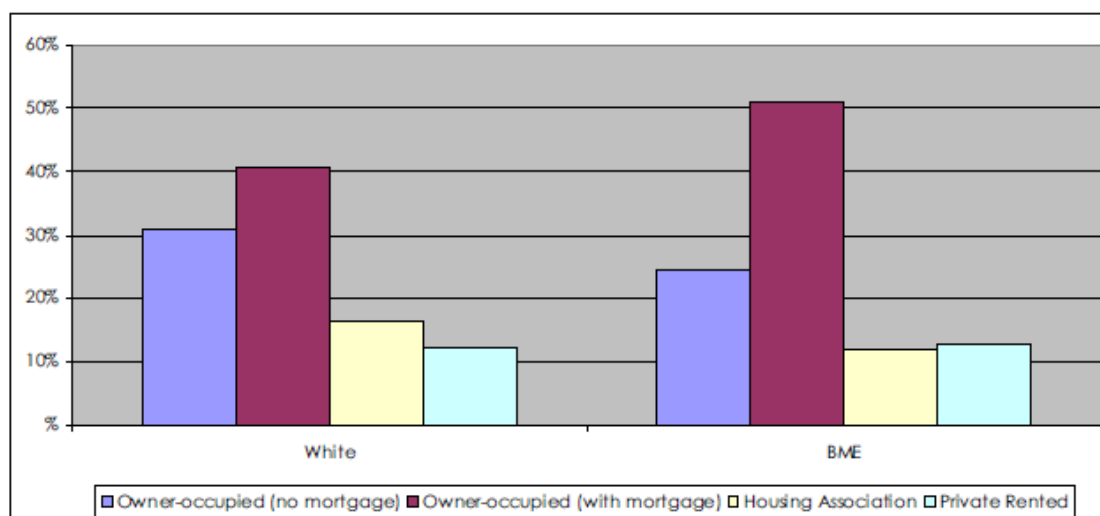
Source: Calderdale SHMA, GVA (2011)

45. The demand by property type for West Central and North Halifax is estimated within SHMA Chapter 7. This equates to 13% detached, 22% semi-detached, 53% terraced and 12% flats. At the same time, a calculation of demand/supply balance by each property type for the sub-market gives a figure of minus 7% for detached (i.e. demand exceeds supply), 1% for semi-detached (i.e. supply exceeds demand), 13% for terraced (supply exceeds demand) and minus 8% for flats (demand exceeds supply).
46. In calculating recommended affordable housing targets as a percentage of overall housing need, the SHMA assesses affordable housing need against viability data. It categorises Calderdale's sub-markets by economic viability of affordable housing delivery. For the purposes of this assessment, West Central and North Halifax was categorised as a 'moderate' value market, therefore suitable for an affordable housing target of 25% of all units for developments of 15 units or more.
47. The SHMA notes that targets set through policy should form a starting point for negotiations of affordable housing and other Section 106 contributions, but that delivery of the targets will be dependent on the economic viability of a scheme on an individual site-specific basis.
48. Overall, the SHMA concludes that of the affordable housing to be provided, 60% should be social rented stock and 40% intermediate units.



49. Turning to the size of affordable housing units, SHMA data shows that in West Central and North Halifax 43% of affordable lettings are for one bedroom properties, 42% for two-bedroom, 14% three bedroom and none larger than three bedroom. However, this does not reflect calculated affordable housing need, which equates to 28% one bedroom units, 16% two bedroom, 34% three bedroom, 18% four bedroom and 3% five plus bedroom. This results in there being unmet need in the sub-market for affordable housing units of three bedrooms or more, and an oversupply of one and two bed affordable units.
50. SHMA conclusions on the specific housing needs of ethnic minority households are also relevant, given Park Ward's population is around 60% Pakistani-British. The SHMA states that, on average, this demographic exhibits much larger average household sizes than the borough average, and as a result many households are living in overcrowded conditions in a concentrated area.
51. The concentration of Pakistani-Britons in Park Ward is considered to be driven by proximity to specialist shops, mosques, community support infrastructure and considerations of community safety. These factors are considered as stronger drivers than the need for larger, higher quality accommodation. Nevertheless, a lack of affordable, higher quality and larger accommodation also limited household choices.
52. The SHMA also states that within the Pakistani-British community home ownership is preferable, but social housing is usually necessary, and many households are on the social housing waiting lists. However, households would often prefer to live in overcrowded accommodation in the private sector than move into social rented housing.
53. Figure 8 below reproduces SHMA Figure 9.7, and shows the difference between BME (Black and Minority Ethnic, but in Calderdale, this category comprises almost exclusively Pakistani Britons) and white property tenures. It shows that private rentals are relatively more popular as a tenure among the BME population, and also the relatively lower wealth of this population, as evidenced by the much greater proportion of owner-occupation with a mortgage.



**Figure 8: Household Ethnic Composition in Calderdale by Property Tenure, 2010**

Source: Calderdale SHMA, GVA (2011)

### SHMA Caveats

55. The SHMA is based on the data, including household projections, available at the time it was compiled, which is now relatively out-of-date and as such has been supplemented by other, more recent data elsewhere in this report. Having established a baseline position on affordable housing and advice on open market provision to reflect aspirations, it is essential that housing market activity is regularly monitored.
56. It is also important to remember that there is no single definitive method available to attribute need for new market housing to specific geographical areas within Calderdale. The precise geographic distribution of future housing is therefore a policy choice for Calderdale to address through the emerging Local Plan.
57. This caveat applies equally for neighbourhood planners within Calderdale. As we recommend an approach based on the assessment of need at a local authority level, the Neighbourhood Forum should monitor any updates to the assessment of housing need at that level, as well as the release of any relevant new statistics.

### Calderdale Local Plan process

58. Calderdale does not have an adopted post-NPPF Local Plan. It is working on a Local Plan at the time of writing that is expected to be adopted in 2017, but the most up-to-date iteration of this plan is the Core Strategy Preferred Options (2012). As such, the adopted plan continues to be the Replacement Calderdale Unitary Development Plan of 2006.
59. In seeking to understand any 'fair share' housing allocation based on adopted and emerging Local Plans, both documents must therefore be analysed in turn, and then, if possible, a composite 'fair share' housing target for Park Ward derived based on both documents.



### **Replacement Unitary Development Plan (2006)**

60. The Replacement UDP seeks 6,750 net additional houses within Calderdale between 2001 and 2016, therefore comprising an annual requirement of 450 dwellings.
61. Assuming that the Park Ward Neighbourhood Plan starting point is 2011, this means that five years of the Neighbourhood Plan period and the Replacement UDP period overlap.
62. The 6,750 net additional houses are not allocated spatially across the area. On this basis, therefore, Park Ward's 'fair share' must be determined on the basis of its proportion of existing dwellings.
63. At Census 2011, there were 92,173 dwellings within Calderdale, of which 5,302 (5.75%) were in Park Ward. This means that for each year of the Replacement UDP period, Park Ward's nominal fair share of the housing target would be (5.75% of 450=) 26 dwellings. This therefore equates to 130 dwellings for Park Ward over the five-year period 2011-2016. Were this annual target to be extrapolated to the end of the neighbourhood plan period in 2031, the total Replacement UDP-based housing target for the neighbourhood plan would be (26 x 20)= 520 new homes.

### **Core Strategy Preferred Options (2012)**

64. As noted above, this is the most recent iteration of the local plan process available, and was informed by the SHMA, mentioned above. However, unlike the Replacement UDP, it has not been adopted and therefore carries less weight in planning terms.
65. It aims for 16,800 homes in Calderdale over the period 2008/9 to 2028/9 (i.e. twenty years). Of these 16,800, 5,030 will be provided in Halifax. Of these 5,030, 77.5% will be provided in the Green Belt (i.e. on the edge of Halifax) and the remaining 22.5% (i.e. 1,207) within the urban area.
66. Therefore, for us to understand the proportion of the 1,207 to be provided within Park Ward, we need to know how many dwellings exist within the Halifax urban area. This figure is available thanks to the Built-Up Area definitions for Census 2011 available on the Nomis website<sup>6</sup>, which indicates that there were at the time of the Census 38,837 dwellings in Halifax, meaning Park Ward's 5,302 make up 13.65% of the Halifax total. Therefore, 13.65% of 1,207 equals the number of dwellings the Core Strategy infers should be provided in Park Ward, which is 165 units over a twenty year period.

### **Deriving a composite Local Plan-derived target**

67. We have a target derived from an adopted plan, but one that is now relatively out-of-date, as well as not being particularly geographically specific. On the other hand, although the Core Strategy Preferred Options target is much more geographically specific and realistic, it carries little weight in planning terms.
68. On the basis that the pros and cons of each of these targets broadly balance out, it is considered that a straight 50/50 composite of both targets is justified for our purposes. This entails a mid-point between 520 and 165 dwellings, which equates to 342 dwellings over the plan period.

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<sup>6</sup> <http://www.nomisweb.co.uk/>



### *DCLG Household Projections*

69. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need.
70. The most recent (2012-based) household projections were published in February 2015, and extend to 2037. Although population projections are only available at a local authority level, a calculation of the share for Park Ward is nevertheless possible for the household projections based on the neighbourhood's household numbers in 2011 (the Core Strategy base date).
71. In 2011, Calderdale had 88,621 households<sup>7</sup> and, Park Ward had 4,920 households, or 5.552% of the Calderdale total.
72. In the 2012-based household projections, the projection for 2031 is for 105,098 households in Calderdale. Assuming it continues to form 5.552% of the Borough total, Park Ward's new total number of households would be 5,835 and therefore 915 new households would have formed over the Plan period.
73. Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. In Park Ward in the 2011 Census, there were 4,920 households but 5,302 dwellings, giving a ratio of 0.928 households per dwelling. This means that the projection of 915 new households would entail a need for  $(915/0.928=)$  986 dwellings.
74. However, the 2012-based household projections may need to be 'rebased' for accuracy now that the mid-2014 household estimates are available. The mid-2014 household estimates give the actual number of households in Calderdale at that point, meaning the difference between the actual and the projected number of dwellings needs to be taken into account in future projections.
75. The 2012-based projections were based on the 2012-based Sub-National Population Projections, which estimated that by 2014 there would be 207,800 people in Calderdale. The mid-2014 estimates show that there were actually 207,376 people, which is lower than the projections by only 0.2%. Nonetheless, this allows us to rebase the 986 dwellings in 2031 to a very slightly reduced figure of 984 dwellings.
76. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase, and thus, does not take into account political, economic, demographic or any other drivers that might have influenced the Core Strategy distribution across the Borough and hence the difference between these and the Core Strategy-based figure.

### *Dwelling growth 2001-2011*

77. By comparing the number of dwellings in the neighbourhood in the Census 2001 against the number in the Census 2011, we can project forward the completion rate to 2031. This provides the first of two dwelling growth-based projections to complement the two projections mentioned above.
78. The calculation is complicated slightly by the fact that, due to ward boundary changes, Park Ward did not exist at the time of the 2001 Census. However, two Middle Super Output Areas (MSOAs)<sup>8</sup>

<sup>7</sup> See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

<sup>8</sup> MSOAs are one of a number of geographical sub-divisions used for Census and other statistical purposes.



called Calderdale 012 and Calderdale 01, together with three Output Areas<sup>9</sup>, called E00055445, E00055450 and E00055435, cover between them almost exactly the same area as Park Ward and are identical between the two Census years, so we have used them as statistical proxies for Park Ward.

79. In the 2001 Census, what is now Park Ward had a total of 4,942 dwellings, and in the 2011 Census there were 4,926 dwellings. This entails a total 10-year growth rate of minus 16 dwellings, or a loss of 1.6 per year (clearly, this must be the result of house demolitions during this period, which has subsequently been confirmed by Calderdale Council).
80. For our purposes, there is little value in projecting forward a negative figure that takes account of demolition activity, as whether a new home occupies the site of a demolished house or not is a supply-side rather than a demand-side issue, and we are interested only in demand at this stage. With this in mind, we asked Calderdale Council if they could break down the net loss of sixteen dwellings 2001-2011 into completions and/or demolitions.
81. The Council was able to provide this information as follows:
  - Conversions in Park Ward 2001-2011: 27 on brownfield land, 0 on greenfield sites
  - New-build in Park Ward 2001-2011: 123 on brownfield land, 7 on greenfield sites
  - Therefore, a (gross) total of 157 dwelling units in Park Ward 2001-2011.
82. This equates to an average of 15.7 completions per year. If this were projected forward over the neighbourhood plan period, this would give a total of 314 new units over the plan period.
83. Calderdale Council has also provided AECOM with completion rates post 2011, which help us determine the extent to which the 2001-2011 rate of dwelling change differed from the average, and which can all count towards the final Neighbourhood Plan housing target.
84. An additional 73 dwellings were completed between March 2011 and March 2015, equating to a rate of 18.25 completions per year- in other words, a significantly faster rate than the 2001-2011 average. This could well be a function of the recovery from the recession over the same period. All 73 of these dwellings can count towards the final Neighbourhood Plan housing target, and the post-2011 completions allow for a fourth projection forward. If this slightly faster rate of dwelling completion were to be sustained, it would allow for a total of 365 new units over the plan period.

#### *Calderdale SHLAA Review 2014*

85. Like the SHMA, the SHLAA Review forms part of the evidence base for the emerging Local Plan. Though a supply-side document, and therefore not to be used at this stage as a constraint on the housing need figure, it is useful to use as a benchmark of the capacity considered to be available in Park Ward by the Calderdale planners. That capacity can be considered in the light of the range of need projections, thus helping to inform the final neighbourhood plan target, which takes into account both demand-side and supply-side data, as well as any policy aspirations.
86. The SHLAA review identified 29 suitable, available and achievable sites within Park Ward, comprising a total land area of 8.9 hectares. Added together, they have been assessed as having capacity for 444 dwellings. However, Calderdale Council advises that further work is now being

<sup>9</sup> Output areas are another statistical division used for Census purposes, but are the smallest of these divisions, being significantly more limited in extent than MSOAs.



undertaken on the sites across the District as part of the Land Allocations assessments, meaning some of the potentiality may change as a result of that process. This underlines the need to use this figure as an indicative guideline only.

*Local housing waiting list (Calderdale Council, September 2015)*

87. Calderdale Council provided information on the local housing waiting list as of September 2015. They stated that the waiting list is managed by Pennine Housing, and that there are 4,024 households on the list across the District at present. Within Park Ward, the waiting list is as follows:
  - Stansfield Close 131
  - Lower Pellon 257
  - Gibbet Street/Hopwood Lane 207
  - Pellon Lane/Hanson Lane 250
  - Clement Court (extra care scheme) 128
88. There is a degree of crossover between these requests, as applicants are allowed to put down preferences for several areas at once, meaning it is not possible to add the above figures together to get a total for Park Ward. However, the extent of crossover is unknown.
89. However, a rough calculation of the total affordable need for Park Ward is possible on the basis of its proportion of the overall Calderdale population, given that affordable need applies at a housing market area and/or District level, meaning it is reasonable to assume the same level of need across the District as a whole.
90. On this basis, as we noted above, Park Ward comprises 5.552% of the total number of households in Calderdale, meaning its share of the District waiting list would be (5.552% of 4,024=) 223 households.
91. The waiting list is divided into four bands according to priority: Gold, Silver, Bronze and Awaiting Further Information. The Council advised using Lower Pellon as a proxy for the split of Gold, Silver and Bronze in Park Ward, given that it is the most in-demand location locally. Here, 1.56% of households have been assessed as being in Gold (urgent housing need), 43.58% in Silver (some housing need) and 52.14% in Bronze (no immediate housing need at present), with the remaining 2.72% awaiting banding.
92. It is standard practice in housing needs assessments to discount those households in the lower categories of need (here, Bronze) on the reasonable basis that these households are on the waiting list more as an insurance policy against future need rather than being in immediate, urgent need.
93. If this discount is applied to the 223 households comprising Park Ward's share of the District waiting list, with only Gold and Silver considered in immediate need of affordable housing then the number of households in need drops to (45.14% of 223=) 101 households. However, it must be noted that the current housing waiting list is just a snapshot in time and as such is difficult to project forward.



94. Nevertheless, it is possible to determine as a rough estimate what proportion of the need in Park Ward over the proposed neighbourhood plan period would be, based on the housing projections interrogated earlier. The proportion is in a range between 10% and 32%, depending on which housing projection is used (as we have seen, these cover a range from a low of 314 dwellings to a high of 984 dwellings).
95. At present, Calderdale's policy on affordable housing is determined by the Council's Affordable Housing SPD, which seeks a target of 20% affordable units on all developments of 15 or more dwellings (compare this with the SHMA's unadopted recommendation of 25%).
96. This would indicate that affordable need among those on the waiting list expressing a preference for Park Ward may exceed that provided for by Council policy, given a) that the housing target eventually selected, if lower than 505 units, means that the 101 households in affordable need exceeds the 20% proportion provided for by Council policy and b) that developments of fewer than fifteen units (which, given the urban, constrained nature of Park Ward, may be the rule rather than the exception) need not provide any affordable units.
97. The situation is made more complex by the fact that, in Park Ward's inner urban context, there is no provision for an affordable housing exception site, as there would be in a village or smaller settlement whose level of affordable housing need exceeded the provisions of local Council policy.
98. Likewise, the alternative approach of the neighbourhood plan itself setting a higher affordable housing proportion than the Calderdale policy, though theoretically possible, is not recommended. This is because it would a) be likely difficult or impossible to justify once development viability is taken into account, given the area's low house prices and small development sites, and b) risks conflict with the policies of the strategic development plan (i.e. Calderdale policy) which might mean the neighbourhood plan would fail Basic Condition E at its examination.
99. Therefore, other than the potential adoption of a higher target in the forthcoming Calderdale Local Plan, there seems no realistic alternative to Calderdale's policy of 20% affordable housing on developments of 15 units or more continuing to apply during the neighbourhood plan period. On the face of it, this means there is a risk that those in affordable need who have expressed a preference for a dwelling in Park Ward may not be able to secure housing there.
100. However, in many cases, particularly on developments in areas outside Park Ward with a lower local need for affordable housing, developers are allowed by the Council to negotiate off-site affordable units to be provided elsewhere in the local authority district where the need is higher but where factors conspire to make it otherwise undeliverable, as is the case in Park Ward.
101. As such, we recommend that the neighbourhood forum work closely with the Council to seek to direct any off-site affordable housing contributions or provisions negotiated on development sites elsewhere in the District to Park Ward. This is on the basis that the housing waiting list, as of September 2015, and this report provide evidence that local affordable need would not otherwise be able to be met. Clearly, the amount of affordable housing directed to or delivered in Park Ward as a result of off-site provision will depend on the housing waiting list and other circumstances at the time of development negotiations, such as the availability of suitable land within the ward and the position and priorities of the Council.
102. This point could therefore form a Statement of Intent or similar within the Neighbourhood Plan, although note that it would not necessarily itself form a policy. This is because policies should be aimed at those seeking to develop or use land within Park Ward itself, and this issue covers precisely the opposite, i.e. those seeking to develop or use land in Calderdale outside Park Ward.



As such, this is a point that should be addressed through joint working with Calderdale Council rather than local developers.

### **Local economic context**

103. The NPPG states that housing market assessment should take employment trends into account. This is to ensure that any conclusions on housing need take into account the likely change in job numbers based on past trends or economic forecasts as appropriate and also have regard to the growth of the working age population in the housing market area. In this case, we have taken into account the relevant Strategic Economic Plan and Employment Land Review update, both comprising economic forecasts.

#### *Strategic Economic Plan (Leeds City Region Enterprise Partnership, 2014)*

104. For the purposes of economic planning, Park Ward, like the rest of Calderdale, lies within the Leeds City Region Enterprise Partnership area and is therefore subject to the 2014 Strategic Economic Plan (SEP). However, the SEP is an aspirational document used to bid for funds, and has not been fully tested at examination, so any figures and facts collated from it should be used with caution.
105. Like all economic plans and strategies, the Leeds City Region SEP seeks generally to grow and promote the local economy. What is important for the purpose of this housing needs advice, however, is to uncover the specific forecasts and/or projections within this strategic aspiration that are most likely to have an impact on Park Ward and its immediate surroundings, including but not limited to Halifax town centre.
106. Generally speaking, the SEP is light on detail when it comes to housing and economic growth for the Calderdale part of the City Region. The only relevant references to Calderdale or Halifax comprise the following:
- Improvements in connectivity across the City Region will boost investment and regeneration in and around the key transport hubs in locations including Halifax;
  - Halifax town centre is named as one of eight growth centres of regional significance;
  - Spatial evidence suggests that Halifax is one of five urban centres where employment and housing growth will be constrained without new transport infrastructure to unlock growth, which is proposed through Accelerated Growth Transport Schemes;
  - The Percival Whitley Centre of Calderdale College (which is within Park Ward) has been identified for a Skills Upgrade as part of a package of priority Skills Capital Projects for 2015-6; and
  - There are longer-term proposals for a Calderdale Innovation and Skills Centre between the University of Huddersfield, Calderdale College and Calderdale Council.
107. Halifax is also close to the larger employment centre of Bradford. Bradford has been designated as a growth centre of regional significance, and large housing developments have been proposed there as a result. The SEP states that Bradford has the potential to deliver much-improved international connectivity, benefitting existing businesses and attracting inward investment in the key priority sectors. Bradford has also been identified as an area for new transport infrastructure schemes, which could drive more employment and housing growth.



108. In more general terms, the SEP also notes:

- The working age population across the City Region is set to grow faster than the national average;
- City Region employment has recovered to better than pre-recession levels;
- Key industry sectors include financial and professional services, health and life sciences, innovative manufacturing, creative and digital, food and drink and low carbon/environmental; and
- There is an aspiration for 62,000 extra jobs by 2021 making the City Region economy 25% larger than it is at present (though current forecasts suggest 50,000 extra jobs).

*Employment Land Review Selective Update (Calderdale Council, 2012)*

109. The selective update of the Employment Land Review 2008 (henceforth referred to as the ELR) was published in 2012 and represents the Council's most up-to date assessment of employment land and future employment growth across Calderdale.
110. The ELR points out that although Calderdale is in the Leeds City Region, functional business links with the adjacent Manchester City Region are also strong. It also notes that at 19% of employment in 2008, manufacturing was far above the regional (13%) and national (10%) figures. In Halifax itself, manufacturing is more popular than warehousing/storage due to the relative distance to the M62 motorway.
111. However, finance also accounts for 25% of employment in the borough, above the national average and far above the Bradford, Leeds and Kirklees averages. The local economy is closely linked with HBOS, now Lloyds but originally Halifax Building Society, who are the borough's largest private sector employer, with over 6,000 jobs. Estimates suggest a continued growth in the financial sector in Calderdale. Creative and digital businesses are also becoming increasingly important both in Calderdale and in Manchester.
112. The ELR divides Calderdale into three sub-market areas for employment purposes: East Calderdale, Halifax and West Calderdale. Park Ward is located in the Halifax sub-market, which is noted as suffering from relatively poor accessibility. However, looking forward, the ELR notes the potential for new employment at Ladyship Mills and Copley Valley, both relatively accessible to Park Ward residents.
113. However, like the Leeds City Region Strategic Economic Plan, the ELR notes that employment growth at Halifax is constrained by transport bottlenecks and that consideration needs to be given to infrastructure improvements.
114. The ELR concludes that across Calderdale as a whole, there is a requirement for 107,691 (gross) square metres of office space and 236,352 square metres of industry and warehousing space (also gross), both to 2031.

### **Characteristics of population**

115. Through analysis of Census data, we have investigated how the demographics of Park Ward differ from that of the Calderdale and the England average. We have used the same statistical divisions as a proxy for Park Ward as outlined in paragraph 79 above.



116. **Table 3** gives the population and number of households in Park Ward, Calderdale and England, recorded in the 2011 Census. In 2011, the neighbourhood area had a population of 14,854, and an average household size of 3.11 persons. This is much higher than the local and the national averages.

**Table 3: Population and household size in Park Ward, 2011**

	Park Ward	Calderdale	England
<b>Population</b>	<b>14,854</b>	<b>192,405</b>	<b>53,012,456</b>
<b>Households</b>	<b>4,783</b>	<b>88,621</b>	<b>22,063,368</b>
<b>Household size</b>	<b>3.11</b>	<b>2.3</b>	<b>2.4</b>

Source: ONS, Census 2011

117. **Table 4** shows that Park Ward experienced an increase in its population, but a smaller growth in its number of households, over the period from 2001-2011. This is reflected in a 4.3% increase in average household size, from 2.98 people per household in 2001, to 3.11 in 2011. By contrast, Calderdale experienced an increase in population alongside an increase in the number of households which has resulted in a reduction in household size. England experienced an increase in both population and household numbers but the household size remained static.

**Table 4: Change in household numbers and size in Park Ward, 2001-2011**

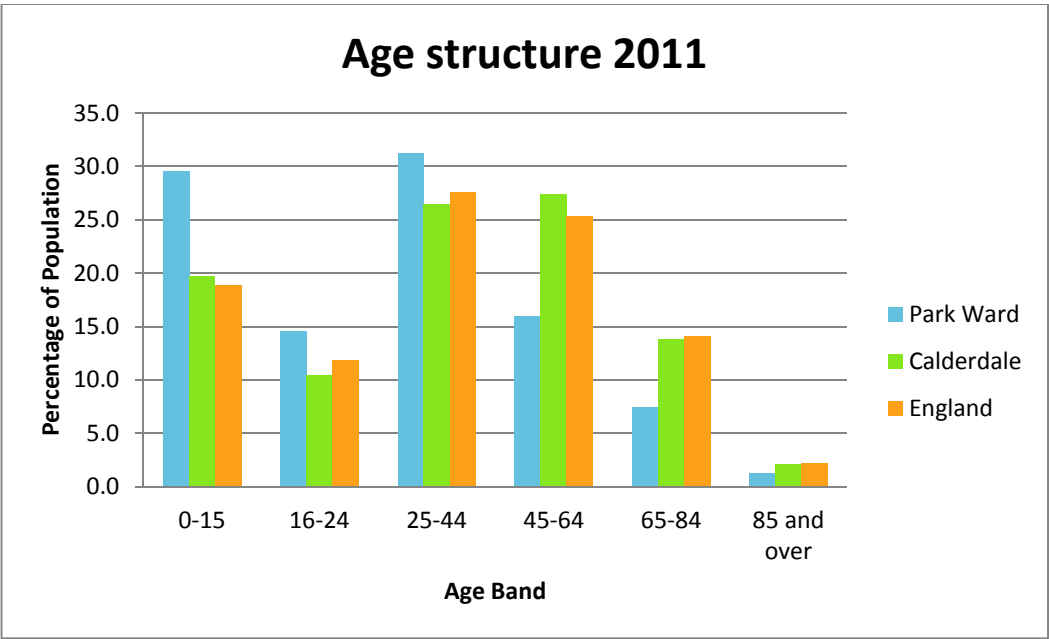
Key indicator	Percentage change, 2001-2011		
	Park Ward	Calderdale	England
<b>Population</b>	<b>8.4%</b>	<b>5.9%</b>	<b>7.9%</b>
<b>Households</b>	<b>3.9%</b>	<b>9.5%</b>	<b>7.9%</b>
<b>Household size</b>	<b>4.3%</b>	<b>-3.2%</b>	<b>0.0%</b>

Source: ONS, Censuses 2001 and 2011, AECOM calculations

118. As illustrated in **Figure 9** below, the largest age group in the neighbourhood area is ages 25-44, at 31.2%. This is notably higher than the figure for Calderdale (26.5%) and England (27.5%). The proportion of the population of Park Ward aged under 15 is much higher than local and national averages, at 29.6% compared with 19.7% across Calderdale and 18.9% across England. Similarly, the number of people aged 16-24 is higher than the local and national averages. By contrast, Park Ward has fewer people aged over 45. There are 15.9% in the age group 45-64 compared to 27.4% in Calderdale and 24.4% in England. In the 65-84 and 85 and over age groups, the percentage population in Park Ward is approximately half that of the Calderdale and England proportions



Figure 9: Age Structure



Source: ONS, Census 2011, AECOM calculations

119. **Table 5** shows the rate of change of the population by age band. It shows that the greatest change is in the age group 24-44 where there was a 23.3% increase. This is particularly significant considering that there was a fall of 3.0% in Calderdale and the UK change was 1.4%. Similarly, in the 0-15 age group, there was an increase of 9.6% compared to a reduction of 2.0% in Calderdale and a small increase of 1.2% in England. The rate of growth in the 16-24 and 45-64 age groups is smaller than the growth in these age groups in Calderdale and England.
120. There were also large decreases seen in the 65-84 age group and in the 85 and over age group. In the 65-84 age group, there was a fall of 17.2% compared to an increase of 7.7% in Calderdale and an increase of 9.1% in England. In the 85 and over group, the fall was 11.9% compared to an increase of 11.8% in Calderdale and an increase of 23.7% in England.



**Table 5: Rate of change in the age structure of the population of Park Ward, 2001-2011**

Age group	Park Ward	Calderdale	England
0-15	9.6	-2.0	1.2%
16-24	6.0	17.3	17.2%
25-44	23.3	-3.0	1.4%
45-64	5.7	17.5	15.2%
65-84	-17.2	7.7	9.1%
85 and over	-11.9	11.8	23.7%

Source: ONS, Censuses 2001 and 2011, AECOM calculations

121. Taken with the data illustrated in **Figure 5**, this shows clearly that Park Ward has a relatively young population, with an increasingly large proportion of its inhabitants aged between 25 and 44. There has also been a reduction in people aged 65 and over.
122. **Table 6** shows that Park Ward is home to significantly more migrants, both from the EU and beyond, than the Calderdale and England averages.

**Table 6: Country of birth and length of residence in Park Ward, 2011**

Place of birth	Population breakdown		Park Ward	Calderdale	England
Born in the UK	Total		65.0%	92.5%	86.2%
Born outside the UK	Total		35.0%	7.5%	13.8%
	EU		5.6%	2.7%	4.5%
	Other		29.4%	4.7%	9.4%
	Length of residence	Less than 2 years	8.4%	8.6%	12.6%
		2-5 years	14.4%	13.7%	15.9%
		5-10 years	19.0%	17.9%	20.7%
		10 years or more	58.1%	59.7%	50.7%

Source: ONS, Census 2011, AECOM calculations

123. Of the 35% of Park Ward residents born overseas, the majority have lived in the UK for ten years or more. Smaller proportions of migrants have been in Park Ward for between 2-5 and 5-10 years



– broadly in line with the local and national average. The proportion of people who have been resident for less than 2 years is less than the local average and much less than the UK average.

124. The 2011 Census data on ethnic origin shows that Park Ward's residents are 28% white and 62% are of British Pakistani origin, well above the national average. The sometimes differing housing needs of minority populations, which can play a significant role in housing need assessment in some locations, are therefore considered to be of particular relevance to Park Ward, and indeed were addressed in the Calderdale SHMA quoted above. In the case of Park Ward, they would tend to indicate a need for larger housing units, driven by a younger than average population that often chooses to live with extended family. This is addressed fully in our conclusions chapter below.

### Household type

125. **Table 7** shows the number of bedrooms in all houses with at least one usual resident in Park Ward in comparison to Calderdale and England. The table shows that Park Ward has fewer 3 bedroom homes than Calderdale and England but a greater percentage in other home sizes. Perhaps surprisingly for a dense inner urban area, it has more large houses than the Calderdale and England averages.

**Table 7: Number of bedrooms per dwelling**

	Park Ward	Calderdale	England
	Percentage	Percentage	Percentage
<b>No Bedrooms</b>	<b>0.59%</b>	<b>0.21%</b>	<b>0.25%</b>
<b>1 Bedroom</b>	<b>16.16%</b>	<b>12.15%</b>	<b>11.76%</b>
<b>2 Bedrooms</b>	<b>35.18%</b>	<b>33.36%</b>	<b>27.85%</b>
<b>3 Bedrooms</b>	<b>25.67%</b>	<b>37.54%</b>	<b>41.19%</b>
<b>4 Bedrooms</b>	<b>14.82%</b>	<b>12.74%</b>	<b>14.35%</b>
<b>5 or More Bedrooms</b>	<b>7.58%</b>	<b>3.99%</b>	<b>4.60%</b>

*Source: ONS, Census 2011*

126. **Table 8** compares the rate of change in the number of rooms in Park Ward between 2001 and 2011 for all household spaces with at least one usual resident (household spaces). The table shows that there has been a large increase in households with 8 rooms or more. There have also been decreases in households with 1, 2, 4 and 5 rooms. Households with 7 rooms have also risen in number, but this is less than the increase seen in Calderdale and England.



**Table 8: Rates of change in number of rooms per household in Park Ward, 2001-2011**

	Park Ward		Calderdale	England
	Total Change	Percentage Change		
<b>1 Room</b>	<b>-5</b>	<b>-8.6%</b>	<b>-38.7%</b>	<b>-5.2%</b>
<b>2 Rooms</b>	<b>-13</b>	<b>-7.9%</b>	<b>10.4%</b>	<b>24.2%</b>
<b>3 Rooms</b>	<b>31</b>	<b>4.6%</b>	<b>20.8%</b>	<b>20.4%</b>
<b>4 Rooms</b>	<b>-45</b>	<b>-3.2%</b>	<b>4.5%</b>	<b>3.5%</b>
<b>5 Rooms</b>	<b>-10</b>	<b>-1.0%</b>	<b>3.7%</b>	<b>-1.8%</b>
<b>6 Rooms</b>	<b>32</b>	<b>5.0%</b>	<b>4.0%</b>	<b>2.1%</b>
<b>7 Rooms</b>	<b>53</b>	<b>14.8%</b>	<b>22.3%</b>	<b>17.9%</b>
<b>8 Rooms or more</b>	<b>153</b>	<b>40.8%</b>	<b>-33.2%</b>	<b>29.8%</b>

Source: ONS, Censuses 2001 and 2011, AECOM calculations

127. **Table 9** shows that there has been a large decrease in households with more than 1.5 persons per room, which would indicate an increase in unit size. There has also been a decrease in households with between 1.0 and 1.5 persons per room and in households with less than 0.5 persons per room. There has been an increase in households with between 0.5 and 1.0 persons per room – compared to the small increase in Calderdale and England.

**Table 9: Trends in number of persons per room in Park Ward, 2001-2011**

<b>Persons per room</b>	<b>Park Ward</b>	<b>Calderdale</b>	<b>England</b>
<b>Up to 0.5 persons per room</b>	<b>-2.8%</b>	<b>13.2%</b>	<b>7.9%</b>
<b>Over 0.5 and up to 1.0 persons per room</b>	<b>20.3%</b>	<b>2.0%</b>	<b>7.0%</b>
<b>Over 1.0 and up to 1.5 persons per room</b>	<b>-8.0%</b>	<b>-17.3%</b>	<b>27.3%</b>
<b>Over 1.5 persons per room</b>	<b>-23.5%</b>	<b>-29.7%</b>	<b>2.5%</b>

Source: ONS, Censuses 2001 and 2011, AECOM calculations



## Household tenure

128. The NPPG states that housing needs assessment should investigate household tenure in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs. Plan makers should therefore examine current and future trends in tenure.
129. **Table 10** shows that the level of owner occupation in Park Ward is significantly less than the Calderdale and England averages. The proportion of social rented housing (rented from the Council or a Registered Social Landlord) is higher than the Calderdale and England averages.

**Table 10: Tenure (households) in Park Ward, 2011**

Tenure	Park Ward	Calderdale	England
<b>Owned; total</b>	<b>53.6%</b>	<b>66.6%</b>	<b>63.3%</b>
<b>Shared ownership</b>	<b>0.3%</b>	<b>0.4%</b>	<b>0.8%</b>
<b>Social rented; total</b>	<b>19.6%</b>	<b>15.2%</b>	<b>17.7%</b>
<b>Private rented; total</b>	<b>23.8%</b>	<b>16.4%</b>	<b>16.8%</b>

Source: ONS, Census 2011

130. The proportion of privately rented accommodation is much greater in Park Ward than it is in Calderdale and in England.
131. **Table 11** shows how tenure has changed in Park Ward between the 2001 and 2011 censuses. Home ownership in the area has fallen significantly, compared to an increase in ownership in Calderdale and a slight decrease in England.

**Table 11: Rate of tenure change in Park Ward, 2001-2011**

Tenure	Park Ward	Halifax	England
<b>Owned; total</b>	<b>-10.7%</b>	<b>1.9%</b>	<b>-0.6%</b>
<b>Shared ownership</b>	<b>0.0%</b>	<b>12.8%</b>	<b>30.0%</b>
<b>Social rented; total</b>	<b>-43.8%</b>	<b>-50.6%</b>	<b>-0.9%</b>
<b>Private rented; total</b>	<b>49.6%</b>	<b>91.3%</b>	<b>82.4%</b>

Source: ONS, Censuses 2001 and 2011, AECOM calculations

132. The Park Ward area has seen a less of a decline in social rented housing than Calderdale but both areas saw a greater decrease than England. This increase in private renting is lower than the local and national trends.
133. We can analyse the rental sector using data from the home.co.uk website. This provides, for each postcode area and county, data on average price of rented property (adjusted for local range of housing type to enable like-for-like comparison), and data on average time that a rental property has been on the market. It can be assumed that the higher the average rental price and the



shorter the average time on the market, the higher local demand for rental property, and by implication, the higher the local demand for owner-occupied stock. This is because many prospective home-owners will rent if they cannot yet afford to buy. The search was undertaken using HX1 as a proxy for the Park Ward area. Although this also includes other areas of central Halifax, this was the most locally-specific data available.

**Table 12: Rental sector statistics in Park Ward (HX1) versus Halifax average**

	Park Ward (HX1)	Halifax	Park Ward difference
Average time on market (days)	73	69	5%

Source: [home.co.uk](http://home.co.uk) market rent summary, calculated daily, accessed June 2015

134. An indicator of rental demand is the average time on the market. Properties in Park Ward rented 5% slower than the Halifax average, indicating lower levels of demand in Park Ward relative to the wider area. Although the Census data is showing a large increase in the amount of private rental accommodation in the area, the large increase in the demand in rental accommodation across Calderdale as a whole probably explains the shorter average time on the market for properties across Halifax.

### Housing occupancy rates

135. The Government publishes annual counts of vacant dwellings by local authority across England<sup>10</sup>, but information on vacancy is not available at a lower geography. These figures show that in 2014 (the most recent year available) Calderdale's rate of vacant dwellings was 4% of all dwelling types in 2011.
136. This is higher than the 2014 England average of 2.8%. Despite information not being available at a lower level, on the basis of the SHMA, Census and other data that we have sourced and presented above, it seems likely that long-term housing vacancy rates in Park Ward are equal to or higher than the Calderdale average.

### Local household composition

137. **Table 13** shows that the proportion of single person households in Park Ward is lower than the Calderdale average but in-line with the England average. The proportion of households with a single family occupancy is lower than both the Calderdale and England averages.

<sup>10</sup> Table 615: Vacant Dwellings by Local Authority District, available at [www.gov.uk](http://www.gov.uk)



**Table 13: Household composition (by household) in Park Ward, 2011**

		Park Ward	Calderdale	England
<b>One person household</b>	<b>Total</b>	<b>30.9%</b>	<b>32.7%</b>	<b>30.2%</b>
	<b>Aged 65 and over</b>	<b>10.3%</b>	<b>12.6%</b>	<b>12.4%</b>
	<b>Other</b>	<b>20.5%</b>	<b>20.1%</b>	<b>17.9%</b>
<b>One family only<sup>11</sup></b>	<b>Total</b>	<b>53.1%</b>	<b>61.8%</b>	<b>61.8%</b>
	<b>All aged 65 and over</b>	<b>2.5%</b>	<b>7.4%</b>	<b>8.1%</b>
	<b>With no children</b>	<b>8.2%</b>	<b>18.7%</b>	<b>17.6%</b>
	<b>With dependent children</b>	<b>42.5%</b>	<b>35.6%</b>	<b>36%</b>
<b>Other household types</b>	<b>Total</b>	<b>16.0%</b>	<b>5.5%</b>	<b>8.0%</b>

Source: ONS, Census 2011

138. Park Ward has a lower proportion of single person households of people aged 65 and older than the Calderdale or England average, and a lower proportion of single family households of people aged 65 and older. By contrast, the proportion of one person households other than those aged 65 and over is similar to Calderdale but greater than England, indicating that Park Ward has a relatively average proportion of younger people living alone.
139. The neighbourhood area is home to a higher than average proportion of families with dependent children, and a much lower than average proportion of families with no children.
140. **Table 14** shows how household composition changed in the 10 years between the 2001 and 2011 Census. There has been a small reduction in the amount of one person households in Park Ward compared to an increase in Calderdale and England. There has been a greater than average reduction in single households for those over 65 and a lower than average increase in other one person households for those under 65.

<sup>11</sup> This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.



**Table 14: Rates of change in household composition in Park Ward, 2001-2011**

Household type		Percentage change, 2001-2011		
		Park Ward	Calderdale	England
One person household	Total	-0.7%	17.7%	8.4%
	Aged 65 and over	-26.3%	-7.5%	-7.3%
	Other	20.5%	42.0%	22.7%
One family only	Total	4.7%	5.6%	5.4%
	All aged 65 and over	-51.6%	-4.4%	-2.0%
	With no children	-18.8%	8.8%	7.1%
	With children	19.4%	35.6%	6.3%
Other household types	Total	12.3%	9.8%	28.9%

Source: ONS, Census 2011

141. Overall, there was a lower than local and national average increase in the number of single-family households. The number of single family households with no children decreased significantly compared to the increases seen in Calderdale and England. There was an increase in one family households in Park Ward that was less than in Calderdale but greater than the increase seen in England.
142. **Table 15** shows that the proportion of dwellings in Park Ward that are detached houses or bungalows is considerably lower than the Calderdale and national average.



**Table 15: Accommodation type (households), 2011**

Dwelling type		Park Ward	Calderdale	England
Whole house or bungalow	Detached	5.0%	14.4%	22.4%
	Semi-detached	9.5%	27.9%	31.2%
	Terraced	67.9%	42.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	15.0%	12.6%	16.4%
	Parts of a converted or shared house	1.5%	1.5%	3.8%
	In commercial building	0.9%	0.7%	1.0%

Source: ONS, Census 2011

143. By contrast, there is a far higher proportion of terraced dwellings compared with the Calderdale and national averages. The proportion of semi-detached dwellings is considerably below both the Calderdale and England averages. The number of flats is broadly similar to that in Calderdale and less than in England.
144. **Table 16** below shows that the increase in the proportion of detached houses is greater than the national average. There has been a decrease in the number of terraced homes, which was greater than the decrease in Calderdale and England, reflecting the local demolition programme. Likewise, all types of flats and maisonettes decreased in number at a time when purpose-built blocks of flats increased in both Calderdale and England.

**Table 16: Change in accommodation type 2001-2011**

Dwelling type		Park Ward	Calderdale	England
Whole house or bungalow	Detached	30.69%	8.3%	3.4%
	Semi-detached	10.14%	4.5%	2.6%
	Terraced	-9.50%	-0.5%	-1.8%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	-9.14%	23.4%	22.1%
	Parts of a converted or shared house	-35.14%	-0.5%	-6.4%
	In commercial building	-29.51%	-21.4%	-13.8%

Source: ONS, Censuses 2001 and 2011, AECOM calculations

145. **Table 17** shows the high levels of concealed families in the neighbourhood area (a concealed family is a family living in a multi-family household, in addition to the primary family). The number



of concealed families is significantly higher than the local and national proportions. However, it should be noted that this is a typical feature of areas with a high proportion of British Asian families, and that to a great extent this is a positive cultural choice rather than comprising an indicator of unmet housing need, as is often inferred from high levels of concealed families in white British areas.

**Table 17: Concealed families in Park Ward, 2011**

<b>Concealed families</b>	<b>Park Ward</b>	<b>Calderdale</b>	<b>England</b>
<b>All families: total</b>	<b>3521</b>	<b>58,845</b>	<b>14,885,145</b>
<b>Concealed families: total</b>	<b>298</b>	<b>997</b>	<b>275,954</b>
<b>Concealed families as % of total</b>	<b>8.5%</b>	<b>1.7%</b>	<b>1.9%</b>

*Source: ONS, Census 2011*

146. A useful test of the extent to which the local rate of concealed families is or is not a positive cultural choice would be to investigate the extent of overlap, if any, between the Calderdale housing waiting list and the stated number of concealed families locally. However, unfortunately, this is not clarified by official statistics.
147. Park Ward Neighbourhood Forum has, however, advised us that they have anecdotal evidence of an increasing trend towards independent living among British Asian families, with an aspiration for less crowded accommodation among the younger generation. The Forum also has noted that many families locally have been seeking permission for extensions and alterations to their dwellings where the house is felt to be over-crowded but its occupants cannot afford to move to larger accommodation.
148. Both of these are important factors to bear in mind in our conclusions on concealed families and overcrowding.

### **Economic activity**

149. **Table 18** shows that Park Ward has a significantly lower proportion of economically active residents than both the Calderdale and England averages. The proportion of people working full time is less than the local and national averages, while the proportion of people working part time is in line with Calderdale and England. The proportion of people who are self-employed is also lower than in Calderdale and England. Unemployment is above average and there is a higher than average proportion of full-time students living in Park Ward.



**Table 18: Economic activity in Park Ward, 2011**

<b>Economic category</b>		<b>Park Ward</b>	<b>Calderdale</b>	<b>England</b>
<b>Economically active</b>	<b>Total</b>	<b>57.0%</b>	<b>70.5%</b>	<b>69.9%</b>
	<b>Employee: Full-time</b>	<b>23.0%</b>	<b>38.7%</b>	<b>38.6%</b>
	<b>Employee: Part-time</b>	<b>13.4%</b>	<b>14.7%</b>	<b>13.7%</b>
	<b>Self-employed</b>	<b>8.0%</b>	<b>9.5%</b>	<b>14.0%</b>
	<b>Unemployed</b>	<b>8.6%</b>	<b>5.0%</b>	<b>4.4%</b>
	<b>Full-time student</b>	<b>4%</b>	<b>2.6%</b>	<b>3.4%</b>
<b>Economically inactive</b>	<b>Total</b>	<b>43.0%</b>	<b>29.5%</b>	<b>30.1%</b>
	<b>Retired</b>	<b>7.7%</b>	<b>15.1%</b>	<b>13.7%</b>
	<b>Student</b>	<b>8.7%</b>	<b>4.1%</b>	<b>5.8%</b>
	<b>Looking after home or family</b>	<b>12.8%</b>	<b>3.9%</b>	<b>4.4%</b>
	<b>Long-term sick or disabled</b>	<b>0.9%</b>	<b>4.2%</b>	<b>4.0%</b>
	<b>Other</b>	<b>1.7%</b>	<b>1.6%</b>	<b>2.2%</b>

Source: ONS, Census 2011

150. Among economically inactive categories, the number of students and people looking after home or family are greater than the proportions in Calderdale and England. The proportion of retired people is much lower than in Calderdale and England.
151. The NPPG advises taking account of the number of people with long-term limiting illness. **Table 19** shows that the proportion of working-age residents of Park Ward who are long-term sick or disabled is in line with the Calderdale and England Proportions.

**Table 19: Rates of long-term health problems or disability in Park Ward, 2011**

<b>Extent of activity limitation</b>	<b>Park Ward</b>	<b>Calderdale</b>	<b>England</b>
<b>Day-to-day activities limited a lot</b>	<b>8.6%</b>	<b>8.2%</b>	<b>8.3%</b>
<b>Day-to-day activities limited a little</b>	<b>9.3%</b>	<b>9.7%</b>	<b>9.3%</b>
<b>Day-to-day activities not limited</b>	<b>82.1%</b>	<b>82%</b>	<b>82.4%</b>

Source: ONS, Census 2011



152. **Table 20** shows that the average distance travelled to work from Park Ward is less than the Calderdale and England averages, as might be expected from its relatively central location.

**Table 20: Distance travelled to work, 2011**

Location of work	Park Ward	Calderdale	England
Less than 10km	64.1%	59.4%	52.2%
10km to less than 30km	17.8%	18.8%	21.0%
30km and over	2.9%	5.0%	7.9%
Work mainly at or from home	7.6%	9.8%	10.4%
Other	7.6%	6.9%	8.5%
Average distance travelled to work	45km	12km	14.9km

*Source: ONS, Census 2011*

153. The majority of Park Ward residents travel less than 10km to work, which is higher than the Calderdale and England averages. 17.8% of Park Ward residents travel between 10 and 30km. This is slightly below the Calderdale and England averages. Similarly, fewer residents travel over 30km compared to Calderdale and England, and there is a lower proportion of people who work mainly at or from home.
154. Those travelling less than 10km are likely to be travelling into Halifax for work. Those travelling between 10km and 30km are most likely to be travelling into Bradford or Leeds city centre.



## 4 Conclusions

### Overview

156. This Neighbourhood Plan housing needs advice has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies.
157. In this first section of our conclusions we make recommendations on the overall quantum of housing growth required.
158. In the second section, we assess, based on the data uncovered, indications of the components and characteristics of future housing based on the data analysed.
159. In line with recommended best practice, our preferred methodology is to present the projections our analysis has produced as a starting point, and then highlight the factors<sup>12</sup> that the Neighbourhood Forum might wish to take into consideration as they determine the final housing policy text, bearing in mind the requirement to be in general conformity with strategic housing policy at the Calderdale Council level.

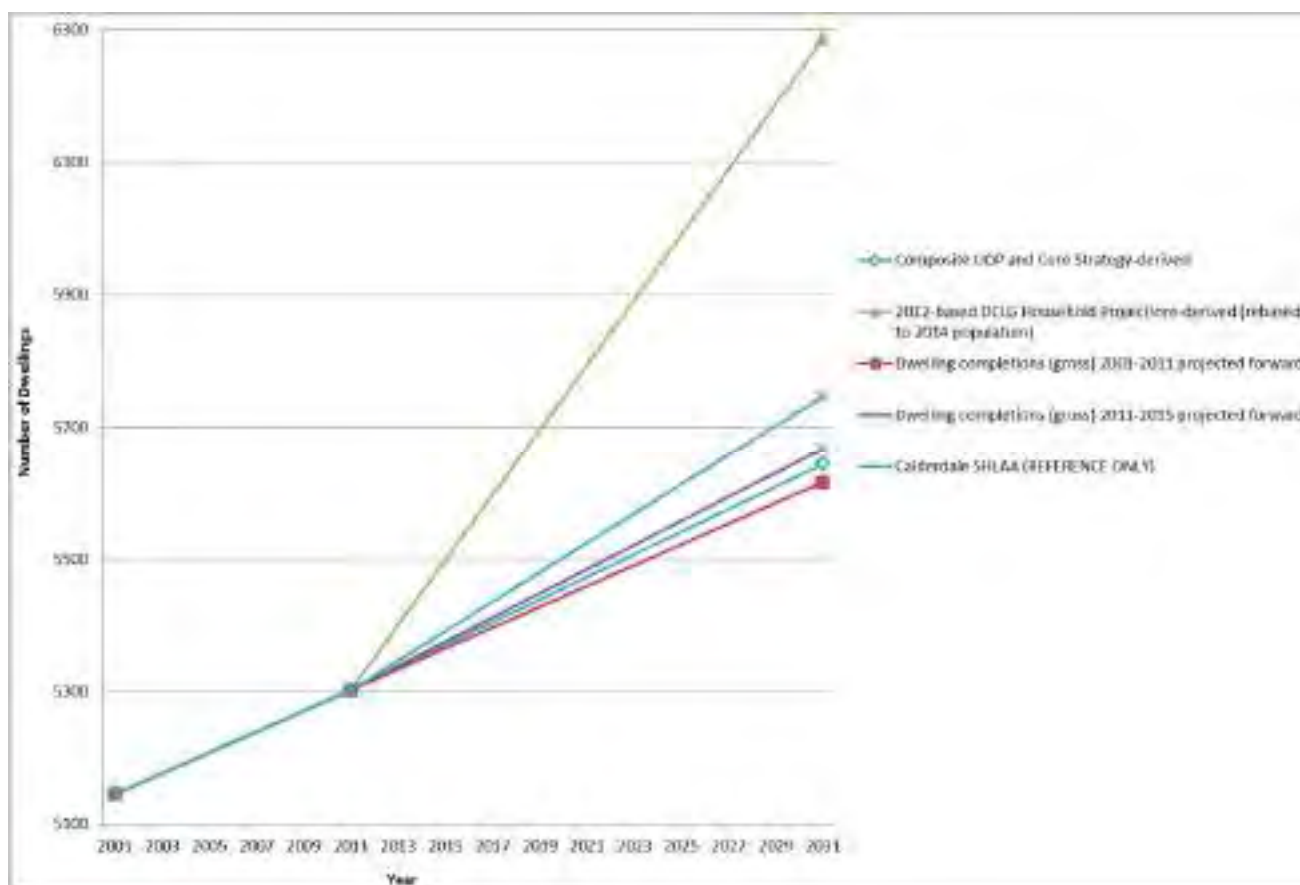
### Quantity of housing need

160. To recap, we have developed five separate projections of dwelling numbers for Park Ward between 2011 and 2031 based on:
  - A composite Local Plan-derived figure derived from a midpoint of the adopted Replacement Unitary Development Plan and the Core Strategy Preferred Options housing targets (which gives a total of 342 dwellings);
  - The Government's 2012-based household projections for Calderdale, extrapolated to Park Ward, translated from households to dwellings, and rebased to actual 2014 population (which gives 984 dwellings);
  - A projection forward of (gross) dwelling completion rates 2001-2011 (which gives 314 dwellings, and which deliberately does not take account of demolitions over the same period);
  - A projection forward of (gross) dwelling completion rates 2011-2015 (which gives 365 dwellings); and
  - The SHLAA capacity figure, which is a supply-based projection, and as such, should not be used as a constraint to the other demand-based projections; it is provided solely as a reference point to ensure local planners are aware of the capacity that may be available (assessed at 444 dwellings),
161. These dwelling number projections are illustrated in Figure 10 below. Note that the SHLAA capacity figure has been italicised to highlight that it should not form a consideration in determining the final housing need figure, but is provided for reference only.

---

<sup>12</sup> These factors are also referred to as 'indicators' in the NPPG.



**Figure 10: Comparison of dwelling number projections**

Source: Calderdale Replacement Unitary Development Plan, Calderdale Core Strategy Preferred Options, Calderdale SHLAA, completions data from Calderdale Council, DCLG 2012-Based Household Projections (rebased to 2014), Census 2001, Census 2011, AECOM calculations

162. We have summarised the findings of the data gathered in Chapter 3 above in **Table 21** below. The source for each factor with particular relevance to the neighbourhood is shown, and AECOM assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact on (↔) Park Ward's future housing need. Following NPPG guidance, the factors relate both to housing price and housing quantity.
163. We have applied our professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.
164. Note that factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies. PWNF is invited to use its judgement in resolving any conflicts, but we would advise that the more local and more recent data should generally have priority over data gathered at a larger spatial scale or older data.
165. However, our general approach reflects NPPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators



of the balance between the demand for and supply of dwellings, such as house prices and past build-out rate.

166. The NPPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
167. As such, **Table 21** should be used as a basis for qualitative judgement rather than quantitative calculation. They are designed to form the starting point for steering group decisions on housing policy rather than to provide definitive answers. Again, this reflects the NPPG approach- it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present situation. They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
168. The NPPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the adopted Core Strategy.
169. To help inform the steering group discussions that will be necessary to determine a neighbourhood plan housing target, we have provided our own professional judgement of need level, based on the projections presented in **Figure 10** and the market factors presented in **Table 21**, and taking into account our own knowledge and experience of housing need at neighbourhood plan level.

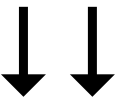
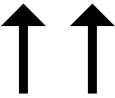



**Table 21: Summary of factors specific to Park Ward with a potential impact on neighbourhood plan housing policy**

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Age structure of population</b>	SHMA, Census	↑ ↑ ↑	SHMA notes that all demographic projections indicate an increased number of older person households. The Census shows significantly high level of 25-44 age group (the most fertile), as well as high levels of under 15s and 16-24 year olds, significantly driving demand for both family housing and for starter units over the plan period.
<b>Economic performance and potential</b>	SHMA, SEP, Census, ELR	↓	The SHMA notes Calderdale housing market continues to be constrained by local low incomes; even more relevant to Park Ward, minority ethnic groups have particularly low incomes and savings; local economy particularly late to recover from recession; although commuting is a strong economic driver, this factor is less relevant to Park Ward (as per Economic activity Distance Travelled to Work data and Figure 8 household income mapping). The SEP appears to envisage only a moderate level of economic growth in Calderdale compared with the rest of the City Region. There could be higher levels of growth in Bradford, but with relatively low levels of out-commuting, this is less likely to have an impact on Park Ward. The ELR indicates some locations closer to Park Ward with economic growth potential (Ladyship Mills and Copley Valley) but that growth will be constrained by transport infrastructure bottlenecks. All things considered, economic potential will be a relatively more important factor in other parts of Calderdale housing market, hence one down arrow <sup>13</sup>

<sup>13</sup> It is important to note that a down arrow on this factor does **not** mean that the local economy is forecast to contract; it simply means that we envisage that economic growth will be a less significant driver of housing growth in Park Ward compared to other parts of Calderdale.



Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>House prices relative to surroundings</b>	SHMA		The SHMA states Calderdale house prices remain relatively low; West Central and North Halifax, including Park Ward, are particularly low, but stayed stable or even grew slightly during the recession. Although demand is rising, the area continues to be less in demand than surrounding areas. SHMA mapping suggests that Park Ward prices remain significantly lower than the Calderdale average. Two rather than three down arrows to reflect small increase in demand recently.
<b>International and UK in- migration rate</b>	SHMA, Census		The SHMA notes demographic growth in Calderdale driven by net immigration, including from EU accession countries. Census backs this up; however, note that although net migration nationally is still high, the high levels of growth from accession countries (in mid 2000s) unlikely to be sustained at this level throughout the plan period, hence two up arrows rather than three. Low level of demand from UK in-migrants and does not appear to be a location of choice for commuters to jobs elsewhere, as per Distance Travelled to Work data.
<b>Level of new supply in local housing market</b>	SHMA, Census		Between 2004 and 2009, West Central and North Halifax saw some of the highest levels of dwelling completions in Calderdale; however, note also net loss of dwellings 2001-2011 due to demolitions, and population growth 2001-2009 in line with Calderdale average. Also, supply (assessed in terms of number of bedrooms) appears to offer a sustainable balance of unit sizes. This healthy recent level of supply would act to constrain demand slightly; but only one down arrow to reflect the net loss of units in Park Ward between 2001 and 2011.



Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Local housing waiting list/need for affordable housing</b>	Housing waiting list, Census	↑ ↑	The housing waiting list certainly indicates that local affordable need is higher than can be met by likely affordable housing target in policy; if Neighbourhood Forum works as suggested with Calderdale Council to direct off-site affordable units from elsewhere to Park Ward, very likely this would have an upward impact on the dwelling target. Note also proportion of socially rented housing higher than Calderdale and England averages, though decreasing over time, hence two arrows rather than three.
<b>Long-term vacancy rates</b>	SHMA, Vacant Dwellings by Local Authority District	↓	Although information available only at Calderdale level, vacancy rate is higher than England average. On the basis of SHMA, Census and other data gathered, it seems reasonable to assume that the rate in Park Ward is at least equal to the Calderdale average, which acts as a constrainer of demand. Assessment of one down arrow only to reflect uncertainty.



Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Overcrowding, including concealed families</b>	SHMA, Census	↑ ↑ ↑	Clearly, the level of overcrowding/concealed families is significantly higher than local and national average, but this is not uncommon in British Asian areas, and indeed the SHMA notes from its household survey that the local Pakistani-British community state that they would often prefer to live in overcrowded accommodation in the private rented sector than in social housing. This backs up Census data showing significant level of concealed families, relatively low number of single family households, and high household size. Nevertheless, PWNF state there is a trend towards independent living among the British Asian community, with an aspiration for less crowded accommodation among the younger generation. Additionally, there have been extensions and alterations to existing dwellings to meet the needs of occupants unable to afford alternative housing. Bearing in mind both of these points, an increase to address this issue is likely to be justifiable given the recent rapid rate of increase in household size, though note this is balanced by a reduction in number of people per room due to larger units having been provided recently.
<b>Rental market relative to wider area</b>	SHMA, home.co.uk	↓ ↓	The SHMA notes the area has the second-lowest average rental prices in Calderdale, though this is partly due to the small size of rental properties here; time on market is also longer than the Calderdale average. Both of these indicate relatively lower demand for rental properties locally, which could also be related to high levels of supply. As such, relatively lower demand for rental properties acts to constrain demand.

170. Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, AECOM recommends that housing need for Park Ward in the period 2011-2031 is in the range of 360 net additional dwellings, or 18 dwellings per year over the plan period.

171. Park Ward is a particularly complex location to assess housing need. The main reason for this is that it is simultaneously a high and a low demand area (depending on property type and



depending on demographic group). This is an atypical pattern of supply and demand, and requires careful consideration and reasonable judgements to be applied.

172. A summary of its high-demand features includes:

- An unusually high number of younger people, driving demand for family housing;
- High recent rates of international migration as a further driver of demand;
- Evidence from the SHMA that house prices have increased recently, probably as a result of demolition and new-build;
- Significant demand for affordable housing as evidenced by the housing waiting list; and
- High levels of overcrowding and/or concealed households, which is also likely to drive demand (allowing both for historic cultural preferences among the British Pakistani community and conversely for the newer trend towards independent living)

173. On the other hand, low-demand features include:

- Some of the lowest house prices in Calderdale, which already has lower than national average house prices (notwithstanding small recent improvement);
- Low levels of attractiveness to wealthier workers and commuters;
- Relatively high levels of new housing recently, which has reduced pent-up demand;
- Likely relatively high rate of vacant properties; and
- Seemingly less attractive location for the rental market as well.

174. It seems reasonable to conclude that demand is driven to a significant extent in Park Ward by the existing population, including the British Asian community and a high level of international migrants. As is often the case in towns and cities across England, the lower-rent areas are most attractive to international migrants, who arrive with little money or resources in the first instance.

175. Likewise, the settled Pakistani-British community, who on average have lower incomes than the white British population, have little choice other than to live in more affordable areas, but have developed a strong, stable community here, supported by high-density housing, local shops and mosques. Conversely, the area is less attractive to in-migrants from other parts of England who may have been attracted to the area on the basis of Leeds City Region's wider economic opportunities.

176. Given, therefore, that there are numerous sectors of the population not attracted to Park Ward, there would be a risk in over-provision of housing. As such, we consider that the DCLG Household projection-derived target is, in the case of Park Ward, too high and should be discounted. The Household projection-derived target is useful for many neighbourhood HNAs, but its usefulness diminishes the more the neighbourhood's housing character deviates from the local authority average, and this is clearly the case in Park Ward, which differs significantly from the rest of the Calderdale housing market in a number of important ways.



177. This assessment is supported further by how closely bunched the other projections are, suggesting that the final housing need figure selected would be higher than 314 dwellings but lower than 365 dwellings. Likewise, it is in line with the SHMA forecast, which predicts an imbalance of 421 dwellings across *all of* West Central and North Halifax between 2008 and 2026 (see paragraph 31 above). Clearly, in this context, providing 984 dwellings in Park Ward alone over a similar timeframe would be a significant over-supply.
178. When focusing on the ‘bunched’ range, it is useful to bear in mind that in our assessment above, although the constrainers of demand and the drivers of demand appear fairly evenly balanced, our arrows assessment suggests that the drivers outweigh the constrainers, reflecting the evident housing needs not only of the local population but also of those across Calderdale in need of affordable housing, and how well-placed Park Ward is to provide this housing as part of a sustainable mix of types and tenures.
179. As such, we consider that a housing need figure higher than the ‘bunched’ midpoint of 340 dwellings is justified. This will ensure that sufficient local housing is provided to meet the needs of the young local population alongside the needs of those on the housing waiting list. We therefore estimate that the housing need for Park Ward 2011-2031 is around 360 dwellings in total, which equates to 18 net new dwellings per year.
180. The Neighbourhood Forum should also note that the 73 dwellings completed since the neighbourhood plan period start point (Census 2011) can be deducted from the target range identified, leaving Park Ward with an outstanding estimated need of 287 dwellings to 2031.
181. Although, as noted elsewhere the SHLAA capacity figure should not (and has not been) used as a constrainer of demand, in the case of Park Ward, it appears there is capacity for 444 net new dwellings, indicating that it should not be difficult for the outstanding dwellings to be accommodated locally.

### **Characteristics of housing need**

182. Table 22 summarises the data we have gathered with a potential impact on the housing types and tenures needed in the neighbourhood. Factors are in alphabetical but no other order.



**Table 22: Summary of local factors specific to Park Ward with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Affordable housing</b>	SHMA	SHMA's West Central and North Halifax sub-area, including Park Ward, had highest level of affordable need across Calderdale as a whole. Taking development viability into account, the SHMA recommends a figure of 25% locally (of which 60% should be socially-rented and 40% intermediate), but this has not yet been adopted. Oversupply of one and two bed affordable units, unmet need for units of three bedrooms and more.	As noted previously, Park Ward's level of affordable housing need is higher than can be met by Calderdale existing (and likely emerging) policy. As such, and recognising that affordable housing need is never evenly spread across a district, we recommend that the group work with Calderdale Council to direct towards Park Ward off-site affordable housing contributions agreed with developers in parts of Calderdale where affordable need is lower, supported by evidence from the SHMA and this report.
<b>Demand/need for smaller dwellings</b>	SHMA, Census	SHMA states that private rented sector has been growing in importance, in particular in inner urban Halifax. Also notes that demand exceeds supply for flats, despite significant local numbers of this dwelling type. Census shows high level of overcrowding, with overcrowding having increased recently- this will act as a further driver of demand for smaller dwellings as new households break out from overcrowded accommodation; however, note also decrease in single person households locally.	Growth in private rented sector and high level of concealed families are both drivers of demand for smaller dwellings (flats, terraced housing), meaning the Neighbourhood Plan should seek to provide these smaller units, which are in any case highly appropriate for the Park Ward context; however, the need for smaller dwellings seems lower than the need for larger/family-sized dwellings- a policy supporting a proportion of 1-2 bedroom units would be justified.



Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Housing for older people</b>	Census	Census shows a much younger than average population, as well as a low and declining elderly population; additionally, British Asian culture of extended family living together (as per number of people per household); all of these significantly reduce demand for housing for older people.	Unlikely to need to provide care home or sheltered homes within area during plan period, as demand for these units will be higher elsewhere in Calderdale (in more suburban and rural areas); however, potential for smaller units to be adapted for independent living for elderly if needs change over the plan period.
<b>Housing type</b>	SHMA, Census	Few detached and semi-detached houses, and more terraced houses and flats than Calderdale average. Significant recent growth in detached and semi-detached properties, and decreases in terraced housing and flats.	The most reasonable assumption for the future, based on demographic and market trends evidenced in this report and the SHMA, is to continue the existing programme of replacing terraced units and flats with larger semi-detached and detached housing, although note also some need for smaller (1-2 bed) units; some of these could be provided by refurbishment of existing units in the social rented sector rather than new housing.



Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Need for larger/family households</b>	SHMA, Census	Fertility rate significantly higher than Calderdale average, indicating formation of families who are likely to need larger dwellings (i.e. 3 bedrooms and more). Demand for detached houses locally exceeds supply by 7%, though supply and demand more in balance for semi-detached. See also above; significant demand for three-bedroom or larger affordable dwellings, and local Pakistani-British families require larger units, as many are living in overcrowded conditions. Recent significant growth in larger (7 room plus) units illustrates level of demand further, as does recent increase of families with children.	As per comment above, strong need, both in terms of demographics and local housing market, for larger/family-sized households (i.e. 3 bedroom and above and/or 6-7 rooms and above). This will help redress the local supply imbalance and allow for a better mix of housing locally. In the longer term, it could increase the attractiveness of the area to a wider range of demographic groups, including the working age population, which would in turn benefit the local and Calderdale economy.

### Recommendations for next steps

183. This Neighbourhood Plan housing needs advice has aimed to provide the Neighbourhood Forum with evidence on housing trends from a range of sources. We recommend that the Forum should, as a next step, discuss the contents and conclusions with Calderdale Council with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to **Tables 21 and 22**;
- Neighbourhood Planning Basic Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic development plan (here, the Core Strategy and emerging Core Strategy Review);
- the types (detached, semi-detached, terraced etc.) and sizes (1 bedroom, 2 bedroom etc.) of existing dwelling commitments (i.e. the homes already completed, under construction or permitted since 2011), and cross-referencing the findings of this assessment with **Table 22**, as what has already been provided will have an impact on the types and sizes of homes to be provided over the rest of the plan period;
- the views of Calderdale Council;
- the views of local residents;



- the views of other relevant local stakeholders, including housing developers; and
  - the supply-side considerations, including the location and characteristics of suitable land, and the conclusions of the recent SHLAA.
184. As noted previously, recent changes in the planning system, including the introduction of the National Planning Policy Framework, continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
185. This advice note has been provided in good faith by AECOM consultants on the basis of housing projections, distribution and assessment current at the time of writing (alongside other relevant and available information).
186. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by Calderdale Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
187. Most obviously, this includes monitoring the status of the emerging Calderdale Local Plan which, at the time of writing, has the potential to change through consultation.
188. At the same time, monitoring ongoing demographic or other trends in the factors summarised in **Tables 21 and 22** would be particularly valuable.



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# PARK WARD MASTERPLAN

NOVEMBER 2016

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Project Role	Name	Position	Actions Summary	Signature	Date	Rev A
Researcher	Chris Cox	Graduate Landscape Architect	Report Production		01.08.16 - 16.02.17	22.02.17
Project Manager/ Technical Specialist	Tom Jonson	Associate Landscape Architect	Report Production / Review		01.08.16 - 16.02.17	22.02.17
Director / QA	Ben Castell	Technical Director	Review	BC	19.12.16	22.02.17
Qualifying Body	Park Ward Neighbourhood Forum	Member	Review	Councilor Jenny Lynn	13.02.16	22.02.17
Project Coordinator	Mary Kucharska	Senior Consultant	Review	MK	13.02.16	22.02.17









## INTRODUCTION

Park Ward is the smallest ward in the Calderdale district and covers just less than one square mile. It lies to the immediate west of Halifax Town Centre and to the north of the A646/A58 road, which connects Halifax to Burnley. It is a densely built up area with a very diverse community.

Through the department of communities and local Government Neighbourhood Planning Programme, AECOM has been commissioned to assist the Park Ward neighbourhood forum to undertake an analysis of the main centre in order to assess:

- potential housing capacity
- improvements to the local centre around Queens Road
- the relationship of different land users within the ward
- and identify improvements that would enhance the environment for people living and working in the area.



## SITE ANALYSIS

An urban design site analysis exercise was undertaken by AECOM in August 2016 for the majority of the Park Ward area. Although the original brief was to focus on the Queens Road area, it was felt that in order to acquire a fuller understanding of the opportunities and constraints of the area the analysis would be extended to include the majority of the Park Ward area. It therefore covered Pellon Lane in the north down to the A646 in the south, and from the Peoples Park in the east through to Gibraltar Road in the west.

### Constraints

- Incompatible building uses located adjacent to one another.
- Lack of green open space particularly in the western half of the ward.
- Poorly developed local centre around the Queens Road area, this also has a poor retail offer.
- Conflicts between non vehicle uses and vehicles within the ward, although particularly problematic along Gibbet Street and Hanson Lane.
- Poor links to the town centre.
- Poor quality public realm generally.
- A number of unattractive buildings including retail, industrial and residential that are not keeping with the historic character of the area.
- Little demand for employment sites within the ward.
- Lack of affordable housing particularly housing suitable for larger families.
- Negative impact of unrestricted access for cars and other vehicles within the ward.
- Poor connectivity between Park Ward and Halifax Town Centre. Connectivity routes into the town are limited to Kings Cross Street and Hopwood Lane.
- Limited opportunities for house extensions due to lack of guidelines for extending buildings.

### Opportunities

- Strong historic character and local identity created by Victorian residential and industrial buildings.
- Close proximity to town centre.
- Good provision of public open space in the south eastern part of the site.
- Good access to main transport infrastructure.
- Minimal through traffic
- Good access to the countryside and moorland.
- Potential development opportunities as a result of derelict sites.
- Strong local community in particular the community of Pakistan heritage.



SITE ANALYSIS

NTS





# MOVEMENT

The Park Ward area is contained within the busy A646 road to the south and east and by the residential neighbourhoods of Highroad Well, Rye Lane and Pellon to the west which are all part of Warley Ward. Beyond these residential areas is open countryside. Steep topography and open ground lie immediately to the north beyond Pellon Lane. As a result connectivity with surrounding areas are somewhat impeded. Vehicular traffic is restricted mainly to the A646 and Pellon Lane, with some through traffic using Queens's Road which runs North-South connecting these two busy routes. Spring Hall Lane which runs North-South also forms the western boundary of Park Ward. Other minor routes include Gibbet Street, and Hopwood lane.

Key locations where vehicular routes come together include the junction of Pellon road and Burdock Way and where Kings Cross Road joins the A646.

A key pedestrian route includes Queens Road which runs North-South and forms a local centre where it is crossed by Gibbet Street. Hopwood Lane and Gibbet Street which both run east-west and connect Park Ward to Halifax Town Centre, also form key pedestrian routes, along with Kings Cross Road on the south of Park Ward (which is again a local ward centre) and also Pellon Lane in the North. Where these routes converge or come together, pedestrian activity is at its greatest. Hopwood Lane is also particularly well used since it is used by Calderdale College students and other than King Cross Road forms the most direct link between Park Ward and Halifax Town Centre.

Hopwood lane is less impeded by the high volumes of vehicular traffic that use the A58 since it passes beneath Burdock Way as an underpass. Pedestrian routes to the west of Queens Road, whilst also linking adjacent residential areas are infrequently used since they acquire little through traffic.

Other minor routes which run from North to South, include Hanson Lane, Gibbet Street, Hopwood lane and Parkinson Lane.



PELLON LANE ACTING AS A BARRIER TO PEDESTRIAN MOVEMENT



VIEW LOOKING UP HOPWOOD LANE



MAJOR EDGE PREVENTING PEDESTRIAN MOVEMENT



# LEGIBILITY AND SENSE OF PLACE

Whilst Pellon Lane and Kings Cross Road both form major edges and restrict pedestrian movement, they both help to define the boundary to the ward area to the North, South and East. The ward boundary is however much less well defined to the West.

There are very few tall buildings within the ward other than the occasional chimney building or church spire. Where these tall buildings occur they act as local landmarks and assist with legibility and wayfinding.

The majority of the residential buildings within the core local area are Victorian stone terraces. Many of the older industrial buildings are also made of stone. As a result there is a strong local vernacular within the ward which creates a distinct local identity, and strong sense of place as well as creating a strong historic character. The use of local York stone as a building material is also consistent with the neighbouring Halifax Town Centre.

Whilst there are a number of key entry points into the Park Ward area where major roads enter the ward, there are few major gateways. One noticeable exception is St Pauls church which is located close to the junction of Queens Road and Kings Cross Road in the South. The other major gateway buildings consist of the retail buildings which are located at the junction of Pellon Lane and Burdock way. These help to define the entrance into Park Ward from the North East.



WAINHOUSE TOWER ASSISTING WAYFINDING



ARCHITECTURAL DETAILING CREATING A STRONG SENSE OF IDENTITY



EXAMPLE VICTORIAN MILL BUILDING





DISTINCTIVE LOCAL CHARACTER









LAND USE



Park Ward  
Halifax  
Land Use Analysis



NTS





RESIDENTIAL

The majority of the buildings in the ward consist of residential properties. The majority of these are Victorian stone terrace buildings which line the narrow streets, and are often orientated North South. The density of the housing is high, with properties having small or no gardens to the front and small gardens or out buildings at the rear. The Westhill Model Village which forms part of the conservation area and lies to the north of Gibbet Street is an excellent example of good quality high density housing. The back streets to the housing are also often stone paved which again reinforces the strong identity and historic character of the area.

PUBLIC OPEN SPACE

The main area of public open space within the ward is the People’s Park. This is located between Hopwood Lane and Kings Cross Road. It is approximately 12.5 acres in size and one of the main public parks in Halifax, with a significant number of visitors per year.

As well as providing significant amenity for the local population it is also of historic interest as it is one of the finest surviving examples of a “Joseph Paxton Park”. Created in 1857, it was restored and enhanced in 1995 and is listed as Grade II in the Register of Historic Parks and Gardens of Special Interest in England.

Elsewhere public open space is generally of poor quality. There is a small playing field off Houston Lane that is used as an informal football ground and adjacent to Gibbet Street lies a slightly larger grassed area. Elsewhere in the ward there are small parcels of left over land that act as local pocket parks. There are also more formal sports surfaces such as those at the Kings Cross Park Social Club or those at Calderdale College.

These sports fields however are not available for general public use. There is potential to enhance existing green open space particularly those at Hanson Lane and Gibbet Street as well as provide additional space and green links between existing green open spaces in order to create a series of well connected recreational spaces.



EXISTING PLAYING FIELDS OFF GIBBET STREET



EXAMPLE OF ATTRACTIVE VICTORIAN HOUSING WEST HILL MODEL VILLAGE



PUBLIC OPEN SPACE - PEOPLES PARK



# COMMERCIAL AND INDUSTRIAL USES

Within the ward there is a wide variety of over 400 industrial, commercial and employment uses ranging from large well known companies such as McVities who are located on Hopwood Lane, to medium sized local employers such as James Chambers' timber merchants who are located on Pellon Lane. There are also much smaller local businesses such as small retail and food businesses as well as garages which employ only a handful of people. There is also a large concentration of industrial and commercial uses to the east of Queens Road within the Central Park Ward site. Many of these businesses are located within designated industrial sites such as the Hanson Lane Enterprise Centre or the Victoria Park Industrial Estate. There are also a number of independent businesses scattered around this area often amongst residential areas. These are located in former Victorian industrial mill buildings. An example of this is the Yorkshire Building and Timber Merchants on Gibbet Lane. Whilst many of these businesses occupy original Victorian mill buildings and yards and bring these buildings back into use, their close proximity to housing is not ideal since large vehicles accessing these businesses often conflict with pedestrian uses.

# DERELICT LAND

There are a number of derelict and brownfield sites within the ward boundary that are either vacant or contain demolished or partially demolished buildings. These sites are old Victorian mill buildings that have undergone a series of uses in more recent times or involve sites such as the car dealership site on Queens Road that have more recently become derelict. These sites are often adjacent to residential areas and as well as providing a negative visual impact on adjacent visual receptors, also impact negatively on the image of this part of the town. They often portray an image of Park Ward as a neglected urban district that is down at heel. The majority of these derelict sites have been identified in the Site Options and Assessment Report that was prepared for the Park Ward Neighbourhood Forum by Aecom in September 2015 and are identified briefly in the following section.



TIMBER MERCHANTS ON PELLON ROAD



DERELICT VICTORIAN BUILDINGS



MCVITIES SITE ON HOPWOOD LANE



SITE OPTIONS

The site options and assessment report identified 6 sites that should be considered in the neighbourhood plan for both site allocation and local green space designation. These sites were as follow;

- Pellon Lane
- Mile Cross Road factory
- Probation offi  
ce
- Queens Road Car Dealership
- Central Strategic Site (Central Park Ward)
- Shroggs Tip

The report concluded that the Pellon Lane, Miles Cross Road Factory, Probation office and Queens Road Car Dealership were all suitable for housing. The report found that the Central Strategic Site was suitable for housing but could also include some other uses, such as employment or retail. It also concluded that the Shroggs Tip site was suitable for public open space.

HOUSING

This section provides an outline for advising on housing development within Park Ward. There is a clear need for housing within Calderdale and there are a number of sites that could be used within Park Ward to help effectively address this need. There is a very distinct feel to Park Ward and the buildings play an important part of creating this character. It is therefore very important that new developments, especially housing developments are in keeping with their surroundings. There have been a number of recent housing developments within Park Ward already; some better than others. It is important however that new housing is in keeping with the existing character and is of the same scale as existing properties and are constructed from sympathetic materials such as natural sandstone. Where appropriate, existing detailing that occurs in the Victorian residential properties should feature in new buildings. A good example of good quality Victorian housing and detailing can be found in the Westhill model village. Maintaining this strong aesthetic would ensure that a strong identity is maintained and that new housing does not negatively impact on the historic character of the ward.



SITES IDENTIFIED IN SITE OPTIONS AND ASSESSMENT REPORT



HOUSING NEED

The Housing Needs Assessment Report produced by Aecom Ltd for the Park Ward Neighbourhood Forum in October 2015 found that the housing requirement for Park Ward in the period 2011 – 2031 is approximately 287 additional dwellings.

The housing assessment needs report was also able to reach a number of conclusions concerning housing requirements in Park Ward. These are;

- Potential sites shall provide 287 units between 2016 -2031. The majority of units should be family sized houses such as semi-detached and detached housing.
- There is some requirements for 1-2 bed units although the majority of these should be refurbished existing properties as opposed to new build.
- A proportion of the new housing would be affordable housing to reflect the lower income levels in the area.



CALDERDALE COUNCIL - POTENTIAL SITE ALLOCATIONS



## HOUSING DENSITY

In order to make the best use of development land and also reflect the density of housing in traditional towns, the density of new housing needs to be high. Whilst recent figures indicate that the average housing density in England and Wales is 42 dwellings per hectare we recognise that in order to reflect Park Wards specific housing need more closely this may need to be reduced in some areas in order to accommodate a demand for larger family sized houses. We would therefore recommend that in locations adjacent to existing Victorian residential areas where existing density is high, proposed housing should attempt to match this housing density and seek to provide approximately 42 dwellings per hectare. This would create consistency amongst the existing urban fabric. In areas that are not in close proximity to established Victorian residential areas the density could be reduced to 30 dwellings or units per hectare. A good example of high density existing housing can be found at the Westhill model village to the North of Gibbet Lane. Furthermore in order for the Park Ward community to be sustainable a mixture of house types and densities would be the most appropriate way of meeting the local communities needs without forcing people out of the Park Ward area.

## EXTENSIONS TO EXISTING PROPERTIES

As a result of a general lack of detached and semi-detached family houses in the ward, there is a demand to extend existing houses in order to cope with families out growing their existing properties. There is an acknowledgement that whilst in principle extensions to existing properties should be permitted, if these are out of scale with the existing property or are constructed from unsympathetic materials then these building extensions could negatively impact on the historic character of the ward. Extensions to existing residential properties should therefore only be permitted provided that they follow the following guidelines;

- The extension is no greater than 50% of original building footprint.
- The extension is constructed from the same material as the original building.
- The proportion of the extension should match those of the existing building particularly in terms of sizes and locations of building elements such as windows, doors, architraves, dormers, lintels, fascias etc.
- Roofing materials and type should match that of the existing building.

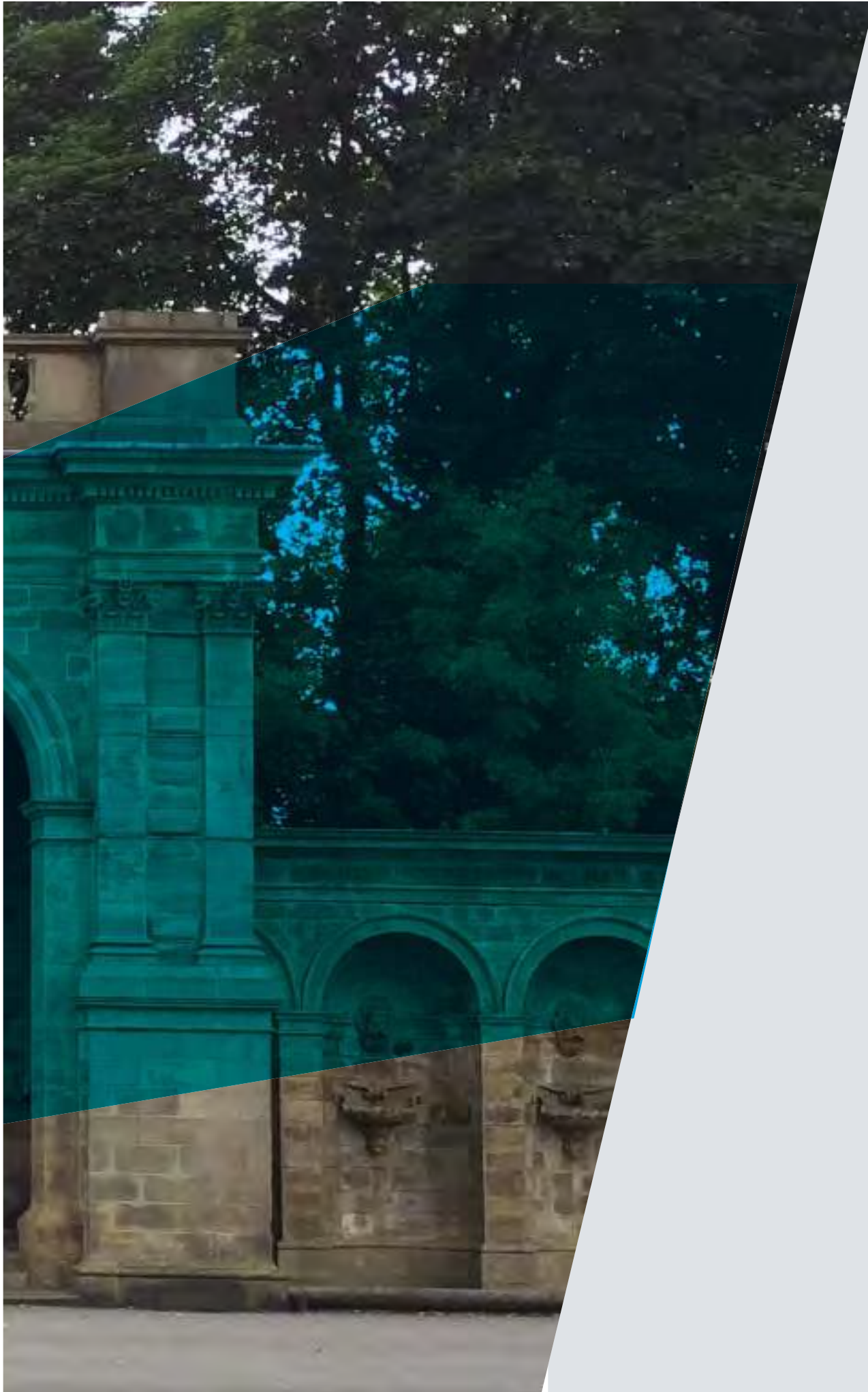






## PARK WARD MASTERPLAN

The masterplan proposals have adopted an evidenced based approach in order to identify proposals to make up any shortfall within the existing housing offer: enhance the existing retail provision along Queens Road; maintain a sustainable employment district within the ward; and improve the overall image of Park Ward for people already living in the area. In addition to potential home owners coming into the area and other potential investors in Park Ward. The following sections outline a series of possible interventions for the Park Ward area generally and then focusses on the Central Park Ward around Queens Road that was identified by the Site Options and Assessment Report that was prepared for the Park Ward Neighbourhood Forum by Aecom in September 2015 as the Central Strategic Site.





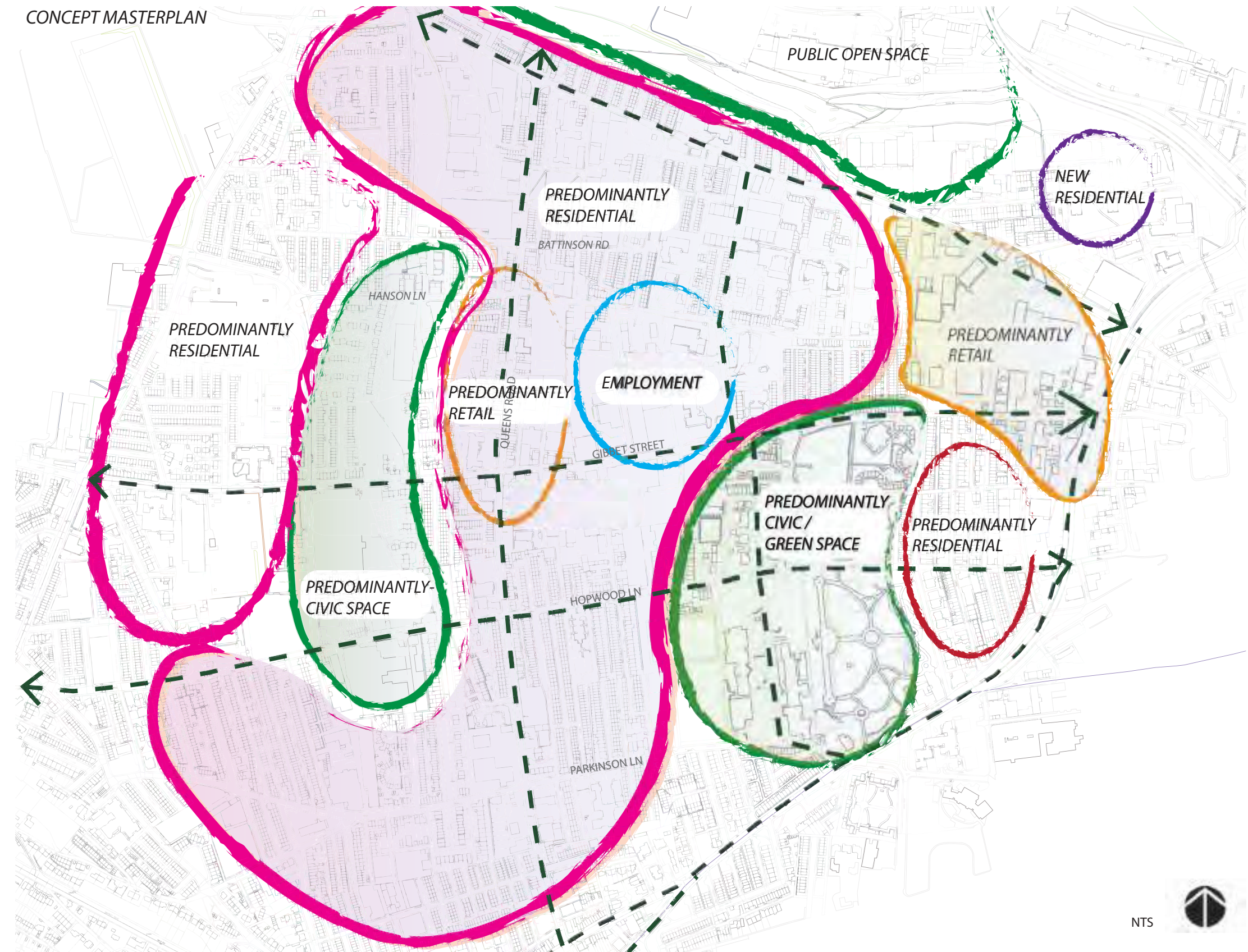
## MASTERPLAN AIMS AND OBJECTIVES

- Fulfilling future housing requirements as identified in the housing needs report.
- Bringing derelict land and brownfield sites back into use.
- Creating further areas of public open space particularly in the north and west of the ward.
- Overcoming conflict of incompatible uses such as residential and non-residential uses.
- Improving pedestrian connectivity with Halifax Town Centre.
- Improving wayfinding and legibility within the ward area.
- Improving the retail offer and experience at the Queens Road local centre.
- Introducing a step change in the quality of the public realm generally but particularly around the local centre and main links to Halifax town centre.
- Conserving and enhancing the historic character of the area, by offering protection for the best historic buildings as well as those buildings that contribute to the overall historic identity of Park Ward.
- Enhancing the retail offer within retail areas adjacent to Burdock Way.
- Resolving conflict between vehicles and non-vehicle users.
- Allowing opportunities for employment sites to relocate to the periphery of the ward area, adjacent to main roads such as Pellon Lane and Kings Cross Road.

## CONCEPT MASTERPLAN PROPOSALS

- **Creation of a new vibrant centre along Queens Road with independent shops and trade in order to improve the quality and variety of the retail offer.**
- **Creation of a new residential core in the heart of the ward with improved links to the Halifax Town Centre and areas of green open space.**
- **Relocation of some non-residential uses between Gibbert street and Hanson Lane towards the west and north of the ward area.**
- **Improved public open space in the north and west of the ward areas whilst protecting and enhancing existing green open space.**
- **Revitalising the Neighbourhood Centre Building as a civic centre with some space for new start up businesses.**
- **Creation of a new retail district focussing on food retail.**



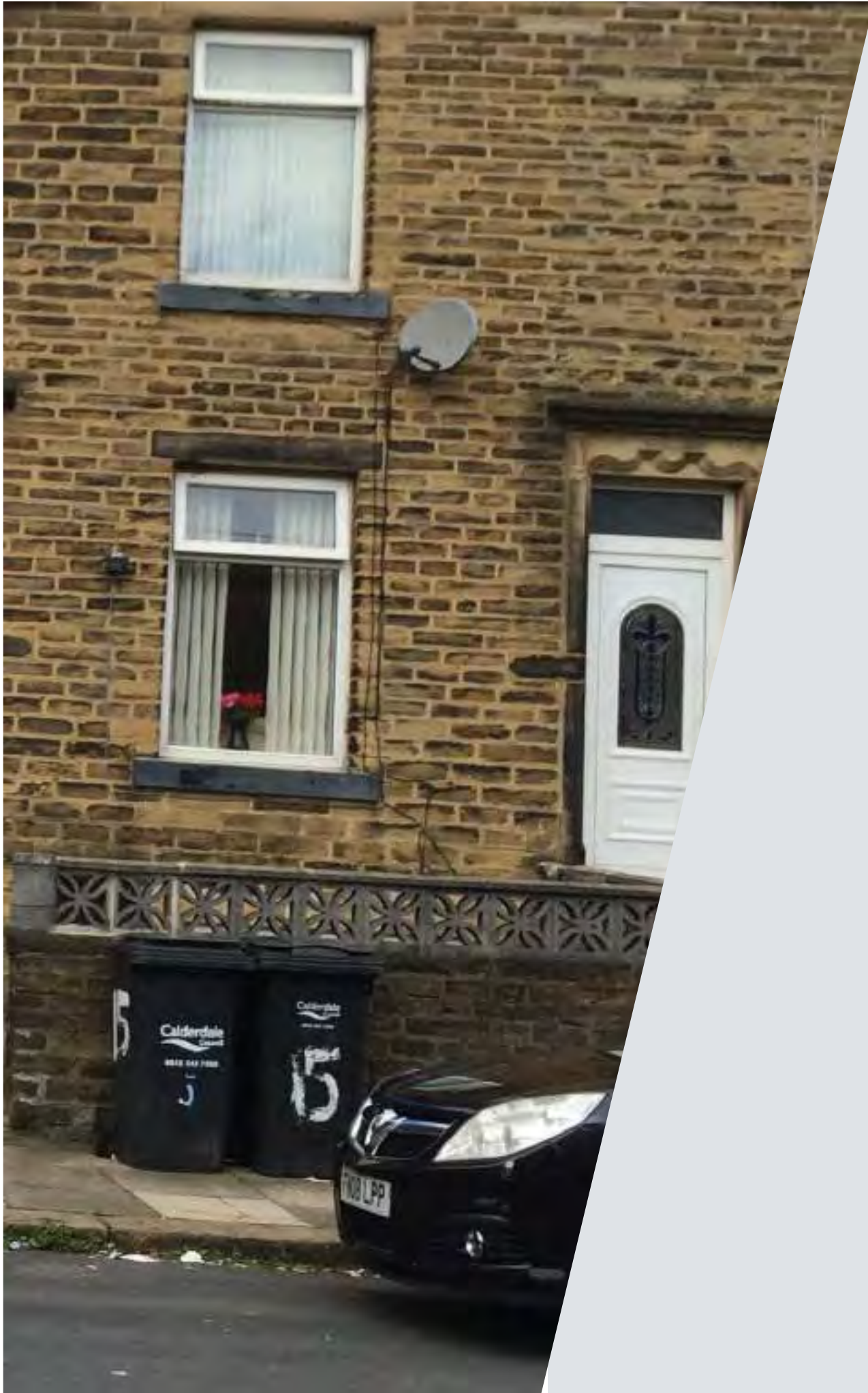


CONCEPT MASTERPLAN PROPOSALS









## CENTRAL PARK WARD

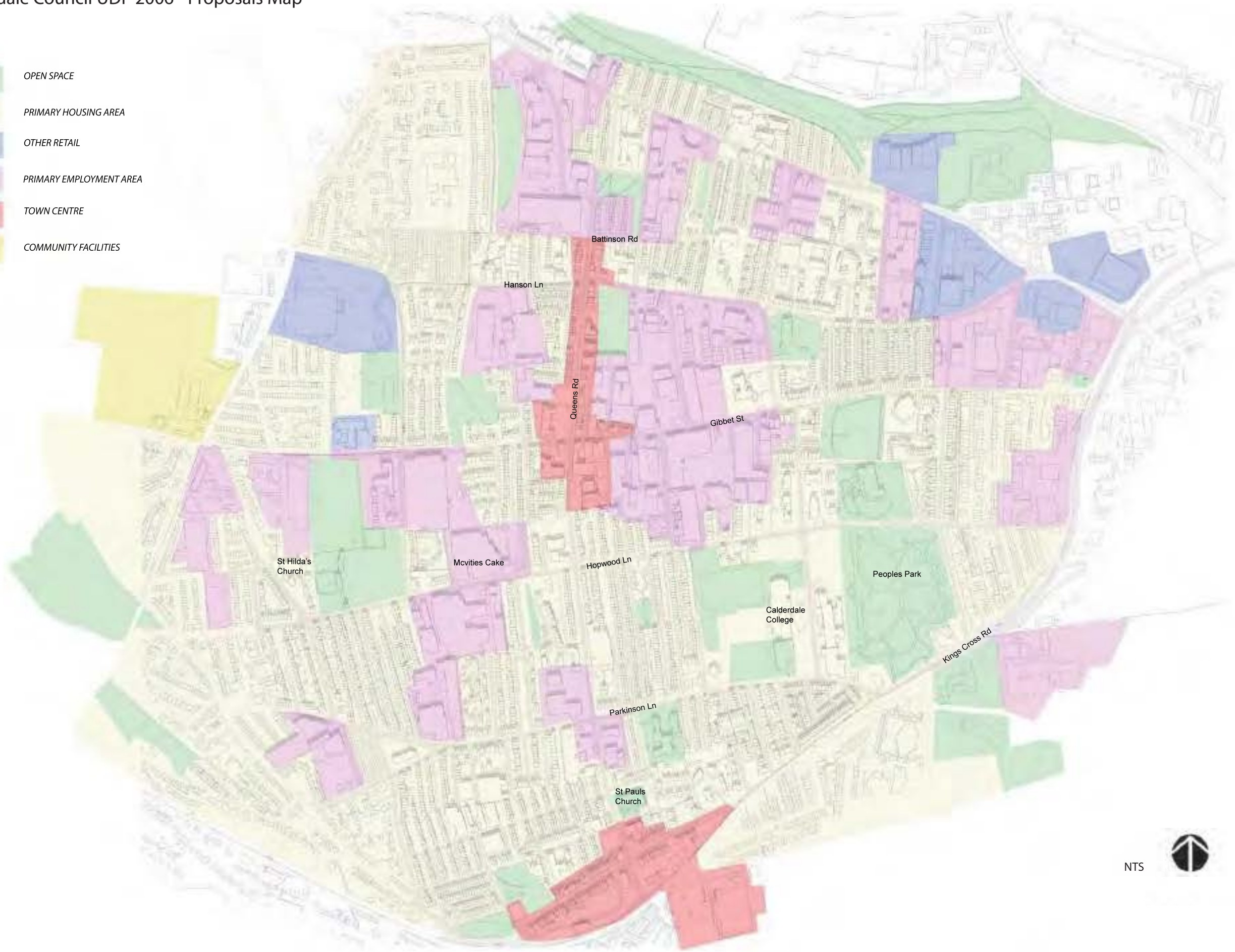
The Central Park Ward was identified as the Central Strategic Site in the Site Options and Assessment Report that was prepared for the Park Ward Neighbourhood Forum by Aecom in September 2015. The recommendations of the aforementioned report are that this area is investigated further as part of masterplan process to support the Neighbourhood Plan. It recommends that the whole area is considered as an aspiration for future development, however due to multiple landowners extensive consultation will be required.



Calderdale Council UDP 2006 - Proposals Map

KEY

- OPEN SPACE
- PRIMARY HOUSING AREA
- OTHER RETAIL
- PRIMARY EMPLOYMENT AREA
- TOWN CENTRE
- COMMUNITY FACILITIES





KEY PRIORITIES

Key aspirations and priorities for future developments within Central Park Ward include;

- **Maintaining the existing historic street pattern, and enhance connectivity within the Park Ward area.**
- **Revitalising the Neighbourhood Cente Building as a key civic space but also as a location for small limited start up businesses.**
- **Relocating some industrial and commercial uses to other peripheral locations within the ward.**
- **Retaining and enhancing employment zones at the eastern edge of Central Park Ward.**
- **Retaining and enhancing existing public open space.**
- **Introducing a step change in the quality of the public realm.**
- **Enhancing the local centre along Queens Road by enhancing the retail offer and civic facilities.**
- **Ensuring that all new buildings/development faces directly onto streets in order to create active street frontages.**
- **Ensuring that all new buildings are constructed in part from local stone in order to enhance the character of the area.**
- **Conserving buildings of historical interest and replacing buildings of poor architectural quality.**
- **Introducing some 20mph speed limits in new residential areas as well as through retail areas.**
- **Creation of a food related retail zone centered around Soho Street.**

CENTRAL PARK WARD MASTERPLAN PROPOSALS

HOUSING - A NEW URBAN VILLAGE

The masterplan proposals involve creating a new central residential district or new urban village in order to accommodate future housing requirements as identified in the Housing Needs Assessment Report produced by Aecom Ltd for the Park Ward Neighbourhood Forum in October 2015. The new urban village will occupy derelict or semi derelict brownfield sites between Gibbet Street and Hanson Lane and replace existing uses that conflict with adjacent residential areas. This will involve the relocation of some existing employment uses such as building merchants to more suitable locations. The other proposed residential area within the Central Park Ward would involve the site adjacent to the Ryburne Window and Conservatory Company. Relocation of any businesses would be undertaken to benefit these employers as well as releasing potential sites for residential development. New residential areas shall reflect the existing urban fabric and street pattern and have a definite hierarchy of streets in order to create strong identity and assist with wayfinding. A new neighbourhood park will be created on existing green open space adjacent to Hanson Lane.

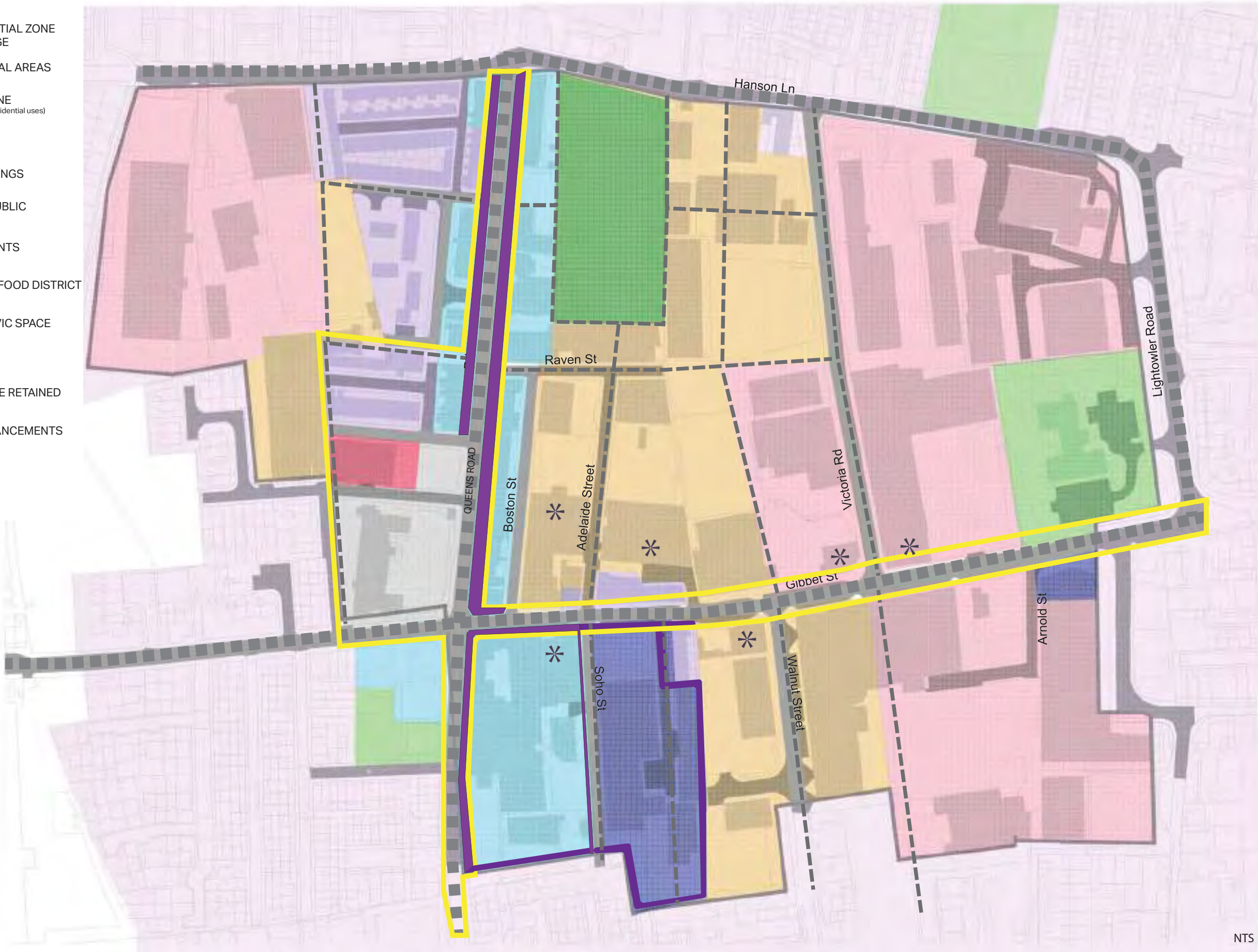
Key planning principles of the new urban village include:

- **Materials and detailing of new residential properties to reinforce local identity.**
- **Properties to face directly onto streets in order to create safe, well used streets and public spaces.**
- **Residential areas should incorporate landscaping such as planting trees into the street scene to enhance the human scale of the development, provide enclosure, variety and interest within the setting.**
- **Housing should adopt sustainable solutions for energy and waste and maximise ecosystem services. This could include the integration of SUDS systems into the public realm.**
- **The new urban village should accommodate 225 new dwellings.**
- **The design of new streets should incorporate features to maximise pedestrian safety.**



PARK WARD MASTERPLAN - CENTRAL STRATEGIC SITE

- PROPOSED RESIDENTIAL ZONE / NEW URBAN VILLAGE
- EXISTING RESIDENTIAL AREAS
- CENTRAL RETAIL ZONE (To include existing retail and residential uses)
- EMPLOYMENT ZONE
- CIVIC SPACE / BUILDINGS
- NEW / ENHANCED PUBLIC OPEN SPACE
- RETAIL ENHANCEMENTS
- PROPOSED RETAIL / FOOD DISTRICT
- NEW/ENHANCED CIVIC SPACE
- NEW EMPLOYMENT
- \* KEY BUILDINGS TO BE RETAINED
- PUBLIC REALM ENHANCEMENTS
- MAJOR STREETS
- MINOR STREETS





PARK WARD MASTERPLAN - PHASING DIAGRAM

- PHASE 1 (0-5 YEARS)
- PHASE 2 (5-10 YEARS)
- PHASE 3 (10-15 YEARS)







Existing Site

-  Proposed Sandstone Paving
-  Proposed Porphyry Sett Paving
-  Proposed Tree Planting
-  DBM Surfacing
-  Proposed Street Furniture

- 1. EXISTING BUSINESS
- 2. EXISTING RESIDENTIAL HOUSING
- 3. PROPOSED INDOOR MARKET
- 4. PROPOSED SHELTERED MARKETSPACE
- 5. SUNKEN PLAZA / CIVIC SPACE
- 6. PROPOSED RESTAURANT / DELI SHOP
- 7. CAR PARK WITH SHRUB PLANTING
- 8. PROPOSED RESIDENTIAL
- 9. EXISTING FOOD / GROCERY SHOP
- 10. EXISTING SANDSTONE SETTS
- 11. EXISTING YARD







EXAMPLE DAY / NIGHT VISUALISATION OF NEW MARKET SPACE





EXAMPLE VISUALISATIONS OF NEW MARKET SPACE



# RETAIL

The master plan proposals involve creating a new central retail district focussing on the Queens Road area but also involve redeveloping sites adjacent to Soho Street, and in particular creating a central market area where people, residents and visitors alike, can come to meet, shop and eat.

This would include:

- **The creation of an indoor market utilising part of Queens Road Mill which is currently unused. The new indoor market should include a range of uses including, cafes, jewellers etc. set out as traditional market stalls.**
- **Refurbishing existing retail along Queens Road in order to create an attractive and vibrant street that provides a distinctive retail offer. This is to involve enhancing the shop frontages along Queens Road in order to create consistency and a strong identity.**
- **Improving the quality of the public realm as part of the enhanced retail offer, such as introducing natural stone paving.**
- **Utilising grants to encourage local business and independent retail outlets to create a unique diverse retail offer.**
- **Creation of a new retail district on sites adjacent to Soho Street focussing on food retail and leisure including new indoor and external markets and restaurants.**



EXAMPLE ON STREET PARKING, NEW STREET TREES AND PAVING UPLIFT ALONG QUEENS ROAD

TYPICAL SECTION WITHOUT PARKING - QUEENS ROAD



PROPOSED VIEW OF QUEENS ROAD FOLLOWING TOWNSCAPE IMPROVEMENTS



# EMPLOYMENT

The proposals seek to retain and encourage businesses in existing employment zones such as the Victoria Park Industrial Estate. This could involve upgrading the existing environment of these employment sites thus encouraging future growth and investment. The proposals also seek to encourage the redevelopment of existing employment sites to the south of Gibbet Street with the creation of new employment sites that are currently occupied by empty buildings or existing businesses. These existing businesses would be encouraged to relocate into new premises. Key design principles include:

- **Improving in the quality of the public realm and environment within established industrial parks.**
- **Encouraging some business to relocate to more suitable premises within the ward with better transport links.**
- **Refurbishing the Neighbourhood Centre Building to provide some limited space for 'lifestyle' businesses, such as creative industries: arts and crafts, fashion, digital and media, etc. This could include studio space for institutions such as Calderdale College.**
- **Provision of new employment sites to the east of Victoria Road.**
- **Provision of new building facades at the junction of Arnold Street to act as a factory retail outlet.**
- **Creation of a new site for start up creative businesses at the site currently occupied by Bibbys.**

# CIVIC USE

The proposals seek to enhance civic use within Park Ward in order to provide much needed social space for the local community. This shall include refurbishing existing buildings as well as providing much needed external civic space for the local events and festivals. Key design principles include;

- **Refurbishing and updating the Neighbourhood Centre Building to provide better facilities and in particular greater access to computer and internet facilities.**
- **Creating a new external civic square adjacent to the Neighbourhood Building and on the site currently owned by Bibbys'.**
- **Refurbishing the existing green open space located between Raven Street and Hanson Lane for sports and civic use.**
- **Creating a new major civic space / sunken plaza as part of the new food court area between Soho Street and Leafland Street.**



EXISTING VIEWS OF QUEENS ROAD





NEW CIVIC SPACE BY QUEENS ROAD NEIGHBOURHOOD CENTRE



## SUMMARY OF KEY PROPOSALS

- **Creation of a new urban village within the Central Park Ward area.**
- **Creating a new indoor market utilising part of the Queens Mill Building which is located at the junction of Gibbet Street and Queens Road.**
- **Introducing a step change in the quality of public realm in Central Park Ward.**
- **Developing the site adjacent to Soho Street as a food court or food focused retail zone with a new market and restaurants.**
- **Encouraging some businesses to relocate to more suitable locations within the ward with better transport facilities.**
- **Developing the Neighbourhood Centre for improved civic use but with some start up businesses such as creative industries, i.e. digital and media businesses.**
- **Enhancing existing shop frontages on Queens Road.**
- **Enhancing existing employment zones.**
- **Creating new civic space for the local community.**

## RECOMMENDATIONS

This report includes a number of ideas to improve the Park Ward area but generally and more specifically the Central Park Ward site which is focussed around Queens Road, it involves making this central zone more attractive for local people whilst accommodating growth for housing, retail and employment uses. The focus has been on design interventions. These should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of uses through use classes and allocating key sites for development aligned with the vision and objectives of the neighbourhood plan. The neighbourhood plan could transpose many of the design principles within this masterplan into statutory policy where the Local Plan or National Planning Policy Framework does not provide a sufficient or detailed policy steer..

The Park Ward Neighbourhood Forum would need to work closely with other organisations to see plans developed further. Key here will be the local authority but also the local businesses where changes to the employment sites are proposed.

Other things to consider include:

- A shop front improvement scheme – could be linked to a shopfront design guide or policy within the plan. Usually this means the local authority provides a small grant which is then match funded by the individual business. This would probably need to be managed by the Park Ward Neighbourhood Forum to ensure buy-in from enough retailers to make a difference. A shopfront policy may simply provide a hook to a more detailed shopfront design guide that sits within the plan as an appendix. The appendix could detail the basic principles and criteria that would be expected within the neighbourhood area. Eton and Eton Wick have employed this approach for Eton High Street within their draft neighbourhood plan and this approach may be transferable in this context.
- Redeveloping part of the Queens Road Mill Building as an indoor market requires discussion with building owners as well as undertaking market testing. Should the proposal be supported, a complementary policy within the neighbourhood plan could set out support for applications that would help to bring forward this aim and act as an incentive for freeholders to make investments. The policy may stipulate what use classes would be permitted. Similarly it may detail what alterations to the building would be supported, providing they meet any associated design policies found elsewhere in the neighbourhood plan. Alternatively the plan may simply state a general presumption in favour of applications that would deliver an indoor market and allow the local planning authority to consider each application on its merits.
- Developing the site adjacent to the Neighbourhood Centre Building as location for start up businesses requires market testing for viability as well as discussions with Bibbys as they would need to relocate to another purpose built site within the ward. The neighbourhood plan could potentially use site allocations (or a separate Neighbourhood Development Order) to incentivise Bibbys relocation. The plan may also detail what use classes would be acceptable and the most conducive to assisting start-ups based upon business needs locally. Flexibility and mixed use approach is likely to be required but this will need to be considered in the context of complementary Local Plan policies that address strategic matters such as the retail hierarchy and treatment of designated employment land.
- Public realm improvements could also be incorporated within the Central Park Ward and particularly around Queens Road, although there may be a reliance on local authority funding to implement them. Other funding sources that could be explored include the Heritage Lottery Funds Heritage Townscape Initiative. Other ways to see the public realm improvements implemented would be to link them directly to development proposals (such as future housing) through section 106 or Community Infrastructure Levy. The neighbourhood plan can include urban design policy where specific local circumstances demand a neighbourhood approach propounded in the masterplan. The neighbourhood plan should also include a schedule of neighbourhood infrastructure which prioritises items that have received support through public consultation or that are required to deliver the masterplan and

wider neighbourhood plan vision and objectives.

- A market is a cost-effective way of diversifying the retail offer within the ward raising its profile, and creating additional local footfall and visitors from outside the immediate area. Developing the site adjacent to Soho Street for a food market/court requires further exploration and market testing. The plan may identify preferred areas for stalls or seating areas and include provision for adequate access to power (perhaps to be included as an infrastructure item within the plan).

The next stage would also involve more studies and detailed Masterplan and implementation strategy focussing on the Central Park Ward, to test the viability/market testing of some of the key principles.

It is also recommended that a Strategic Environmental Assessment (SEA) is undertaken to support the Neighbourhood Plan. SEA is a process for evaluating, at the earliest appropriate stage, the environmental effects of a plan before it is made. In masterplanning and allocating this central strategic site, and for the Plan overall, an SEA will provide objective information for local residents and businesses on the positive and negative environmental effects of your plan and wider policy proposals.

## CONCLUSION

Achieving some of the proposals within this report will require time and dedication in order to overcome complex issues such as land ownership, funding etc. Nevertheless they are achievable with the following :

- Expert advice on assessing local demand, forming an appropriate legal structure, raising finance and delivering successful community-led regeneration projects.
- A shared commitment by local land owners, businesses, investors and developers in the community (recognising that some will have more than one role) to work together in the common interest, including involvement in plan making.
- Active participation of the local authority, specifically the use of its compulsory purchase powers to assemble land for development, likely subject to a binding legal agreement that its costs will be met by the developer.





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Economics**

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locality

Submitted to  
Park Ward Neighbourhood  
Forum

Submitted by  
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Bridgewater House  
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# Site Options and Assessment

## Park Ward Neighbourhood Plan

Date: September 2015



<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
<b>and report writer</b>	Matthew Kay	Principal Planning Consultant	Report author	Matthew Kay	
	Matthew Stopforth	Planning Consultant	Site assessor	Matthew Stopforth	2.9.15
<b>Project Manager</b>	Matthew Kay	Principal Planner	Final Version	Matthew Kay	15.9.15
<b>Director/QA</b>	Una McGaughrin	Principal Planner	QA of draft for comment	Una McGaughrin	15.9.15
<b>Qualifying Body</b>	Jerry Smith	Neighbourhood Group Liaison	Reviewed for Neighbourhood Group comment	Jerry Smith	11.9.15
<b>Project Coordinator</b>	Rob Kyle	Project Coordinator	Project sign off	Rob Kyle	16.9.15



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## Limitations

AECOM Infrastructure & Environment UK Limited ("AECOM") has prepared this Report for the sole use of Park Ward Parish Council ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period July 2015 to September 2015 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

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# 1. Executive Summary

The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt development plans for their neighbourhood area.

AECOM has been commissioned to undertake an independent site appraisal for the Park Ward Neighbourhood Plan on behalf of Park Ward Neighbourhood Forum. This report provides technical support for the Neighbourhood Forum to advise on the identification of potential development sites and assessment of these sites for its emerging Neighbourhood Plan.

This report is intended to provide a starting point for the Park Ward Neighbourhood Forum to consider which sites could be identified in the Neighbourhood Plan. The report has included detailed information relating to each site and a recommendation as to whether or not it is feasible for further consideration by the Forum.

This assessment has reviewed a number of sites identified for possible inclusion in the Park Ward Neighbourhood Plan. Sites can be identified in the plan for different purposes:

- Site Allocation – To allocate the site for specific land use within the Town Planning Use Class Order, which will be used to determine planning applications.
- Local Green Space Designation – to protect the site from development or allocation for other uses.

The Site Assessment has considered six sites, identified by the Neighbourhood Forum and stemming from both local knowledge and submissions to Calderdale Council SHLAA, 2014. The Assessment concludes that of the sites considered four have the potential for further consideration as a site allocation for housing in the short to medium term, whilst one (Shroggs Tip) has the potential for designation as an amenity green space. The one remaining site (Central Strategic Site) has great potential to perform a wider role in the community including other land uses as well as housing, but this is best realised over the long term and should be taken forward as part of a Masterplanning exercise.

- Pellon Lane – Recommended that the site be considered as an aspiration for allocation for housing. Whilst part of the site has already been submitted to the SHLAA, it is recommended that the whole site be considered. For development it may well be that the site be delivered in phases due to its size.
- Mile Cross Road Factory – Recommended that the site is allocated for housing. This site has already been submitted to the SHLAA 2014, it also has been considered in the planning process although the application has not been determined and there are issues with the deliverability of the scheme submitted. The principle of conversion from commercial and industrial uses appears to be acceptable, although to confirm this in planning terms would require a planning approval.
- Probation Office – As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site must be considered as an aspiration for allocation and development for housing. Recommend that the site is considered an aspiration for housing. This site is still in use as an office with associated car park, but in a predominantly residential area and the current use is understood to be ending. The site has not yet been submitted for SHLAA 2014 but appears to have few constraints and considerable development potential.
- Queen's Road Car Dealership – As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site must be considered as an aspiration for allocation and development for housing. The site has not been submitted for the SHLAA 2014 due to availability at that time. The site is currently unused and its location is central in Park Ward and adjacent to the Queen's Road designated local centre. As well as adding convenient access to local facilities, this also brings the possibility for mixed use on the site to include supporting uses such as retail, subject to demand, or any other specific land use should it be identified as being needed. Subject to remediation of any pollution this site has significant development potential for residential property in the short term.
- Central Strategic Site – Recommend that the site is further investigated as part of the Masterplan process to support the Neighbourhood Plan. The site as it currently stands is too large in size and diverse in land use to be considered as a single recommendation. However, it is entirely possible that



residential proposals could be considered within this area in the meantime. The multiple landowners involved will therefore require consultation. The site as a whole should be considered as an 'aspiration' for future development.

- Shroggs Tip – Recommended allocation as a Local Green Space, with the access improvements and supporting facilities that are associated with this.

In the course of preparing this Site Identification and Assessment report, a number of other ideas for the Forum and Neighbourhood Plan have arisen during meetings and in discussion with the Neighbourhood Forum which warrant further investigation in defining the themes and key issues to be addressed in the Neighbourhood Plan:

- Housing Needs Assessment – To provide evidence of housing need and therefore sit alongside the site assessment document and form part of the Neighbourhood Plan
- Land Ownership – Of all the sites in this report only one, Shroggs Tip, is known to fall within public ownership. The remainder of the sites identified should be investigated to determine land ownership and the intentions or availability for them to come forward for development. In order to allocate a site it must be demonstrated that a site is suitable, available and viable. Whilst this report identifies the suitability of sites, evidence would be required to understand their availability and viability this is an area that can be pursued in further detail by the Park Ward Neighbourhood Forum.
- Neighbourhood Masterplanning – This would explore public realm and environmental factors and recommend design solutions
- Design Guidance – The issues of townscape, wayfinding and the public realm considered as a tailored community planning exercise
- Heritage – Determine the defining features of the People's Park Conservation Area in Park Ward and what needs special protection within the Conservation Area and the wider Park Ward area
- Community Right to Build – To investigate new ways of delivering housing to the area
- Housing Typology – Investigating how to deliver the most appropriate housing types to meet the needs of the community



## 2. Introduction

The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt development plans for their neighbourhood area.

AECOM has been commissioned to undertake an independent site appraisal for the Park Ward Neighbourhood Plan on behalf of Park Ward Neighbourhood Forum. This report provides technical support for the Neighbourhood Forum to advise on the identification of potential sites for development and assessment of these sites for its emerging Neighbourhood Plan.

The background to the technical support is that the group has identified a small number of sites which may be suitable for development (housing) and community use. They have now asked for support in exploring and testing the options they have identified and to identify further possible sites.

This report has reviewed a number of sites and areas that have been identified for possible inclusion in the Neighbourhood Plan.

Sites assessed as having potential to be included in the plan could be taken forward in a number of ways:

- a) As a **site allocation**, which means it is identified for development/re-development for housing, employment, business use, leisure and other forms of development and will be used to determine planning applications that come forward for that site.
- b) As a **local green space** designation. This gives the sites protection from development.

### 2.1 Methods for Site Identification

The initial method used by Park Ward Neighbourhood Forum was to identify sites from the recent SHLAA and also to utilise their members own knowledge of sites (and potential sites which they felt could be available) to assess them.

Each of the sites identified for assessment was either not represented in the SHLAA so far, has been identified only in part, or in the case of Mile Cross Road Factory been considered in the SHLAA to have 'low deliverability'.

The sites identified for Site Assessment are therefore the most up to date and relevant sites considered by the Neighbourhood Forum for development in Park Ward. The sites considered for residential development are illustrated on the diagram below:



- Site 1 – Pellon Lane
- Site 2 – Mile Cross Road Factory
- Site 3 – Probation Office
- Site 4 – Queen's Road Car Dealership
- Site 5 – Central Strategic Site

*Shroggs Tip is located to the north of the residential area illustrated on this plan to the north of the settlement boundary.*



## 2.2 Park Ward Neighbourhood Plan

### 2.2.1 Neighbourhood Forum Background

The process for the development of the Neighbourhood Plan comes from the Localism Act of 2011. It requires the creation of a Neighbourhood Forum or the application of an existing Parish Council in 'Parished' areas. These local areas, once approved, take up the powers to create a Neighbourhood Plan, which is then examined and subject to the results of a referendum in the locality. Once agreed this becomes part of the Development Plan.

Park Ward was the first non-parished area in Calderdale to seek the take up of relevant powers and the boundary of the Neighbourhood Forum/Area is based on that of the existing electoral ward. It is the smallest ward in Calderdale, covering approximately 1 square mile and the Forum exists to promote and improve the social, economic, health and environmental wellbeing of the Park Ward area.

### 2.2.2 Park Ward

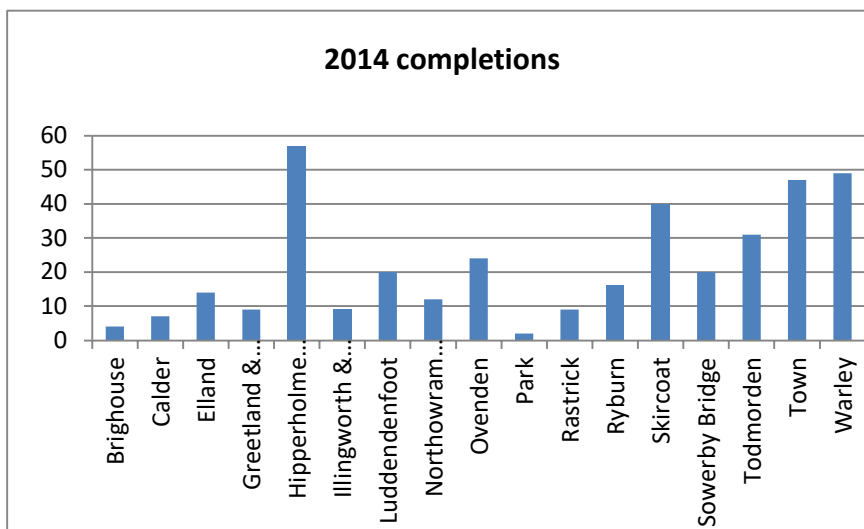
Park Ward is an established housing area to the west of the centre of Halifax. It has significant levels of older terraced and semi-detached housing. It has often been the first point of arrival for those incoming into the area due to the central location of the housing and its flexibility and low cost. It has therefore been a culturally vibrant and varied location.

Rather than dissipate due to outward migration over the years, the community identity remains strong and there are many established families and a strong South Asian community. There are, however, areas of deprivation and poor housing stock. Allied to the traditionally low house prices, there are numerous historical industrial and commercial sites co-located close to housing, forming 'bad-neighbour' developments and discouraging further residential development.

The Neighbourhood Forum has recently commissioned a Housing Survey to underpin the discussion of housing, as it is considered a key issue in the development of the Neighbourhood Plan.

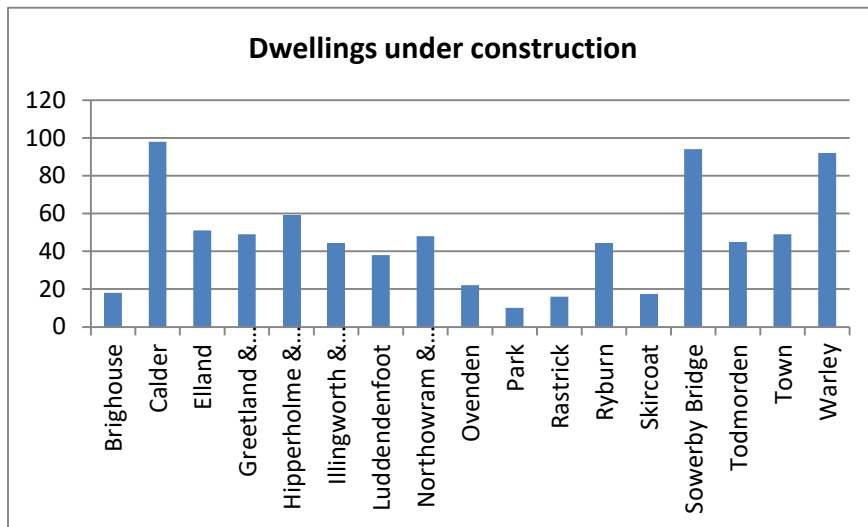
## 2.3 Housing Market

The housing market for Park Ward illustrates issues in the area. These in turn influence the approach required for the site appraisal process and allow a targeted approach to the development of the Neighbourhood Plan:

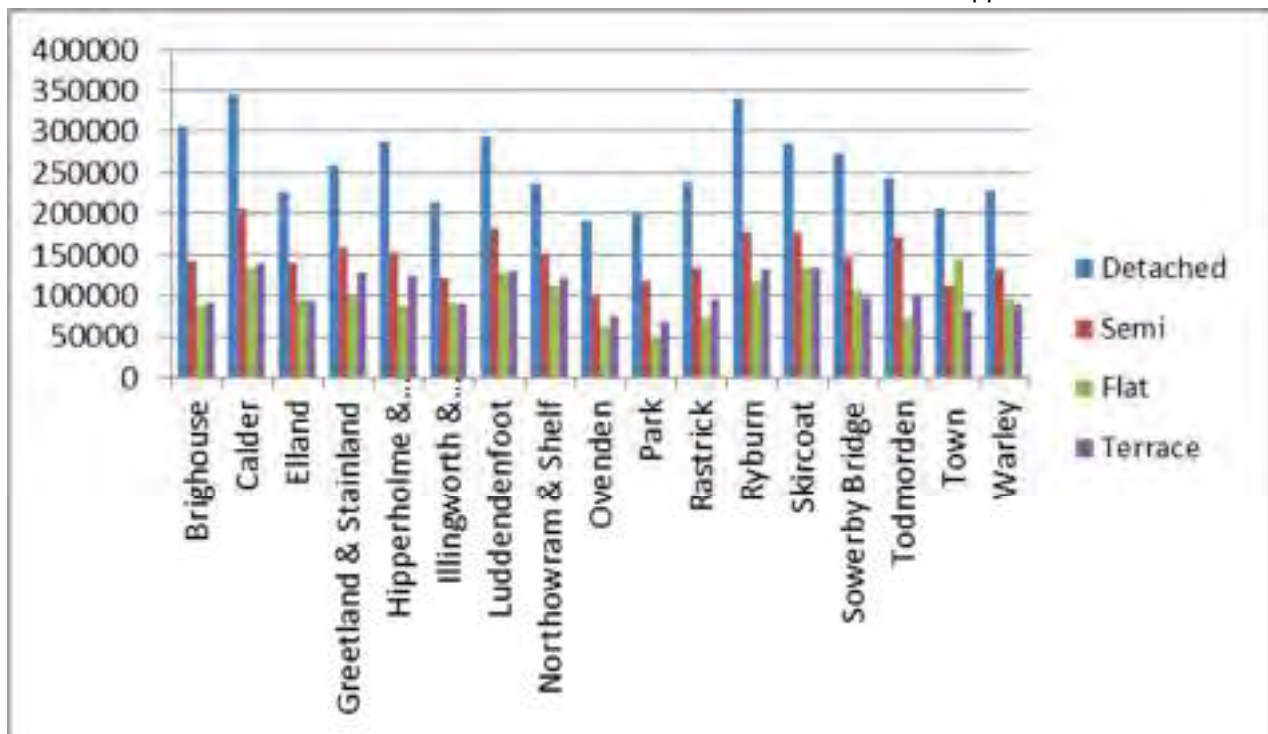


**Housing Completions –**  
Housing completions for Park Ward in 2014 were significantly lower than any other ward in Calderdale.





**Dwellings Under Construction** – Similarly the Dwellings under construction were also lower than the rest of the Borough. The nature of Park Ward is of an established densely populated urban area where the predominant housing stock type is terraced and semi-detached housing. There is strong demand for residential development. The availability of land for development is therefore potentially short. The reality is that there are sites available, which are the subject of this site appraisal.



**House Prices** – House prices within the Park Ward area are the lowest in Calderdale, with significant disparity compared with wards such as Calder and Ryburn. Bearing in mind the low completion and construction of housing sites in Park Ward, the picture would conventionally be one of market failure. However, demand for housing, particularly semi-detached and detached housing is anecdotally very high, with the most recent housing in the area being sold very quickly. One reason for the low prices realised may be for social reasons of private sales being popular in the area, and also related to the low margins associated with older terraced and high density housing stock.

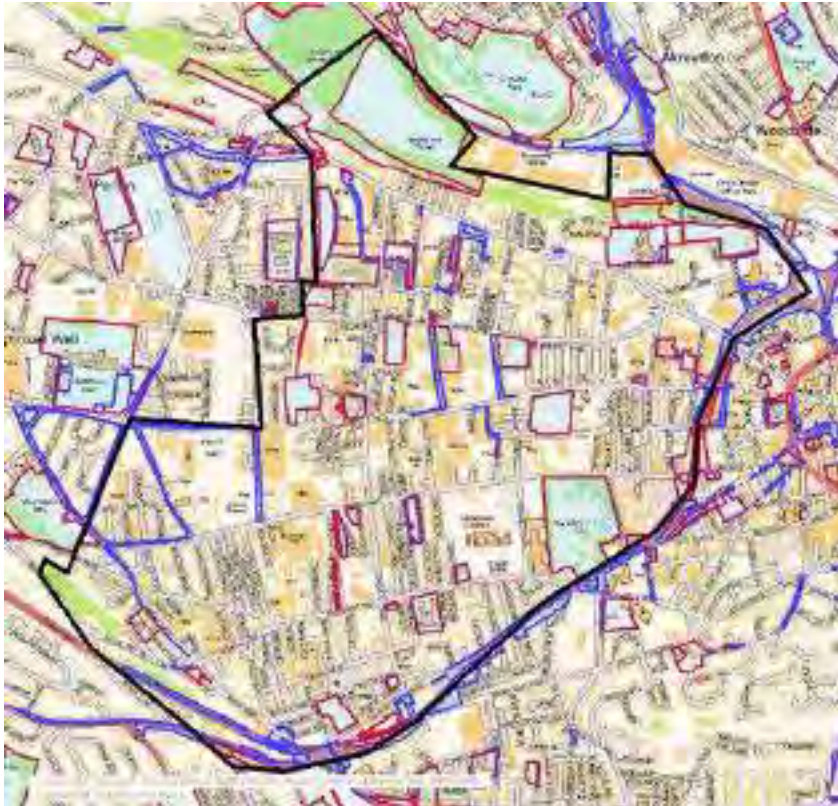


### Park Ward House Prices Compared to Calderdale Borough Average

	Detached	Semi	Flat	Terrace	Total
<b>Park Ward</b>	201000	117571	50500	67648	73761
<b>Calderdale</b>	268504	146072	111756	105702	141454

### Council Land Holdings within Park Ward

Council asset holdings illustrated by red suite boundaries and blue highways corridors (Information provided by Mark Dowson, Housing Enabling Manager, Calderdale Council. Available to view online at [http://map.calderdale.gov.uk/connect/?mapcfg=Calderdale\\_assets](http://map.calderdale.gov.uk/connect/?mapcfg=Calderdale_assets) )



#### 2.3.1 Community Right to Build

Interest has been expressed by the Neighbourhood Forum in the subject of Community Right to Build and Community - Led Housing as potential opportunities to meaningfully tackle the housing issues in the area. A means of delivering this could be with the help of Halifax Opportunities Trust (<http://www.regen.org.uk/>) which is based in Park Ward.

Community Right to Build and community-led housing is an alternative method of achieving a planning consent aimed at delivering the construction of more homes and to increase the take-up of community rights as part of the wider Localism agenda.

Since Park Ward Neighbourhood Forum has expressed interest in this emerging idea, Locality has begun to seek to undertake pre-feasibility and project support work for Neighbourhood Forum groups. Investigation of this avenue would be strongly recommended as a next step in the Neighbourhood Forum's development.



## 3. Planning Policy Context

### 3.1 Existing Policy Context

The Statutory Development Plan for Calderdale is made up of the Replacement Calderdale Unitary Development Plan (RCUDP) which was adopted on 25th August 2006 and sets out the land-use planning framework for the future of the district.

The RCUDP was amended on 25 August 2009 by Direction of the Secretary of State which extended the life of some policies within the RCUDP for an indefinite period until deleted or replaced by policy within the Local Plan, but 46 policies were deleted in that process.

### 3.2 Emerging Policy Context

The concept of Neighbourhood Plans has been introduced by the Localism Act of 2011, which has amended the Town and Country Planning Act of 1990.

Calderdale Council had been progressing the development of a Core Strategy and a Land Allocations and Designations Plan to replace the RCUDP. Since the advent of the National Planning Policy Framework (NPPF) the Council has sought to prepare one single Local Plan rather than the two documents that were previously envisioned.

### 3.3 Local Plan Timetable

The Local Plan is intended to contain both strategic and site allocation policy and provide a contemporary spatial development framework for the Calderdale area.

According to the 2015 revision of the Calderdale Council Local Development Scheme (LDS), the Local Plan is proposed to replace the RCUDP upon its adoption. The Park Ward Neighbourhood Development Plan will accompany this (along with the Neighbourhood Plans for Hebden Royd and Hill Top Parishes, and Ripponden Parish Council) once they have been through the regulatory process.

The next stage of the plan making process to come forward is the Draft plan, including options for sites in October/November 2015. This will set out the Council's scale and preference for development and preferred land allocations based on earlier consultation on site assessment methodologies. The Local Plan is envisioned to be adopted by the end of 2017.

The Council is currently accepting the submission of sites for development and the submission of Local Green Spaces as valued local areas protected from new development. The Council also undertook a 'Call for Sites' for development. Although the 'Call for Sites' was due to close at the end of August 2015, it will continue beyond the stated closing date.

The Neighbourhood Forum has made the Council aware of the preferred sites, however further formal representation should be made following the agreement of this study to ensure relevant sites are formally considered by the Council and that the Neighbourhood Plan for Park Ward maximises its opportunity to integrate with and feed in to the Local Plan process for Calderdale.

### 3.4 Supplementary Planning Documents

To supplement the policies of the RCUDP, relevant Supplementary Planning Documents (SPDs) have been adopted:

- Developer Contributions towards Meeting Open Space and Recreation Facilities – April 2008
- Affordable Housing in New Development – February 2008
- Developer Contributions towards Meeting Educational Needs – February 2008



These SPDs will provide relevant supporting data for the progression of housing sites within the Park Ward area.

### **3.5 Strategic Housing Land Availability Assessment**

The Strategic Housing Land Availability Assessment (SHLAA) for Calderdale is a technical background document assembled in 2014 that identified potential housing sites in the Calderdale area and serves as a document annually updated as information emerges. The SHLAA is one of the major means of identifying sites and broad locations and forms part of the evidence base for the emerging Local Plan. The supply of land is to be reviewed annually in order to ensure at least a continuous five-year supply of deliverable sites and helps ensure that local authorities are able to meet the requirements of the National Planning Policy Framework (NPPF) to realise housing delivery objectives.

The Council has consulted on site allocations as part of the Local Plan process and called for sites to be submitted. The SHLAA is therefore contemporary and relevant to this Site Assessment.

As the Local Plan is currently emerging and not due for adoption in the near future, the Development Plan context falls to the RCUDP of 2006, with amendments in 2009. Since that time, the only housing site allocation in the Park Ward area has been built out, and the only remaining land use allocation is the Employment allocation for Shroggs Tip, which has since been monitored for gases, precluding it from employment development.

Calderdale Council has welcomed any contribution of site allocations to meet the Council's housing provision, placing the Neighbourhood Forum in the position of being able to influence the emerging housing allocations for the area. At the time of completing this Site Assessment a Housing Needs Assessment has been identified as being needed by Calderdale Council and has been commissioned.



## 4. Methodology

### 4.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below:

### 4.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-forma was developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised. The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background details on the site;
- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure; and
- Suitability for a potential community facility.

### 4.3 Task 2: Initial Desk Study

The next task was to conduct an initial desk study for each of the sites. In addition to gaining preliminary information relating to each site, the purpose of this stage was to highlight areas which should be examined in more detail during the subsequent site visit.

### 4.4 Task 3: Site Visit

After the completion of the initial desk study, a site visit to the Neighbourhood Area was undertaken by two members of the AECOM Neighbourhood Planning team. The purpose of the



site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of the parish.

#### **4.5 Task 4: Consolidation of Results**

Following the site visit further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.


Section 5 presents a summary of the findings of the site appraisal. The completed pro-forma for each site is provided in the Appendix.



## 5. Site Assessment

<b>Site Name</b>	<b>Pellon Lane</b>
<b>Site Area</b>	1.38ha
<b>Ownership/History</b>	A brownfield former Mill site now partially demolished. Clarence Mill part of the site fronting Pellon Lane (0.28 Ha) submitted to SHLAA Ref 6



<b>Site Description</b>	 <p>Site is a series of former textile mill buildings, with supporting yard and servicing areas. The site has been partially demolished, but there are significant buildings remaining on site.</p> <p>The site is located to the south of Pellon Lane to the east of the junction with Queen's Road. It is bounded to the east by Williamson Street and Violet Street and to the west by Miall Street. The southern boundary of the site is on Battinson Street. Surrounding land uses are mostly residential, with some small commercial and industrial uses at the edges of the site.</p>
<b>Planning History</b>	<p>There have been no recent planning applications on this site according to Calderdale Council's records.</p>
<b>Site Development Potential</b>	<p>Clarence Mill part of the site fronting Pellon Lane (0.28 Ha) submitted to SHLAA (Site Ref 6). It was considered low possibility of availability but a long term deliverable site.</p> <p>Site has significant development potential, being located without major policy constraints and accessible to the wider area.</p> <p>Clarence Mill part of the site assumed to accommodate 11 dwellings at 40 DPH. 42 units at 30 Dwellings per Hectare. As the surrounding area features high density semi-detached and terraced housing, the likelihood of higher density housing provision is high subject to discussion with Local Planning Authority. The wider area could be incrementally developed in a piecemeal fashion.</p>
<b>Key Constraints</b>	<p>Owing to former industrial uses, the site could be home to protected species such as bats, but there being no significant green space it is unlikely unless there is ecological impact on overgrown scrub land. Owing to former industrial uses, this site is likely to be contaminated, although the nature and extent of this contamination is unlikely to be determined without the development of more detailed proposals.</p>
<b>Recommendations</b>	<p>Site recommended to be considered as a residential allocation in the Neighbourhood Plan. As the SHLAA states that the Pellon Lane end of the site is long-term deliverable it can be recommended that this part of the site be allocated for residential development. As the larger area of the site has not been included in the SHLAA and there is no evidence of its availability, the rest of the site must be considered as an aspiration for allocation and development for housing.</p> <p>It is accessible and in a predominantly residential area. Potential constraints associated with long term dereliction of former industrial sites.</p>



<b>Site Name</b>	<b>Mile Cross Road Factory</b>
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<b>Site Area</b>	0.39ha
<b>Ownership/History</b>	Former traditional textile factory in private ownership, in predominantly residential area. Currently vacant – former industrial and commercial land uses including 'Car World'. SHLAA 2014, Site Ref: 79, site considered to have low deliverability.
<b>Site Description</b>	<div style="display: flex; justify-content: space-around;">   </div> <p>Site is located in a well-established residential area with a variety of housing types and ages, but predominantly older stone terraces.</p>



	<p>Although an old textile mill, the site is surrounded by residential development and other residential infill has taken place.</p> <p>Existing textile mill is on a large scale out of proportion with surrounding residential, so redevelopment of the site would be lower impact. Should building be partially retained and converted to apartments, the traditional mill stone façade could be retained.</p>
<b>Planning History</b>	<p>Outline application (ref: 13/01515/OUT) for demolition of existing mill and construction of 22 dwellings, submitted in December 2013, application validated April 2014, currently pending consideration. Original application was for 44 units. There was no objection by statutory consultees for the proposed change of use to residential, but the layout submitted with the application was undeliverable. The adjacent medical centre to the north would also potentially have light pollution impact which would require mitigation. To compensate for loss of business space, Section 106 contribution would be required as well as affordable housing contribution.</p> <p>Further planning history has been for change of use to warehouse uses and for the mounting of telecommunications antennae.</p>
<b>Site Development Potential</b>	<p>When site was submitted for residential development with an outline planning application in 2013. Statutory consultees recognised that there was no objection to the change of use in principle but the site detailed design and layout was not deliverable. Application remains undetermined.</p>
<b>Key Constraints</b>	<p>As former industrial brownfield site there may be potential for pollution on site. Planning application constraints note potential for site contamination and for Radon Potential.</p> <p>Bat roost potential, but assessment made in 2013 with outline planning application for site, which noted no bat roosting at the site.</p>
<b>Recommendations</b>	<p>Site unused, with no significant constraints, in prime residential area, with owners having attempted to look at site redevelopment already. Considered in SHLAA as a long term deliverable site.</p> <p>Site recommended to be considered as a residential allocation in the Neighbourhood Plan.</p>





September 2015



<b>Site Description</b>	 <p>Site located in established residential area surrounded by residential housing on all site, with medical centre located to the immediate south. Site development for residential would relate well to surrounding residential uses.</p>
<b>Planning History</b>	<p>No previous planning applications on this site or site allocations in planning policy.</p>
<b>Site Development Potential</b>	<p>No infrastructure constraints to the site and surrounding residential development potential ensure the site remains developable. Site area of 0.32 ha provides 10 dwellings at 30 Dwellings per Hectare. Likely deliverable development to be higher considering established terraced and semi-detached housing in surrounding area (subject to further discussion with Local Planning Authority).</p>
<b>Key Constraints</b>	<p>Existing building would require demolition. As a brownfield site there may be potential for contamination, but no known risks at present. No known protected species or policy designations.</p>
<b>Recommendations</b>	<p>Site has development potential subject to the end of the current office land use. Site is well located near to schools, services and highways, with nearby small scale residential development at Former Gibraltar Works illustrating the popularity and development potential of this area.</p> <p>In order to allocate a site it must be demonstrated that a site is suitable, available and viable. As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site must be considered as an aspiration for allocation and development for housing.</p>



Site Name	Queen's Road Car Dealership	
		
Site Area	0.88ha	
Ownership/History	<p>Site is former car dealership located on Queen's Road. Site was understood to be owned and operated by a local businessman but due to bereavement the site has closed down and been vacant for a number of years.</p> <p>Site not submitted to SHLAA in 2014/15</p>	
Site Description		




	<p>Site is located immediately to the south of the designated local centre at Queen's Road, with numerous shops and businesses in the vicinity extending beyond the designated local centre.</p> <p>To the western boundary there is residential development, although to the immediate boundary there is Aspinall Street, Vickerman Street, which are both vacant. It is assumed these were housing plots now cleared.</p> <p>The site faces on to Queen's Road to the east and to the corner of Parkinson Lane.</p> <p>To the north of the site has been developed into residential use, with Kingston Street and Kingston Close to the read of Queen's Road.</p>
<b>Planning History</b>	No relevant policy or recent planning applications identified by Calderdale Council
<b>Site Development Potential</b>	<p>The site would relate well to its surroundings if developed for residential use, especially as a number of surrounding sites to the north and west have been successfully developed for housing (Kingston Close and Summergate Place)</p> <p>Site can accommodate 26 houses at 30 dwellings per hectare. Owing to the residential development in the surrounding area, deliverable housing capacity likely to be much higher, subject to further discussion and pre-application development with the Local Planning Authority.</p>
<b>Key Constraints</b>	<p>Site is brownfield and contains former car showroom and associated buildings which now stand empty. There is therefore potential for bat presence, but this cannot be determined at this stage. As a brownfield site with a former car showroom and garage on site there is potential for site contamination but the extent cannot be determined at this stage.</p>
<b>Recommendations</b>	<p>Site is extremely well located in relation to local services, is directly off a main road, and is a large regular shape and flat land. It is therefore inherently flexible and able to accommodate a number of housing types to meet local needs.</p> <p>Whilst there is potential for site contamination due to the garage former use, and the ownership of the site needs to be clarified following its original owners death, these issues are minor issues enough to be tackled and the site could be successfully developed.</p> <p>For a site to be allocated in the Neighbourhood Plan, the Neighbourhood Forum will need to demonstrate there is evidence that the site is available for development i.e. the current owner must have expressed an intention to sell or develop. In order to allocate a site it must be demonstrated that a site is suitable, available and viable. As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site can only be considered as an aspiration for allocation and development for housing at this stage.</p>



<b>Site Name</b>	<b>Central Strategic Site</b>
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<b>Site Area</b>	18.32ha
<b>Ownership/History</b>	Site made up of multiple smaller sites, with different land uses and ownerships of industrial, residential and commercial uses across a wide area

<b>Site Description</b>	 <p>Large area based around Queen's Road and Gibbet Street, extending as far north as Hanson Road, as far east as Lightowler Road, south of Gibbet Street, and west to Thrum Hall Drive. It contains a mixture of different land types, including occupied residential and business properties, but also including industrial land</p>
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	uses and also derelict properties. Site is currently accessed from Hanson Lane, Gibbet Street and Queen's Road.
<b>Planning History</b>	<p><b>Planning History</b></p> <p>Numerous different properties with planning histories, a most recent example being: Former Atlas Works, Victoria Road application ref: 15/00117/COU Change of use from builders merchant (B1) to mixed use (B1 and B2)</p> <p><b>SHLAA</b></p> <p>Overall site not submitted to SHLAA but a number of smaller parts of the site were submitted:</p> <ul style="list-style-type: none"> <li>• SHLAA Ref: 19 Lightowler Road &amp; Hanson Lane (0.74 Ha) submitted but filtered out as site currently in partial use as a children's centre</li> <li>• SHLAA Ref: 21 Alexander Terrace (0.70 Ha) submitted but held in abeyance as "Site is located in an area primarily used for industry. Suggested the site would not be viable and therefore unattractive to the market. Likely to be more suited to employment."</li> <li>• SHLAA Ref: 20 Victoria Road &amp; Raven Street (1.43 Ha) submitted but filtered out, no justification given but likely to be same as that for Site 21</li> <li>• SHLAA Ref: 1870 Windsor Mills, Ryburn Terrace (0.36 Ha) considered long term deliverable site</li> <li>• SHLAA Ref: 23 Ryburne Mills and Windsor Business Park on Ryburn Terrace (off Hanson Lane) considered a medium term deliverable site with high possibility of availability and deliverability. Total development capacity of 35. Constraints include occupiers to relocate and bad neighbour uses.</li> <li>• SHLAA Ref: 14 Walnut Street – Site Filtered, no further information</li> <li>• SHLAA Ref: 15 Industrial Premises South end of Arnold Street – Site Filtered, no further information</li> <li>• SHLAA Ref: 18 East side Allerton Place – Site Filtered, no further information</li> </ul>
<b>Site Development Potential</b>	Site would relate well, but the site uses are mixed, with residential, commercial and industrial uses surrounding it. Development of the whole site would be unlikely and so development would be likely to be piecemeal.
<b>Key Constraints</b>	<p>There is one Grade II Listed building within the site, 'Queens Road Schools', Queen's Road Youth and Community Centre.</p> <p>No ecological value likely except for bats. Presence of bats possible in older buildings on site, but not able to be determined at this time.</p> <p>Due to industrial uses in the area contamination of certain sites is very likely</p> <p>No power lines or pipelines, but individual infrastructure site impacts to be assessed upon each site development</p>
<b>Recommendations</b>	<p>This site has significant development potential within it, and it occupies an important place at the heart of the Park Ward area. The site contains small discrete sites that would lend themselves well to change of use or small scale developments, but also larger sites appropriate for comprehensive redevelopment. In addition, there are extensive 'bad neighbour' industrial developments and industrial land uses such as recycling, fabrication and factory uses.</p> <p>Due to multiple land uses and ownerships, the development of this site is likely to be incremental over a long period of time. Site is recommended for development, but requires a considered approach with further supporting studies including masterplanning and specific analysis of industry and land use to determine the assets in the area and the role it currently plays in the Park Ward area, as well as its potential role for a regenerated community.</p>



	<p>It is recommended that this site be investigated further as a strategic mixed use site in the Neighbourhood Plan containing industrial, retail, residential and community uses. In order to allocate a site it must be demonstrated that a site is suitable, available and viable. The multiple landowners involved will therefore require consultation. It is recommended that a Masterplan / Strategic Development Framework is drawn up to guide future development</p>
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**Site Name****Shroggs Tip**

<b>Site Area</b>	8.278ha
<b>Ownership/History</b>	Site in the ownership of Calderdale Council. Site was allocated for employment uses in RCUDP and designation still stands as emerging Local Plan is not in place. Site has not been taken up for this use due to ventilation of gases rendering site unsuitable for commercial or residential uses. Site has historically been used for leisure and recreational purposes by the local population.
<b>Site Description</b>	Located to the north of Pellon Lane, accessed by a path adjacent to Angel Road. Site is also adjacent to Snake Hill Wood. It is located in the valley at a lower level than the properties that form the northern boundary of the built area of Park Ward. It is not accessible on foot at the present time unless via Brackenbed Lane or Angel Road on the north of Pellon Lane.
<b>Relevant Planning Policy</b>	Site allocation in RCUDP (2006) as Snake Hill Wood, New Employment Site Policy E3, ref EM53 South of Shroggs Road, Ovenden, Halifax Greenfield site, Use Classes B1 to B8 Proposed Use, 6.62 Ha area. Policies E1 – Employment Uses, NE 15 – Development in Wildlife Corridors, and Policy T 13 – Cycleways are also applicable to this site.
<b>Site Development Potential</b>	There are considered to be no other alternative uses for the site aside from leisure and recreation uses bearing in mind the site pollution and access constraints.
<b>Key Constraints</b>	Historic site pollution ensures that there are gases that require venting. The site is therefore unsuitable for designated employment use or for commercial or residential uses in the near future. The site also has access constraints, from Brackenbed Lane or Angel Road on the north of Pellon Lane.
<b>Recommendations</b>	This site is unsuitable for residential development but remains suitable for leisure and recreation allocation to serve the Park Ward community. Subject to the support of Calderdale Council.



## 6. Conclusions and Recommendations

### 6.1 Ideas to explore as part of the Neighbourhood Plan

In the course of preparing this Site Identification and Assessment report, a number of other ideas for the Forum and Neighbourhood Plan have arisen during meetings and in discussion with the Neighbourhood Forum.

Whilst not all the ideas directly form part of the Site Identification process, they are related and do form part of the wider context for Park Ward. They illustrate how important the issue of new housing provision is for the Park Ward area, and how housing provision should not be considered in isolation.

**6.1.1 Housing Needs Assessment** – This area was highlighted as a requirement in discussion with representatives of Calderdale Council, to sit alongside the Site Assessment document and form part of the Neighbourhood Plan. It has been commissioned and should be shortly underway.

**6.1.2 Neighbourhood Masterplanning** – This would respond to the public realm and consider environmental factors such as navigation through the site and consideration of streets and spaces. This could possibly include linking open spaces such as Shroggs Tip and People's Park, amongst others as well as, connections to the centre of Halifax, and even consideration of the King Cross and Queens Road shopping centres.

**6.1.3 Design Guidance**– The issues of townscape, wayfinding and the public realm were repeatedly raised in the course of undertaking the Site Appraisal. This would be a tailored community planning exercise. It may not be a prescriptive technical 'code' as such, but could take the form of a design guidance document including advice on building heights and materials etc. This would be appropriate considering the distinctive building materials, building typology and heritage in the area as well as the already identified need for design advice for dormers and rear extensions.

**6.1.4 Heritage** – A Heritage/Character Studies/Assessment may be a possible output of the Design Code and would determine the defining features of the People's Park Conservation Area in Park Ward and what needs special protection within the Conservation Area and the wider Park Ward area.

**6.1.5 Community Right to Build** – Suggested on first meeting the Neighbourhood Forum, at the suggesting of its members, this idea is beginning to be considered on a national level with funding becoming available from Locality to further investigate the possibilities of this house building option, including supporting pre-feasibility work. Its further investigation is highly recommended. That the idea was suggested by the Forum illustrates the willingness for the Forum to investigate new ways of delivering housing to the area.

**6.1.6 Housing Typology** – There were a number of discussions relating to housing typology, as the housing needs anecdotally identified by Neighbourhood Forum members was for family houses with larger living space rather than large external areas such as gardens. This area warrants further investigation in light of the desire to bring more family housing into the area to ensure that housing developed is done so to meet the needs of the community.

### 6.2 Conclusions

This assessment has reviewed a number of sites identified for possible inclusion in the Park Ward Neighbourhood Plan. Sites can be identified in the plan for different purposes:

- Local Green Space Designation – to protect the site from development or allocation for other uses.
- Site Allocation – To allocate the site for specific land use within the Town Planning Use Class Order, which will be used to determine planning applications.



The Site Assessment has considered six sites, identified by the Neighbourhood Forum and stemming from both local knowledge and submissions to Calderdale Council SHLAA, 2014. The Assessment concludes that of the sites considered four have the potential for further consideration as a site allocation for housing in the short to medium term, whilst one (Shroggs Tip) has the potential for designation as an amenity green space. The one remaining site (Central Strategic Site) has great potential to perform a wider role in the community including other land uses as well as housing, but this is best realised over the long term and should be taken forward as part of a Masterplanning exercise.

- Pellon Lane – Recommended that the site be considered as an aspiration for allocation for housing. Whilst part of the site has already been submitted to the SHLAA, it is recommended that the whole site be considered. For development it may well be that the site be delivered in phases due to its size.
- Mile Cross Road Factory – Recommended that the site is allocated for housing. This site has already been submitted to the SHLAA 2014, it also has been considered in the planning process although the application has not been determined and there are issues with the deliverability of the scheme submitted. The principle of conversion from commercial and industrial uses appears to be acceptable, although to confirm this in planning terms would require a planning approval.
- Probation Office – As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site must be considered as an aspiration for allocation and development for housing. Recommend that the site is considered an aspiration for housing. This site is still in use as an office with associated car park, but in a predominantly residential area and the current use is understood to be ending. The site has not yet been submitted for SHLAA 2014 but appears to have few constraints and considerable development potential.
- Queen's Road Car Dealership – As the site has not been submitted to the SHLAA and there is no evidence of its availability, the site must be considered as an aspiration for allocation and development for housing. The site has not been submitted for the SHLAA 2014 due to availability at that time. The site is currently unused and its location is central in Park Ward and adjacent to the Queen's Road designated local centre. As well as adding convenient access to local facilities, this also brings the possibility for mixed use on the site to include supporting uses such as retail, subject to demand, or any other specific land use should it be identified as being needed. Subject to remediation of any pollution this site has significant development potential for residential property in the short term.
- Central Strategic Site – Recommend that the site is further investigated as part of the Masterplan process to support the Neighbourhood Plan. The site as it currently stands is too large in size and diverse in land use to be considered as a single recommendation. However, it is entirely possible that residential proposals could be considered within this area in the meantime. The multiple landowners involved will therefore require consultation. The site as a whole should be considered as an 'aspiration' for future development.
- Shroggs Tip – Recommended allocation as a Local Green Space, with the access improvements and supporting facilities that are associated with this.

### 6.3 Recommendations for Next Steps

This report is intended to act as a starting point for the Park Ward Neighbourhood Forum to consider what sites should be identified for development in the Neighbourhood Plan.

Of all the sites in this report only one, Shroggs Tip, is known to fall within public ownership. The remainder of the sites identified should be investigated to determine land ownership and the intentions or availability for them to come forward for development. In order to allocate a site it must be demonstrated that a site is suitable, available and viable. Whilst this report identifies the



suitability of sites, evidence would be required to understand their availability and viability this is an area that can be pursued in further detail by the Park Ward Neighbourhood Forum.

This report has not identified every potential site in the Park Ward area, but any further sites to be considered by or brought forward to the Neighbourhood Forum should be assessed using the same approach to the site assessment in this report.

It is recommended that the Neighbourhood Forum continues to engage constructively with Calderdale Council to ensure that sites are feasible and viable. It is important that the allocations, designations, and aspirations are discussed with the Council and that such aspirations are in line with those of the emerging Local Plan for Calderdale.

The Forum must also demonstrate that the data for sites considered is kept up to date and is accurate. When sites are proposed in the Neighbourhood Plan the Forum will need to determine the viability of the site and its likelihood of delivery.

It is recommended that a Housing Needs Assessment be developed to accompany this Appraisal and that a masterplan be developed for Park Ward, in order to provide a baseline for the development of the Neighbourhood Plan for Park Ward.







# Appendix – Site Proformas

## Pellon Lane

### Background Information

<i>Site location and use</i>	
<b>Site location</b>	226 Pellon Street Halifax HX1 5RU
<b>Parish Name</b>	Not Parished
<b>Gross area (Ha)</b>	1.38 Ha
<b>SHLAA site reference (if applicable)</b>	Clarence Mill part of the site fronting Pellon Lane (0.28 Ha) submitted to SHLAA_Ref 6

<i>Context</i>				
<b>Surrounding land uses</b>	Surrounding land uses are mostly residential, with some small commercial and industrial uses at the edges of the site.			
<b>Site boundaries</b>	The site is located to the south of Pellon Lane to the east of the junction with Queen's Road. It is bounded to the east by Williamson Street and Violet Street and to the west by Miall Street. The southern boundary of the site is on Battinson Street.			
<b>Is the site:</b> Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	<b>Greenfield</b>  	<b>Brownfield</b>  	<b>Mixture</b>  	<b>Unknown</b>  
<b>Existing/ previous use</b>	Site is a series of former textile mill buildings, with supporting yard and servicing areas. The site has been partially demolished, but there are significant buildings remaining on site.			
<b>Site planning history</b>	There have been no recent planning applications on this site according to Calderdale Council's records			

### Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<i>Suitability</i>	
<b>Where is the site located in relation to the built up area of the</b>	The site is at the north of the Park Ward area, but is surrounded by residential property



village?	
<b>How would development of this site relate to the surrounding uses?</b>	The site would relate well to the surrounding uses as it is an established and popular residential area. The remaining mill buildings are very large in scale, up to 6 stories in height, and are out of context with the domestic architecture in the surrounding area.
<b>How the site is currently accessed? Is it accessible from the highway network?</b>	The site is accessible from the surrounding highway network and Pellon Lane leads directly in and out of the centre of Halifax.

### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	<400m 400-800m >800m	G = 806m
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	G = 22558m
Important green space?	<400m 400-800m >800m	G = No overlap with AONB or Greenbelt
Sites designated as being of European Importance	<400m 400-800m >800m	G = 4893m from SAC, 43275m from Ramsar,
Sites designated as being of national importance	<400m 400-800m >800m	G = 4893m from SSSI
Sites designated as being of local importance	<400m 400-800m >800m	G = 1818m from Local Nature Reserve

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	G = 115m
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	R = Train Station: 2132m G = Bus Stop: 35m
Primary School	<400m 400-800m	G = 255m



	>800m	
Secondary School	<800m 800-1600m >1600m	A = 1556m
Open Space / recreation facilities	<400m 400-800m >800m	G = 9m
Health Centre facility	<400m 400-800m >800m	G = 304m
Key employment site	<400m 400-800m >800m	G = 225m to business units at Marshway on Pellon Lane, and 450m from industrial estate at Home Street off Pellon Lane
Cycle route	<400m 400-800m >800m	R = Cycle Path: 1967m G = Cycle Corridor: 1m
Amenity footpath	<400m 400-800m >800m	G = 25m to Public Right of Way

#### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area	G = 306m
Archaeological event, feature or find	Archaeological event, feature or find within the site Archaeological event, feature or find adjacent to the site No archaeological event, feature or find within the site	G = No archaeological events or finds on site
Scheduled ancient monument (SAM)	Site is on a SAM Site is adjacent to a SAM Site is not on or adjacent to a SAM	G = 787m
Registered Parks and Gardens	Site is within a Registered Park and Garden Site is adjacent to a Registered Park and Garden Site is not within or adjacent to a Registered Park and Garden	G = 294m
Registered Battlefields	Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a	G = 12888m



	<b>Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site contains a listed building</b> <b>Site is adjacent to, or within the setting of a listed building</b> <b>Site does not contain or adjoin a listed building</b>	<b>G</b> = 294m from nearest listed building
<b>Archaeological Priority Area</b>	<b>Site is within a conservation area</b> <b>Site is adjacent to a conservation area</b> <b>Site is not within or adjacent to a conservation area</b>	<b>G</b> = Site is not within or adjacent to a listed building
<b>Locally listed building</b>	<b>Site contains a locally listed building</b> <b>Site is adjacent to, or within the setting of a locally listed building</b> <b>Site does not contain or adjoin a locally listed building</b>	<b>G</b> = Site does not contain or adjoin a locally listed building

#### Other key considerations

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 3</b> <b>Zone 2</b> <b>Zone 1</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> Flood Zone 1, approximately 250 metres from Flood Zone 2 and 3
<b>Are there any Tree Preservation Orders on the site?</b>	<b>More than one</b> <b>One</b> <b>None</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> No TPOs on site
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	Owing to former industrial uses, the site could be home to protected species such as bats, but there being no significant green space it is unlikely unless there is ecological impact on overgrown scrub land.
<b>Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Owing to former industrial uses, this site is likely to be contaminated, although the nature and extent of this contamination is unlikely to be determined without the development of more detailed proposals.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input type="checkbox"/>	No power lines cross the site although the presence of the pipe lines is unknown.
<b>Utility services available</b>	<input type="checkbox"/>	<input type="checkbox"/>	As a former industrial site there is potential for connection to the utility services.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	Pellon Lane slopes upwards towards the west, away from the centre of Halifax



Flat/ plateau/ steep gradient	although the site itself is level.
<b>Views in?</b> Wide/ channelled/ long/ short	There are long views into the site from the north, particularly from the east along Pellon Lane .rising from the centre of Halifax. Although a large site, the majority of the site is obscured by surrounding residential development. There are long views in to the site along Miall Street and Williamson Street. The site is also visible from Queen's Road through the park area at Rushton Street.
<b>Views out?</b> Wide/ channelled/ long/ short	There are long views out of the site from the north looking eastwards down Pellon Lane. There are also views out along Miall Street and Williamson Street, and across to Queen's Road across the park from Rushton Street.

## Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – requires further investigation. Site Clarence Mill part of the site fronting Pellon Lane (0.28 Ha) submitted to SHLAA (Site Ref 6). It was considered low possibility of availability
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, see above
<b>Is there a known time frame for availability?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Clarence Mill considered in SHLAA as a long term deliverable site.

## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Conclusions

**Site name/number:** Land at Pellon Lane

<b>The site is appropriate for development</b>	Yes
<b>This site has minor constraints</b>	Yes
<b>The site has significant constraints</b>	No
<b>The site is unsuitable for development</b>	No
<b>Potential housing development capacity (estimated)</b>	Clarence Mill part of the site fronting Pellon Lane (0.28 Ha)



<b>as a development of 30 homes per Ha):</b>	submitted to SHLAA. Site assumed to accommodate 11 dwellings at 40 DPH. 42 units at 30 Dwellings per Hectare. As the surrounding area features high density semi-detached and terraced housing, the likelihood of higher density housing provision is high subject to discussion with Local Planning Authority.
<b>Estimated development timeframe:</b>	Development time dependent on the site ownership and building future
<b>Explanation / justification for decision to accept or discount site.</b>	Site is accessible and surrounded by residential land uses and buildings are partially demolished. Whilst there is the potential for site pollution, its development should be further considered. Also considered by SHLAA as a potential housing site, the wider area could be incrementally developed in a piecemeal fashion.







## Mile Cross Road Factory

### Background Information

Background information

Site location and use				
Site location	Mile Cross Road, Halifax, HX1 4HN			
Parish Name	Not Parished			
Gross area (Ha)	0.39			
SHLAA site reference (if applicable)	SHLAA 2014, Ref: 79			

Context

Surrounding land uses	Established residential area. Residential to east, west, south. Medical Centre to north, with factory building to south east.			
Site boundaries	Textile factory building fronts pavement and occupies area to the rear of surrounding properties up to boundary. Access road to the former factory runs to rear of adjacent Rhondda Place.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield  	Brownfield  	Mixture  	Unknown  
Existing/previous use	Currently vacant – former industrial and commercial land uses including 'Car World'			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Application ref: 13/01515/OUT Outline application (ref: 13/01515/OUT) for demolition of existing mill and construction of 22 dwellings, submitted in December 2013, application validated April 2014, currently pending consideration. Original application was for 44 units. There was no objection by statutory consultees for the proposed change of use to residential, but the layout submitted with the application was undeliverable. The adjacent medical centre to the north would also potentially have light pollution impact which would require mitigation. To compensate for loss of business space, Section 106 contribution would be required as well as affordable housing contribution.  Further planning history has been for change of use to warehouse uses and for the mounting of telecommunications antennae			



## Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Where is the site located in relation to the built up area of the village?</b>	Site is located in a well-established residential area with a variety of housing types and ages, but predominantly older stone terraces.
<b>How would development of this site relate to the surrounding uses?</b>	Although an old textile mill, the site is surrounded by residential development and other residential infill has taken place.  Existing textile mill is on a large scale out of proportion with surrounding residential, so redevelopment of the site would be lower impact. Should building be partially retained and converted to apartments, the traditional mill stone façade could be retained.
<b>How the site is currently accessed? Is it accessible from the highway network?</b>	Site is accessed directly off Mile Cross Road, which is easily accessible from Gibbet Street, Queen's Road, Pellon New Road and the surrounding road network.

### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	<400m 400-800m >800m	A = 450.9m
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	G = 23544m
Important green space?	<400m 400-800m >800m	G = No overlap with AONB or Greenbelt
Sites designated as being of European Importance	<400m 400-800m >800m	G = 4355 m from SAC, 43617 m from Ramsar,
Sites designated as being of national importance	<400m 400-800m >800m	G = 4355 m from SSSI
Sites designated as being of local importance	<400m 400-800m >800m	G = 1254m from Local Nature Reserve



*Community facilities and services*

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	R = 869 m
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	R = Train Station 2831 m G = Bus Stop 119 m
Primary School	<400m 400-800m >800m	G = 384m
Secondary School	<800m 800-1600m >1600m	G = 667m
Open Space / recreation facilities	<400m 400-800m >800m	G = 137m
Health Centre facility	<400m 400-800m >800m	G = 202m
Key employment site	<400m 400-800m >800m	A = 500m from Albert Road industrial sites
Cycle route	<400m 400-800m >800m	R = Cycle Path – 2693m Cycle Corridor – 1267m
Amenity footpath	<400m 400-800m >800m	G = 188m from a PRow

*Heritage considerations*

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area	G = 1639m
Archaeological event, feature or find	Archaeological event, feature or find within the site Archaeological event, feature or find adjacent to the site No archaeological event, feature or find within the site	G = No archaeological feature or find within the site



<b>Scheduled ancient monument (SAM)</b>	<b>Site is on a SAM</b> <b>Site is adjacent to a SAM</b> <b>Site is not on or adjacent to a SAM</b>	<b>G = 1639m</b>
<b>Registered Parks and Gardens</b>	<b>Site is within a Registered Park and Garden</b> <b>Site is adjacent to a Registered Park and Garden</b> <b>Site is not within or adjacent to a Registered Park and Garden</b>	<b>G = 111m</b>
<b>Registered Battlefields</b>	<b>Site is within a Registered Battlefield</b> <b>Site is adjacent to a Registered Battlefield</b> <b>Site is not within or adjacent to a Registered Battlefield</b>	<b>G = 13987m from Registered Battlefield</b>
<b>Listed buildings</b>	<b>Site contains a listed building</b> <b>Site is adjacent to, or within the setting of a listed building</b> <b>Site does not contain or adjoin a listed building</b>	<b>G = 111m from nearest Listed Building</b>
<b>Archaeological Priority Area</b>	<b>Site is within a conservation area</b> <b>Site is adjacent to a conservation area</b> <b>Site is not within or adjacent to a conservation area</b>	<b>G = 1639m</b>
<b>Locally listed building</b>	<b>Site contains a locally listed building</b> <b>Site is adjacent to, or within the setting of a locally listed building</b> <b>Site does not contain or adjoin a locally listed building</b>	<b>G = Site does not contain a locally listed building</b>

#### Other key considerations

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 3</b> <b>Zone 2</b> <b>Zone 1</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> Zone 1 – no flood risk 1161 metres from Flood Risk Zone 2 and 3
<b>Are there any Tree Preservation Orders on the site?</b>	<b>More than one</b> <b>One</b> <b>None</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> No trees on site
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	Bat roost potential, but assessment made in 2013 with outline planning application for site, which noted no bat roosting at the site. Further investigation would likely to be needed at application stage.
<b>Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	As former industrial brownfield site there may be potential for pollution on site. Planning application constraints note potential for site contamination and for Radon Potential



<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no power lines across the site. Pipe lines are not known at this stage.
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is former commercial property surrounded by residential, so utilities connections are likely.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat site, no significant gradient
<b>Views in?</b> Wide/ channelled/ long/ short	Views in dictated by straight grid layout of surrounding terraced streets. Building façade is significantly taller than surrounding residential properties, and as such provides a local landmark in surrounding streets ensuring site is seen from a distance.
<b>Views out?</b> Wide/ channelled/ long/ short	Views out dictated by straight grid layout of surrounding terraced streets.

### Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes, the site was submitted for residential development with an outline planning application in 2013 which as yet has not been determined. Statutory consultees recognised that there was no objection to the change of use in principle but the site detailed design and layout was not deliverable. Application remains undetermined.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known SHLAA states that the site has low possibility of availability.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is not in use, considering recent planning history the site is immediately available, ownership withstanding.
<b>Any other comments?</b>	Site shows flexibility in development potential and ability to accommodate different housing types, from terraced housing as its surroundings to larger family houses. Should the textile mill façade building be retrained, this would allow conversion to apartments whilst still providing significant area and access for other housing types.		



## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Site name/number:</b>	Land at Mile Cross Road
<b>The site is appropriate for development</b>	yes
<b>This site has minor constraints</b>	yes
<b>The site has significant constraints</b>	no
<b>The site is unsuitable for development</b>	no
<b>Potential housing development capacity (estimated as a development of 30 homes per Ha):</b>	12 homes at 30 Dwellings per Hectare, though likely capacity over 20 units  Site considered by SHLAA 2014 as a long-term deliverable site, with a Total dwelling capacity of 17 units at 36 DPH.
<b>Estimated development timeframe:</b>	Next two years
<b>Explanation / justification for decision to accept or discount site.</b>	Site unused, with no significant constraints, in prime residential area, with owners having attempted to look at site redevelopment already. Considered in SHLAA as a long term deliverable site.



## Probation Office

### Background Information

Site location and use	
Site location	Spring Hall Lane, Halifax HX1 4JG
Parish Name	Not Parished
Gross area (Ha)	0.32
SHLAA site reference (if applicable)	Site not submitted to SHLAA

Context				
Surrounding land uses	Site is occupied by a Probation Office and associated car parking.			
Site boundaries	Residential			
<p><b>Is the site:</b> Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p><b>Greenfield</b></p> <p><input type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
Existing/ previous use	Existing use as Probation Office, current use understood to be coming to an end with the office relocating elsewhere.			
Site planning history	No previous planning applications on this site.			

### Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Where is the site located in relation to the built up area of the village?	Site located in established residential area surrounded by residential housing on all site, with medical centre located to the immediate south.
How would development of this site relate to the surrounding uses?	Site development for residential would relate well to surrounding residential uses.
How the site is currently accessed? Is it accessible from the highway network?	Site is accessed from Spring Hall Lane and Gibraltar Road, with vehicular access to the wider road network from Gibbet Street.



### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	<400m 400-800m >800m	A = 454m
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	G = 23425m
Important green space?	<400m 400-800m >800m	G = No overlap with AONB or Greenbelt
Sites designated as being of European Importance	<400m 400-800m >800m	G = 4333m from SAC, 43515 m from Ramsar,
Sites designated as being of national importance	<400m 400-800m >800m	G = 4333m from SSSI
Sites designated as being of local importance	<400m 400-800m >800m	G = 1404m from Local Nature Reserve

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	A = 615 m
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	R = Train Station 2896 m G = Bus Stop 2.7 m
School(s)	<400m 400-800m >800m	G = 377m from Primary and Secondary Schools
Open Space / recreation facilities	<400m 400-800m >800m	G = 180 m
Health Centre facility	<400m 400-800m >800m	G = 112 m
Key employment site	<400m 400-800m >800m	G = 300m from Albert Road Industrial Site



Cycle route	<400m 400-800m >800m	R = 918m
Amenity footpath	<400m 400-800m >800m	G = 328m from Public Right of Way

*Heritage considerations*

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	G = 561m
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	G = No archaeological feature or find within the site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	G = 1586m
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	G = 209m
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	G = 13927m
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to (within 50m), or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	A = 26m to Listed Building
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	G = Site is not within or adjacent to Conservation Area
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	G = No Locally Listed Buildings



### Other key considerations

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 3</b> <b>Zone 2</b> <b>Zone 1</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> Flood Zone 1 1236 metres from Flood Zones 2 and 3
<b>Are there any Tree Preservation Orders on the site?</b>	<b>More than one</b> <b>One</b> <b>None</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> No TPO on site
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	No known protected species at this stage.
<b>Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	As a brownfield site there may be potential for contamination, but no known risks at present
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input type="checkbox"/>	No power lines cross the site. Pipe lines are unknown.
<b>Utility services available</b>	<input type="checkbox"/>	<input type="checkbox"/>	As a brownfield site, utility services are likely to be available

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Level site
<b>Views in?</b> Wide/ channelled/ long/ short	Views in from both Spring Hall Lane and Gibraltar Road, but also from Gibbet Street which crosses the north of the site
<b>Views out?</b> Wide/ channelled/ long/ short	Views out particularly along Gibbet Street, but also limited views along Spring Hall lane and Gibraltar Road

### Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site landowner willing to submit the site for development (if known)?</b> <b>Please provide supporting</b>	<input type="checkbox"/>	<input type="checkbox"/>	Not known at this stage Probation Office owned or leased by Ministry of Justice. Current use of site as a Probation Office understood to be coming to an end from the Neighbourhood



evidence.			Group.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	See above.
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	Exact timeframe unknown at this stage.
Any other comments?	Ministry of Justice has ambitious targets for site disposal and site likely to come forward for sale or another use. Existing older office building in established residential area would require significant redevelopment or rebuilding to make site appealing for continued office use.		

## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Conclusions

**Site name/number:** Probation office on Spring Lane

The site is appropriate for development	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development	No
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Site area of 0.32 ha provides 10 dwellings at 30 Dwellings per Hectare. Likely deliverable development to be higher considering established terraced and semi-detached housing in surrounding area (subject to further discussion with Local Planning Authority).
Estimated development timeframe:	Estimated Development Timeframe over coming two years.
Explanation / justification for decision to accept or discount site.	Site to be recommended for further development. Site has development potential subject to the end of the current office land use. Site is well located near to schools, services and highways, with nearby small scale residential development at Former Gibraltar Works illustrating the popularity and development potential of this area.



## Queen's Road Car Dealership

### Background Information

Site location and use	
Site location	Car Dealership Queen's Road, Halifax, HX1 3YL
Parish Name	Not Parished
Gross area (Ha)	0.88
SHLAA site reference (if applicable)	Site not submitted to SHLAA

Context				
Surrounding land uses	Residential land uses to north, south, west and east, with local centre commercial uses to north and east along Queen's Road.			
Site boundaries	To the western boundary there is residential development, although to the immediate boundary there is Aspinall Street, Vickerman Street, which are both vacant. It is assumed these were housing plots now cleared. The site faces on to Queen's Road to the east and to the corner of Parkinson Lane. To the north of the site has been developed into residential use, with Kingston Street and Kingston Close to the east of Queen's Road.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield  <input type="checkbox"/>	Brownfield  <input checked="" type="checkbox"/>	Mixture  <input type="checkbox"/>	Unknown  <input type="checkbox"/>
Existing/ previous use	Car dealership			
Site planning history	No recent planning applications identified by Calderdale Council			

### Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Where is the site located in relation to the built up area of the village?	Site is located immediately to the south of the designated local centre at Queen's Road, with numerous shops and businesses in the vicinity extending beyond the designated local centre.
How would development of this site relate to the surrounding uses?	The site would relate well to its surroundings if developed for residential use, especially as a number of surrounding sites to the north and west have been successfully developed for housing (Kingston Close and Summergate Place)



<b>How the site is currently accessed? Is it accessible from the highway network?</b>	Site is accessed directly off Queen's Road, one of the main roads through the area which is itself accessible to the centre of Halifax and also the radial routes to the wider road network.
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### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	<400m 400-800m >800m	G = 950m
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	G = 23546m
Important green space?	<400m 400-800m >800m	G = No overlap with AONB or Greenbelt
Sites designated as being of European Importance	<400m 400-800m >800m	G = 5069 m from SAC, 44121 m from Ramsar,
Sites designated as being of national importance	<400m 400-800m >800m	G = 5069m from SSSI
Sites designated as being of local importance	<400m 400-800m >800m	G = 950m from Local Nature Reserve

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	G = 255m
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	R = Train Station: 2115.9m G = Bus Stop: 19m
Primary School	<400m 400-800m >800m	G = 187m
Secondary School	<800m 800-1600m >1600m	A = 1030m
Open Space / recreation facilities	<400m 400-800m >800m	G = 76m



Health Centre facility	<400m 400-800m >800m	G = 377m
Key employment site	<400m 400-800m >800m	G = 225m from large industrial sites on Parkinson Road
Cycle route	<400m 400-800m >800m	R = 996m
Amenity footpath	<400m 400-800m >800m	G = 269m from Public Right of Way

*Heritage considerations*

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	G = 423m
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological event, feature or find within the site</p>	G = No archaeological feature or find in the site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	G = 1058m
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	G = 492m
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	G = 13396m
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	G = 159m from Listed Building
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p>	G = Site is not within or adjacent to Conservation Area



	Site is not within or adjacent to a conservation area	
Locally listed building	<b>Site contains a locally listed building</b> <b>Site is adjacent to, or within the setting of a locally listed building</b> <b>Site does not contain or adjoin a locally listed building</b>	<b>G</b> = Site does not contain or adjoin a locally listed building

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b> <b>Zone 1</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> Flood Zone 1 1080m from Flood Zones 2 and 3
Are there any Tree Preservation Orders on the site?	<b>More than one</b> <b>One</b> <b>None</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Comments</b> No Tree Preservation Orders known on Site
Is the site affected by any of the following?	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	Site is brownfield and contains former car showroom and associated buildings which now stand empty. There is therefore potential for bat presence, but this cannot be determined at this stage
<b>Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	As a brownfield site with a former car showroom and garage on site there is potential for site contamination but unlikely. Contamination issues cannot be determined at this stage.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input type="checkbox"/>	Site has no known infrastructure crossing the site.
<b>Utility services available</b>	<input type="checkbox"/>	<input type="checkbox"/>	As a formerly developed site it is likely there will be utilities services available.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Site is level
<b>Views in?</b> Wide/ channelled/ long/ short	Views in particularly along Queen's Road from the north and south. Views into the site also from the junction of Parkinson Road
<b>Views out?</b> Wide/ channelled/ long/ short	Views out particularly along Queen's Road from the north and south. Views out of the site also from the junction of Parkinson Road.

### Availability



Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Site was understood to be owned and operated by a local businessman but due to bereavement the site has closed down and been vacant for a number of years.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	See above
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	See above

#### Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

Site name/number:

Please tick a box

The site is appropriate for development	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development	No
Potential housing development capacity (estimated as a development of 30 homes per Ha):	26 houses at 30 dwellings per hectare. Owing to the residential development in the surrounding area, deliverable housing capacity likely to be much higher, subject to further discussion and pre-application development with the Local Planning Authority.
Estimated development timeframe:	Unknown due to site ownership issues. Due to prominence of site, long term dereliction is unlikely
Explanation / justification for decision to accept or discount site.	Site is extremely well located in relation to local services, is directly off a main road, and is a large regular shape and flat land. It is therefore inherently flexible and able to accommodate a number of housing types to meet local needs. Whilst there is potential for site contamination due to the garage former use, and the ownership of the site needs to be clarified following its original owners death, these issues are minor issues enough to be tackled and the site could be successfully developed.



## Central Strategic Site

The Central Strategic Site covers an area close to 20ha with existing businesses alongside residential properties. The figures given in this proforma are indicative, as due to the size and the fact that development is likely to come forward in piecemeal fashion, it is difficult to determine precisely some criteria.

## Background Information

Site location and use	
<b>Site location</b>	Large area based around Queen's Road and Gibbet Street, extending as far north as Hanson Road, as far east as Lightowler Road, south of Gibbet Street, and west to Thrum Hall Drive. Queens Road, Halifax HX1 4NB
<b>Parish Name</b>	Not Parished
<b>Gross area (Ha)</b>	18.32
<b>SHLAA site reference (if applicable)</b>	<p>Overall site not submitted to SHLAA but a number of smaller parts of the site were submitted:</p> <ul style="list-style-type: none"> <li>• SHLAA Ref: 19 Lightowler Road &amp; Hanson Lane (0.74 Ha) submitted but filtered out as site currently in partial use as a children's centre</li> <li>• SHLAA Ref: 21 Alexander Terrace (0.70 Ha) submitted but held in abeyance as "Site is located in an area primarily used for industry. Suggested the site would not be viable and therefore unattractive to the market. Likely to be more suited to employment."</li> <li>• SHLAA Ref: 20 Victoria Road &amp; Raven Street (1.43 Ha) submitted but filtered out, no justification given but likely to be same as that for Site 21</li> <li>• SHLAA Ref: 1870 Windsor Mills, Ryburn Terrace (0.36 Ha) considered long term deliverable site</li> <li>• SHLAA Ref: 23 Ryburn Mills and Windsor Business Park on Ryburn Terrace (off Hanson Lane) considered a medium term deliverable site with high possibility of availability and deliverability. Total development capacity of 35 constraints include occupiers to relocate and bad neighbour uses.</li> <li>• SHLAA Ref: 14 Walnut Street – Site Filtered, no further information</li> <li>• SHLAA Ref: 15 Industrial Premises South end of Arnold Street – Site Filtered, no further information</li> <li>• SHLAA Ref: 18 East side Allerton Place – Site Filtered, no further information</li> </ul>

Context				
<b>Surrounding land uses</b>	Industrial, residential and commercial uses across a wide area			
<b>Site boundaries</b>	Large area based around Queen's Road and Gibbet Street, extending as far north as Hanson Road, as far east as Lightowler Road, south of Gibbet Street, and west to Thrum Hall Drive.			
<b>Is the site:</b> Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.  Brownfield: Previously developed land which is or was occupied by a	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>



permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.				
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Mixture of different land types, including occupied residential and business properties, but also including industrial land uses and also derelict properties.			
<b>Existing/ previous use</b>	Mixed use, residential and industrial.			
<b>Site planning history</b>	Numerous different uses, most recent including: Former Atlas Works, Victoria Road application ref: 15/00117/COU Change of use from builders merchant (B1) to mixed use (B1 and B2)			

## Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Where is the site located in relation to the built up area of the village?</b>	Central Strategic Site is located in the centre of the Park Ward area and is surrounded by residential uses.
<b>How would development of this site relate to the surrounding uses?</b>	Site would relate well, but the site uses are mixed, with residential, commercial and industrial uses surrounding it. Development of the whole site would be unlikely and so development would be likely to be piecemeal.
<b>How the site is currently accessed? Is it accessible from the highway network?</b>	Site is currently accessed from Hanson Lane, Gibbet Street and Queen's Road

### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
<b>Greenbelt</b>	<400m 400-800m >800m	784 m from Greenbelt
<b>Area of Outstanding Natural Beauty (AONB)</b>	<400m 400-800m >800m	22810.6 m from AONB
<b>Important green space?</b> Discretionary designation for green areas of particular importance to the local community	<400m 400-800m >800m	No overlap with AONB or Greenbelt
<b>Sites designated as being of European Importance</b>	<400m 400-800m >800m	4689 m from SAC, 43424 m from Ramsar,
<b>Sites designated as being of national importance</b>	<400m 400-800m >800m	4689 m from SSSI



Sites designated as being of local importance	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	1297 m from Local Nature Reserve
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*Community facilities and services*

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	15.4 metres
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	Train Station: 2096m Bus Stop: 54m (5 bus stops also within the site area)
Primary School	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	621m
Secondary School	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	1196m
Open Space / recreation facilities	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	24.5m
Health Centre facility	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	43.9m
Key employment site	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	Site contains a number of key employment sites
Cycle route	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	1958m to cycle path 367m to cycle corridor
Amenity footpath	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	149m

*Heritage considerations*

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<b>Site is within a conservation area</b> <b>Site is adjacent to a conservation area</b> <b>Site is not within or adjacent to a conservation area</b>	4.7m from Conservation area
Archaeological event,	<b>Archaeological event, feature or find</b>	No archaeological features or finds on the





feature or find	<p><b>within the site</b></p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	site
Scheduled ancient monument (SAM)	<p><b>Site is on a SAM</b></p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	563m from SAM
Registered Parks and Gardens	<p><b>Site is within a Registered Park and Garden</b></p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	93.8m form Registered Park or Garden
Registered Battlefields	<p><b>Site is within a Registered Battlefield</b></p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	12889m from Registered Battlefield
Listed buildings	<p><b>Site contains a listed building</b></p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	1 listed building within the site 'Queens Road Schools', Queen's Road Youth and Community Centre, Queens Road, King Cross, Halifax, HX1 4NE Grade II Listed r Ref:1261483
Archaeological Priority Area	<p><b>Site is within a conservation area</b></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Site sits to the west of People's Park Conservation Area but is not adjacent
Locally listed building	<p><b>Site contains a locally listed building</b></p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	Site does not contain or adjoin a locally listed building

#### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<p><b>Zone 3</b></p> <p><b>Zone 2</b></p> <p><b>Zone 1</b></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>Comments</b></p> <p>Site in Flood Zone 1</p> <p>514 metres from Flood Zones 2 and 3</p>
Are there any Tree Preservation Orders on the site?	<p><b>More than one</b></p> <p><b>One</b></p> <p><b>None</b></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>Comments</b></p> <p>No Tree Preservation Orders on site</p>
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<p><b>Ecological value?</b></p> <p>Could the site to be home to protected species such as bats, great crested newts, badgers etc?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>No ecological value likely except for bats.</p> <p>Presence of bats possible in older buildings on site, but not able to be determined at this time.</p>



<b>Contamination</b>			Due to industrial uses in the area contamination of certain sites is likely.
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<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input type="checkbox"/>	No power lines or pipelines, but individual infrastructure site impacts to be assessed upon each site development.
<b>Utility services available</b>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities likely to be available.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat site
<b>Views in?</b> Wide/ channelled/ long/ short	Long views in along Hopwood Street from south and Gibbet Street from the north for parts of the site, but other views in will be short owing to dense grid layout.
<b>Views out?</b> Wide/ channelled/ long/ short	Long views out along Hopwood Street to south and Gibbet Street from the north for parts of the site, but other views out will be short owing to dense grid layout.

### Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Site spans multiple ownerships and includes industrial, commercial and residential uses amongst others. Development of this site is only likely to be possible with incremental approach.
<b>Is there a known time frame for availability?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Due to multiple land ownerships, and land uses, time frame for availability is likely to be over a long period of time.
<b>Any other comments?</b>	<p>This site has significant development potential within it, and it occupies an important place at the heart of the Park Ward area. The site contains small discrete sites that would lend themselves well to change of use or small scale developments, but also larger sites appropriate for comprehensive redevelopment. In addition, there are extensive 'bad neighbour' industrial developments and industrial land uses such as recycling, fabrication and factory uses.</p> <p>Due to multiple land uses and ownerships, the development of this site is likely to be incremental over a long period of time. Site is recommended for development, but</p>		



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	<p>requires a considered approach with further supporting studies including masterplanning and specific analysis of industry and land use to determine the assets in the area and the role it currently plays in the Park Ward area, as well as its potential role for a regenerated community.</p>
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	<p>As a whole, the site simply cannot be developed for residential use at this time, although it has the potential for elements within the site to be redeveloped on an individual basis, hence the recommendation of putting in place a Masterplan/Strategic Development Framework to shape its future direction.</p>
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## Shroggs Tip Site Proforma

The consideration of this site has been for allocation as a green amenity space for the area. The proforma used for the site assessment considers a number of factors, many of which are more relevant to assessment of residential allocations. For this reason a number of the criteria previously seen are not included in this proforma. It has been retained within the Appendix for information.

## Background information

Site location and use				
<b>Site location</b> General description(see examples-Appendix 1)	Located to the north of Pellon Lane, accessed by a path adjacent to Angel Road. Site is also adjacent to Snake Hill Wood			
<b>Parish Name</b>	Not Parished			
<b>Gross area (Ha)</b> Total area of the site in hectares	8.278			
<b>SHLAA site reference (if applicable)</b>	Not submitted to SHLAA			

Context				
<b>Is the site:</b> Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Although in the Greenbelt, site is a former tip site and as such is considered a brownfield site.			
<b>Existing/ previous use</b>	Site is a former tip which was allocated in the RCUDP as an employment site: Snake Hill Wood New Employment Site E3, ref EM53 South of Shroggs Road, Ovenden, Halifax Greenfield site, Use Classes B1 to B8 Proposed Use, 6.62 Ha Site has not been taken up for this use due to ventilation of gases rendering site unsuitable for commercial or residential uses.			
<b>Site planning history</b>	Site has not been subject to previous planning applications			



## Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Where is the site located in relation to the built up area of the village?</b>	Site is located to the north of the Park Ward area.
<b>How would development of this site relate to the surrounding uses?</b>	The proposed land use being considered is for leisure and recreation. This land use would be most appropriate for the site considering the gases under the site, and the awkward vehicular site access.
<b>How the site is currently accessed? Is it accessible from the highway network?</b>	Site is accessible form the highway network although the access road off Pellon Lane is partially obscured and unmade.

### Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
<b>Greenbelt</b>	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	<b>R</b> = Site includes Greenbelt

Is the site affected by any of the following?	Yes	No	Comments
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Currently a lot of dense vegetation and trees I the area.
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The land is formerly a tip therefore significant contamination issues are expected.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Utility services available</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this stage.

## Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site landowner willing</b>	<input type="checkbox"/>		Site is in the ownership of Calderdale Council:





to submit the site for development (if known)? Please provide supporting evidence.			<b>Site:</b> Shroggs Road <b>Asset Ref:</b> 2362 <b>Owning Council Directorate:</b> Economy & Environment <b>Owning Service:</b> Housing & Environment - Waste Management <b>Site Size (Hectares):</b> 8.278
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are considered to be no other alternative uses for the site aside from leisure and recreation uses bearing in mind the site pollution.
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	Subject to Calderdale Council making the site available

## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Site name/number:</b>	Shroggs Tip
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The site is appropriate for development	No
This site has minor constraints	No
The site has significant constraints for housing	Yes
The site is unsuitable for development	Yes
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Estimated development timeframe:	Unknown at this stage, subject to Calderdale Council
Explanation / justification for decision to accept or discount site.	This site is unsuitable for residential development but remains suitable for leisure and recreation allocation to serve the Park Ward community.



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# **Calderdale Metropolitan Borough Council**

## **UPDATING THE HOUSING REQUIREMENT FOR PARK WARD NEIGHBOURHOOD AREA**

**Park Ward Neighbourhood Plan**

**APRIL 2021**





## **Updating the Housing Requirement for Park Ward Neighbourhood Area - April 2021**

### **1. Introduction**

- 1.1 AECOM prepared a Housing Needs Assessment (HNA) for Park Ward in October 2015 to provide housing evidence for the emerging Park Ward Neighbourhood Plan.
- 1.2 The Park Ward Neighbourhood Plan Health Check was undertaken in January 2020 and highlighted that the HNA may require updating given it is now over five years old. The Health Check also set out that the Neighbourhood Planning Group should prepare a statement which demonstrates 'the chosen housing requirement figure for the Neighbourhood Plan is in conformity with adopted strategic UDP policies and that it will support the delivery of the emerging Local Plan policies'.
- 1.3 The Health Check report set out a number of recommendations regarding housing need, a housing requirement and the provision of housing; including:
  - Consideration should be given to including a policy setting out the housing requirement which should be agreed with the Council and based on the background evidence of housing need in the plan area and the site opportunities available in the Plan area,
  - Justification to housing policies should provide a clear explanation of how the housing requirement has been derived and how it will be delivered. It may be useful to prepare a short background evidence report to set out the options that have been considered in determining the housing requirement and describe how this is to be delivered during the life of the plan.
  - Housing policies should be suitably worded to enable the level of housing proposed to be delivered. This should be backed up with data and forecasts of the number of houses to be delivered through various means, e.g. completions, on named sites and windfalls.
  - It is not clear whether the figure of 300 homes is to be used as a housing requirement figure for the plan or how much housing is proposed to be delivered through the neighbourhood plan policies. There are a number of options for the plan makers in setting the housing requirement figure:
    - They may request an indicative housing requirement from the LPA as suggested by the 2019 NPPF, or
    - They may choose to set a housing requirement figure of 300 additional homes based on the evidence of demand from the Housing Needs Assessment, or
    - They may choose another figure justified through evidence on the supply of potential sites, e.g. a lower or higher figure if fewer or more sites are available.
  - A statement should be prepared to demonstrate that the housing figure chosen is in conformity with the adopted UDP policies and that it will support the delivery of the emerging Local Plan policies. Data should be presented to demonstrate how housing will be delivered in the Plan area throughout the lifetime of the plan. This will demonstrate whether the plan's policies will help deliver the housing need identified.



- 1.4 This note addresses the above recommendations from the Health Check. It sets out the evidence on which the Council has based its housing need figure, the sources of supply that could meet the housing need, and the housing requirement figure which has been set for the Neighbourhood Area.

## **2. Housing Need for Park Neighbourhood Area**

- 2.1 In May 2020, the Council reviewed the evidence in the HNA to determine whether it could be considered out of date. The HNA provided a number of approaches to calculating the housing requirement, and at the time the Neighbourhood Forum chose to take the figure which was based on the housing requirement from the UDP and Core Strategy. However, both of these are out of date and not based on the emerging Local Plan, specifically Policy SD3.
- 2.2 The Council does not have an established method for calculating the housing requirement for Neighbourhood Areas, due to the Plan being prepared under the 2012 NPPF, so it considered that the most appropriate course of action was to update the work AECOM had prepared.
- 2.3 AECOM calculated four possible housing projections based on:
- A composite Local Plan-derived figure derived from a midpoint of the adopted Replacement Unitary Development Plan and the Core Strategy Preferred Options housing targets
  - The Government's 2012-based household projections for Calderdale, extrapolate to Park Ward, translated from households to dwellings, and rebased to actual 2014 population figures.
  - A projection forward of gross dwelling completion rates 2001-2011
  - A projection forward of gross dwelling completion rates 2011-2015.
- 2.4 Taking these approaches, the Council has used the most up to date information (where available) to provide revised housing projections.

### Housing Requirement Based on Local Plan Housing Requirement

- 2.5 Although the Neighbourhood Plan must be in conformity with the strategic policies of the Replacement Calderdale UDP, it is considered prudent that the Neighbourhood Plan should take account of the emerging Local Plan, and importantly, its housing requirement figure. The method for calculating housing need has changed significantly since the Replacement UDP was prepared, and also since the Core Strategy Preferred Options was prepared. The Council consulted on a revised housing requirement figure for the borough in the 'Housing Requirement Update and Potential Supply' consultation in January 2020. The housing requirement over 15 years of the plan period is 997 dwellings per annum.
- 2.6 According to the 2011 Census (no updated data available), 5.75% of all dwellings in Calderdale are in Park Ward. Calculating the housing requirement based on the current distribution of dwellings, this equates to 57 dwellings per year or 855 dwellings over a 15 year plan period.



#### Housing Requirement Based on Household Projections

- 2.7 Local Planning Authorities have been advised against using 2016-based household projections for calculating their housing requirement. The 2014-based population projections project a total number of 105,238 households in Calderdale in 2033.
- 2.8 According to the 2011 Census (again, no updated data available), 5.552% of all households in Calderdale are in Park Ward. If the distribution of households in Calderdale remains the same, in 2033 Park Ward will have 5843 households. This is an increase of 923 households (from the 2011 Census figure of 4920 households), equating to 62 per annum.
- 2.9 The HMA identified a household to dwelling ratio of 0.928 households per dwelling. Using the 2033 household projection figure, this would equate to an increase of 857 dwellings, or 57 dwellings per annum.

#### Housing Requirement Based on a projection of previous gross housing completion rates

- 2.10 The AECOM evidence considered gross completion rates between 2001 and 2015. Figures are now available (and have been updated since the AECOM work was prepared), for the period 2001/02 to December 2019 (data for the full monitoring year 2019/20 not yet available).
- 2.11 The data show that between April 2001 and December 2019, there have been a total of 462 gross residential completions in Park Ward. This equates to 23.1 dwellings per annum. Projecting this completion rate forward over the plan period, results in a figure of 347 dwellings.

#### Comparison of Housing Requirement Figures

- 2.12 For ease, the figures derived from the HNA and the updated figures are set out in the table below:

	<b>AECOM 2015</b>	<b>Updated 2020</b>
<b>Calderdale's Housing Requirement (UDP, Core Strategy, Local Plan)</b>	<b>342</b>	<b>855</b>
<b>2014 based household projections</b>	<b>984</b>	<b>857</b>
<b>Dwelling Completion Rate</b>	<b>2001-11 Projected - 314 2011-15 Projected - 365</b>	<b>2001-19 Projected - 347</b>

- 2.13 The housing need for Park Ward based on the borough's housing requirement has increased significantly, but this is a reflection of the changes to the way that local planning authorities now calculate their housing requirement. The Local Plan housing requirement is a significant step up from the Replacement Calderdale UDP.
- 2.14 The dwelling completion rates in the table are likely to be a reflection of the constrained supply of larger sites in Park Ward. It is considered that although a continuation of the completion rates may represent future delivery in the Neighbourhood Area, it is not an indication of the housing need.



2.15 It is therefore considered that the housing need for the Neighbourhood Area is **856 dwellings over a 15 year plan period**. This is an average of the figure derived from the Local Plan housing requirement and the figure derived from the 2014 based household projections.

### 3. Sources of Supply

3.1 It is important to have an understanding of the sources of supply for meeting housing need. As in the Local Plan, supply is met through the completion of units since the start of the plan period, the implementation of existing planning permissions, the delivery of windfall sites, and the allocation of sites for residential or mixed use.

3.2 **Net Completions** – this is the number of net residential completions since the beginning of the plan period. Data is not currently available for the quarter January – March 2020.

	Gross Completions	Losses	Net Completions
2018/19	110	4	106
2019/20	10	0	10
2020/21*	2	4	-2

\*excludes period Jan-March 2021

3.3 **Extant planning permissions** – this is the number of residential units with planning permissions which are yet to be completed. These are shown in the table below. A 10% discount has been applied to take account of the potential that some permissions may lapse prior to commencing. This is in line with the approach taken in the Local Plan.

HLA Site Number	Full Address	Total Units For Site	Units Not Built	DC Number	Approval Date
HLA00501	Adjacent, 160 Warley Road, Halifax.	1	1	18/00247	01/05/2018
HLA00507	Land adjacent, 37 Warley Road, Halifax.	1	1	17/00594	20/10/2017
HLA00508	Adjacent Staveley, Harewood Place, Halifax.	1	1	19/00860	16/09/2019
HLA01589	Former Fenton Works, Thornton Terrace, Halifax.	5	1	01/00775	17/07/2001
HLA04336	King Cross Library, 235 to 237 King Cross Road, Halifax.	2	1	19/00681	19/08/2019
HLA04847	5 to 6 Park Road, Halifax.	2	2	14/01169	06/02/2015
HLA04977	Spring Hall Mills, Mile Cross Road, Halifax.*			17/01039	11/01/2019
HLA05164	Junction Hotel, 192 King Cross Road, Halifax.	7	7	17/00450	07/07/2017
HLA05287	Stannary Place, Halifax.*			18/00310	11/06/2018
HLA05325	The Probation Centre, Spring Hall Lane, Halifax.	36	36	18/56007	06/09/2018
HLA05410	Stable Block, Mayfield House Residential Home, 162 West Royd Close, Halifax.	6	6	00/00000	02/01/1900



HLA05571	Craven House, Hopwood Lane, Halifax.	1	1	20/00018	29/06/2020
HLA05631	Rear of 278 Gibbet Street, Halifax.	1	1	19/00666	17/12/2020
HLA05543	Woodgate, 164 King Cross Road, Halifax.	1	1	19/01468	14/02/2020
<b>TOTAL</b>		<b>64</b>	<b>59</b>		
<b>TOTAL with 10% discount</b>			<b>53</b>		

\*allocated in the Local Plan, so excluded from the totals. Data from December 2019 HLA.

- 3.4 **Windfall Sites** – these are sites not identified in the development plan. A windfall allowance has been identified in the Local Plan based on historic delivery rates of windfall sites. The same data and approach has been used to calculate the windfall allowance for Park Ward.

Windfall Completions Park Ward – Non Exceptional Sites (sites of less than 10 units)

Year	No. Windfalls
2008/09	3
2009/10	3
2010/11	5
2011/12	0
2012/13	4
2013/14	1
2014/15	2
2015/16	4
2016/17	2
2017/18	2
2018/19	9
<b>Total</b>	<b>35</b>
<b>11 year average</b>	<b>3.2</b>

- 3.5 Based on the same approach as the Local Plan windfall allowance, it is considered appropriate to project forward the windfall delivery rate at 100% of past completions for Years 4 and 5 of the Neighbourhood Plan, falling to 80% of past completions for the remainder of the Plan Period.
- 3.6 This equates to 38 dwellings.
- 3.7 **Local Plan Allocations** - a number of sites within the Neighbourhood Area are proposed land allocations in the Local Plan. The delivery of these sites will contribute to meeting the housing need in the Neighbourhood Area. They are listed in the table below. Note that LP0370 is a Mixed Use Site, but with no residential element.

Site Ref	Address	Allocation	Residential Capacity
LP0164	Site of High Level Works, Pellon Lane	New Housing Site	34
LP0370	Land of Armitage Road, King Cross	Mixed Use Site	0



LP0407	Spring Hall Mills, Mile Cross Road	New Housing Site	16
LP0814	Land at Richmond Place	New Housing Site	54
LP0815	Works Depot, Stannary Place	New Housing Site	51
LP1431	Former Mayfield Garage, Queens Road	Mixed Use Site	17
<b>TOTAL</b>			<b>172</b>

Source of Supply	Number of Units	Comments
<b>Net Completions</b> 2018/19 2019/20 2020/21*	106 8 -2	* excludes Jan-Mar 2021
<b>Extant Planning Permissions</b> (including application of a 10% lapse rate)	53	59 units within the ward have extant planning permission. Lapse rate of 10% has been applied. Sites with permission but are also Local Plan site allocations have been excluded to avoid double counting.
<b>Windfall Sites</b>	38	
<b>Local Plan Allocations</b>	172	
<b>TOTAL</b>	<b>375</b>	

#### 4. Setting the Housing Requirement

- 4.1 Less than 50% of the area's housing need can be met through existing planning permissions, windfall sites and Local Plan allocations. The Neighbourhood Area lacks the supply of suitable sites to meet housing need, and this has been demonstrated through the small number of Local Plan allocations. The area is a high density urban area and lacks large vacant sites for residential development which will prohibit development of such a scale to meet housing need in full.
- 4.2 The Council are therefore satisfied that the evidence above justifies a housing requirement figure which is lower than the housing need figure. **The Council considers that a housing requirement figure of 350 units is appropriate for inclusions in the Neighbourhood Area.** This figure is slightly lower than that calculated from the sources of supply above, however, it will allow for under delivery of windfalls and Local Plan site allocations, and further under delivery of extant planning permissions. It is considered that as the Local Plan has demonstrated that Calderdale's housing need can be met in full across the borough, the level of need which cannot be met within the Neighbourhood Area will be met elsewhere in the borough. It is therefore considered that the housing requirement supports the delivery of the Local Plan.



- 4.3 The Health Check report identified a need to demonstrate that the housing requirement figure is in conformity with the Replacement UDP, as well as the emerging Local Plan. In terms of the Replacement UDP, Policy GH2 'Provision of Additional Dwellings' sets out the housing requirement figure, but also includes a mechanism to address issues of oversupply, to avoid undermining the regeneration objectives of the Regional Spatial Strategy (RSS), on which the housing requirement was based. However, the government agenda now is to accelerate housing growth. It is therefore considered that the approach taken in the Replacement UDP is out of date.