

From: Calderdale Metropolitan Borough Council  
Sent: 19 August 2022 15:28  
To: Tony Burton  
Subject: Park Ward Neighbourhood Plan - Examination

Dear Mr Burton,

Please find below the responses to the questions you forwarded us on 3 August, on behalf of CMBC and the Neighbourhood Forum. We will also be publishing them on the Council's website. A number of attachments are included.

**· Please can you confirm what comprises the development plan for the neighbourhood area?**

The Replacement Calderdale Unitary Development Plan (RCUDP) 2009

**· Has Calderdale MBC expressed any views on the Plan's contents subsequent to those made at the Regulation 14 pre-submission stage - if so then please may I be sent a copy?**

Feedback to the Forum since this stage has been given on an informal basis taking the form of collaborative meetings which have not been minuted.

**· Does Calderdale MBC consider the submitted Plan to be in general conformity with the strategic policies of the development plan?**

Yes

**· What is the planning status - if any - of each of the eight "Key Derelict Sites" identified in Policy PW1?**

- PW1.1 Queens Road/Parkinson Lane .... Primary Employment Area (RCUDP) – Proposed Mixed Use Allocation (emerging Local Plan) development commenced on permission 20/00462/FUL

- PW1.2 Parkinson Lane/Warley Road .... Primary Housing Area (RCUDP)

- PW1.3 Boston Street/Gibbet Street .... Part Town Centre / Part Primary Employment Area (RCUDP). Primary Employment Area in emerging local Plan

- PW1.4 Williamson Street .... Primary Employment Area (RCUDP) / Proposed New Employment Site (emerging Local Plan)

- PW1.5 164 King Cross Road .... Primary Housing Area (RCUDP) / No designation (emerging Local Plan)

- PW1.6 Leafland Street .... Primary Employment Area (RCUDP & emerging Local Plan)

- PW1.7 Rear of Ryburn Terrace .... Primary Employment Area - Vacant buildings replaced with newbuild employment use 13/01109/FUL

- PW1.8 Pellon Lane above Queens Road junction .... Primary Housing Area (RCUDP) / Designated New Housing Site LP0164 in emerging Local Plan

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**What opportunities have landowners of the eight "Key Derelict Sites" identified in Policy PW1, six "Local Green Spaces" identified in Policy PW6, Queen's Road Neighbourhood Centre identified in Policy PW7 and six "Local Heritage Assets" identified in Policy PW11 been given to inform the Plan - it would be helpful to be sent copies of any direct correspondence between the Forum and any landowners**

Letters were hand delivered to the owners of the derelict sites and the buildings included in the non-designated heritage assets policy, explaining the proposals. None of these received a response but a copy of the letter is on WeTransfer. Also, Cllr Lynn held discussions with the owner of the site at the junction of Parkinson Lane and Queens Road, and subsequently assisted him with bringing forward planning proposals to create the Queens Road Business Park, now nearly completed.

Local Green Spaces and QRNC - all but one of the LGS sites, and QRNC, are owned by CMBC. A meeting was held with the Council's Asset Manager to explain the proposed designations in the NP; the minutes of this are attached. St Augustine's LGS (PW6.2) is the only non-Council owned site; similar meetings/discussions were held with the organisation.

In addition, all residents and businesses were kept informed of work on the plan and had opportunity to comment through community group and business consultations, public meetings/AGM, and via the NP website. Formal consultation opportunities were available at Reg 14 and Reg 16 stage.

**What comprises the "Housing Technical Note" referenced in the Plan (e.g. paragraph 6.14)**

This should have been one of the supporting Information Base documents submitted along with the other plan documents. The note was prepared by CMBC to inform/support the Neighbourhood Plan, and was based on Local Plan work and information regarding housing developments/completions in the neighbourhood area covering housing requirements and density of new housing development. It is included in the attachments.

**Policy PW1 - Please will you confirm the intention of including sites PW1.1 and PW1.7 in the Plan given they were both in a purposeful use when I visited them**

The sites were unused and derelict at the time of the plan's preparation and submission to the Council. Policies and proposals sometimes get overtaken by events due to NP procedures and timescales. The NP policy was intended to encourage development interest in the derelict sites, if they are now in use that's good news. They could be deleted from the list covered by the policy.

**Policy PW2 - What is the evidence supporting a minimum net density of 45 dwellings per hectare?**

CMBC advised on an appropriate minimum density for new housing development in the neighbourhood area based on evidence from work on the Local Plan and research into past housing completions and other factors in Park Ward. The detailed evidence is set out in the Housing Technical Note (attached as mentioned).

**Policy PW4 - What are the "current appropriate living space standards"?**

This was intended to refer to requirements or guidance in existence at the time relating to room sizes, ventilation, light, outside amenity space etc to ensure dormers and other extensions provided acceptable accommodation. On reflection it may be slightly "woolly" and would be covered by Building Regulations which any works would have to comply with. There is no objection to this criterion being omitted from the policy. For information, work will soon be underway on a Placemaking and Design Guide Supplementary Planning Document for Calderdale which will cover these issues.

**Policy PW8 - What is the evidence for the boundary of the "Queens Road South" local centre?**

The proposed new centre includes an identifiable small group of retail/service uses detached from the main Queens Road retail centre (defined as a District Centre in the Local Plan) and serves local needs in the adjoining part of the neighbourhood area. These facilities are well used by adjoining local residents and the policy aims to recognise the role of this group of facilities and assist their protection and potential future improvement. If required, it may be possible to acquire further evidence from the last Retail Survey carried out by CMBC.

**Policy PW11 - Please will you confirm the location of PW11.6 "Hill Top Houses" as this is not shown on the Policies Map**

An updated version of the Policies Map showing PW11.6 has been produced (see WeTransfer). It is by PW6.4 in the left-hand corner.

**Policy PW12 - What is the evidence for the "key access routes" identified on the Policies Map?**

The importance of pedestrian access between the neighbourhood area and the town centre was stressed in consultation meetings with residents and community groups; comments highlighted the need to improve ease of access and the physical environment of the routes, and this was accordingly included in the list of key issues for the NP to address. The street pattern in the neighbourhood area clearly shows the main routes and the frequency of use of these routes was confirmed by observation and local knowledge.

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Please let us know if you have any further queries on any aspect of the above. We look forward to the next stage of the examination process.

Kind regards,

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Planning Officer

Spatial Planning Team

