

Consultation Draft

January 2024

CALDERDALE

PLACEMAKING &

DESIGN GUIDE

Supplementary Planning Document





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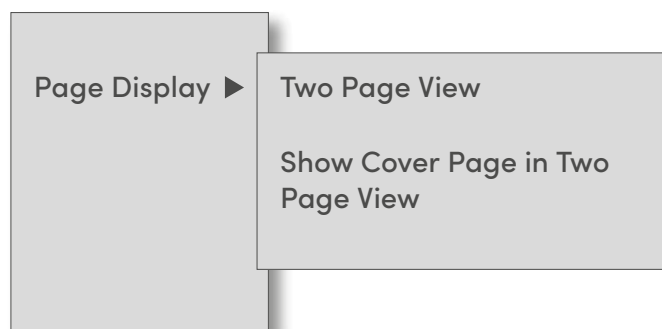
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CALDERDALE PLACEMAKING & DESIGN GUIDE SPD

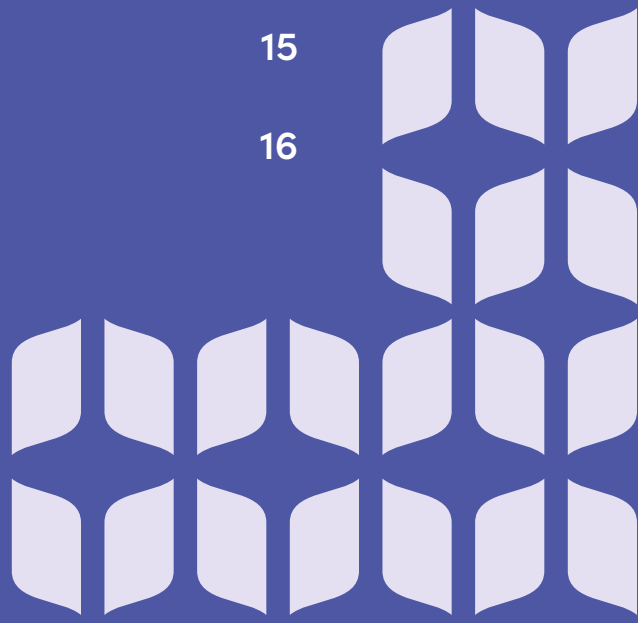


Introduction

Delivering Better Places

What is the purpose of this Design Guide and how will it help to deliver better places, buildings and homes in Calderdale?

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Foreword

The quality of Calderdale's built and natural environment is key to the Borough's success as a place to live, work and visit. There is an abundance of characterful, historic towns and villages, an extensive network of paths through exceptional landscapes, and world-class events happening in special venues and spaces.

The independent and entrepreneurial spirit of Calderdale is as vibrant today as it was during the Industrial Revolution, which shaped so much of the current urban landscape. Like-minded people continue to organise, invigorating their communities by facilitating real, positive changes. This is the hallmark of a successful place.

In some areas, many face deprivation and inequalities. Calderdale Next Chapter, aims to address the existing problems by providing access to shops, sustainable transport and community facilities for all, ushering in a more equitable and above all sustainable future.

However, it is also essential that we understand and protect the natural beauty of Calderdale while supporting the spirit and aspirations of those living and working in the area. We should cherish our heritage while ensuring Calderdale remains resilient to the increasing challenges of the climate emergency. As we embrace the necessary change, we strive to balance the need both for preservation and innovation. The best designs offer solutions that can appear effortless.

The place has a huge role to play in addressing the increasing pressures of the many impacts brought on by climate change. The importance of using green spaces in managing surface water, providing adequate shade and shelter, maintaining good air quality, and enhancing general wellbeing are the key aims reflected in this guidance.

This guidance seeks to demonstrate that there is an opportunity to enhance the built environment at every scale, from single-home extensions to major urban interventions and everything in between.

“Urban design has a lasting impact on all our lives and our ability to reduce inequalities, create thriving towns and take climate action. It is really important that any planning application supports the wider aspirations for our place and helps to make life in Calderdale better for all. This will be easier to achieve with the advice set out in the planned Calderdale Placemaking and Design Guide, and we want to hear from as many local people as possible about what this could look like.”

*– Cllr. Jane Scullion,
Leader of Calderdale Council*



Planning Context

This document is part of a suite of non-statutory Planning Guidance, which provides further clarity on policies set out in the Local Plan. It is important that this guidance is read alongside statutory policy and plans, and other planning guidance as appropriate for the type of application.

What is a Supplementary Planning Document (SPD)

The Placemaking and Design Guide SPD will be a material consideration in the determination of future planning applications. Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in the adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

Who will use it?

This document is intended for use by anyone involved in the planning application process. It should be used by residents, developers, builders and agents including architects and planning consultants in shaping development proposals. It will inform the Council's pre-planning application service and will assist the Local Planning Authority in making clear and consistent decisions on planning applications.

The guidance in this SPD is intended to be adaptable to future policy changes, and to remain relevant into the future. It therefore should be read alongside the most up-to-date Local Plan (and associated guidance) and interpreted within that context to form part of a strategy which, to some extent, will evolve over time.

Local Policy Context

Local Plan

The Calderdale Local Plan was formally adopted by Full Council on 22 March 2023. The Local Plan sets out how the Council proposes to meet its objectively assessed needs for housing and other development in the period up to 2032/33. The Local Plan establishes a range of policies which provide an overarching context for this SPD, including the allocation of land for various types of development, including two Garden Communities to the south and east of Brighouse (Policy SD6).

Further information about allocated sites, including key constraints and site-specific considerations can be found in 'Appendix 1 Site Allocations - Supporting Information', a separate document accompanying the Local Plan.

Policy BT1: High Quality Inclusive Design

Policy BT1 of the Local Plan provides the overarching policy basis to enable high-quality, inclusive design throughout the Borough. This Placemaking and Design Guide SPD explains how planning Policy BT1 should be implemented, providing design guidance which will ensure that development results in exemplar places and delivers a consistent and high-quality standard of design.

The SPD is also informed by the Council's Corporate Priorities:

1. Reduce inequalities
2. Create strong, thriving towns and places
3. Tackle the climate emergency

New development has a huge role to play in delivering these key aims.

Other SPDs

A variety of other SPDs have been produced by the Council and explain in detail how specific policies in the Local Plan should be implemented. These are also material considerations in the determination of planning applications. Refer to the Council's website for an up-to-date list of these documents.



National Design Guidance

The National Design Guide & the National Model Design Code

Introduction

The National Planning Policy Framework (NPPF) makes clear that creating high-quality buildings and places is fundamental to what the planning and development process should achieve. As part of this aim, the National Design Guide, and the associated National Model Design Code (NMDC), illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

National Design Guide (2019)

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places. These are formed into ten characteristics; summarised into three themes of Character, Community and Climate, and illustrated in the adjacent diagram.

It states that: *"Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community...[and] work to positively address environmental issues affecting Climate."*

National Model Design Code (2020)

The NMDC is not in itself a design code, rather it is a guide to producing a design code. Its purpose is *"...to provide detailed guidance on the production of design codes, guides, and policies to promote successful design."*

The document has two parts:

1. **National Model Design Code:** Summarises the process of creating a design code.
2. **Guidance Notes for Design Codes:** Provides greater detail on the possible content of a design code.

The NMDC expands on the ten characteristics of good design set out in the National Design Guide and, using these as chapter headings, sets out both an overall framework and sample content.



10 Characteristics of Well Designed Places (National Design Guide)



National Model Design Code



Guidance Notes for Design Codes

Other Design Guidance

The design principles in this document have also been strongly influenced by the following design guidance and methodologies which focus on the role of design and placemaking in the creation of places which encourage more sustainable and healthy lifestyles. The principles in these documents are incorporated into various sections of this document, to provide Calderdale specific guidance.

Green and Healthy Streets

Green and Healthy Streets are streets designed in a way that allow people to live active and healthy lives. Examples of Green and Healthy Streets infrastructure includes cycle lanes and cycle racks, pedestrianised streets, benches under shaded areas, clean air, and reduced noise pollution.

Building for a Healthy Life

The principles within the Homes England guidance “Building for a Healthy Life” prioritise the creation of integrated neighbourhoods, distinctive places, and streets for all. The methodology set out may provide a useful way of testing initial design proposals alongside the guidance in this document.

Active Design

This guidance from Sport England provides a set of principles aimed at helping to create ‘active environments’. It sets out how the design of our environments can help people to lead more physically active and healthy lives in the form of 10 principles, in 4 categories, as follows:

1. Activity for all
2. Walkable communities
3. Providing connected active travel routes
4. Mixing uses and co-locating facilities
5. Network of multi-functional open spaces
6. High quality streets and spaces
7. Providing activity infrastructure
8. Active buildings, inside and out
9. Maintaining high-quality flexible spaces
10. Activating spaces

Safer Parks: Improving Access for Women and Girls

This document has been prepared by Keep Britain Tidy, Make Space for Girls, the University of Leeds and West Yorkshire Combined Authority. This guidance explains how changes can be made to park design and management to help women and girls feel safer and more welcome in these spaces, at all times of day and throughout the year, opening-up access to the huge physical and mental health benefits that these spaces can bring.

Manual for Streets

Manual for Streets explains how to design, construct, adopt and maintain new and existing residential streets. It can also be applied to the redesign of existing streets.

Manual for Streets 2 – Wider Application of the Principles

Manual for Streets 2 expands on the design advice in Manual for Streets 1 to include how to plan and improve busy urban and rural streets. It is intended to assist those in the planning, construction and improvement of our streets to deliver more contextually sensitive designs.

Key References

Building for a Healthy Life:

www.calderdale.gov.uk/docs/placemaking/Building-for-a-healthy-life.pdf

Active Design:

<https://www.calderdale.gov.uk/docs/placemaking/Active-Design.pdf>

Safer Parks:

www.makespaceforgirls.co.uk

Manual for Streets 1 and 2

www.gov.uk



The Importance of Placemaking

This Design Guide sets out the Council's expectations for the design of new development in Calderdale. The guide puts emphasis on creating places which incorporate high quality green space, reflect positive aspects of the character of Calderdale, and create walkable neighbourhoods. These aspects of placemaking are given prominence as they contribute to improving health and wellbeing and support the natural environment while addressing the challenges presented by the climate emergency.

What is 'Place'?

A 'place' is the environment where we live, the community that inhabits it, and the positive experiences that come from the interaction of people with their surroundings. Places are meaningful as they give a backdrop to our experiences of daily life and our memories, nurturing our sense of belonging and pride.

Successful places in Calderdale should be:

Distinctive – they relate to their context while enhancing their surroundings.

Green – landscape is protected and enhanced with a focus on increasing biodiversity.

Easy to get to and move around – streets and spaces are easy to navigate.

Safe and inclusive – accessible and attractive to everyone.

Adaptable – a range of activities are supported and there is flexibility to change to meet future needs.

Attractive – town centres and high streets are vibrant with a mix of activities that serve the needs of the community, attract visitors, and enhance their character.

Sustainable – use resources carefully and are resilient to climate change.

Why are successful places important?

Successful places support communities beyond the basic necessities of safe shelter, providing value to everyone.

Social Value – successful places support inclusive and resilient communities offering deeper connections and reducing social isolation.

Health Value – active movement is facilitated, reducing the need for air-polluting car journeys resulting in numerous health benefits. High quality greenspaces with play areas, sports and leisure provision promotes healthy lifestyle and supports mental health.

Ecological Value – landscape, wildlife and natural greenspace are accessible to all, and flourish under the stewardship of the community.

Environmental Value – adopts principles of sustainability, focusing on reducing the impact on the environment and building resilience.

Cultural Value – celebrates the heritage, arts, and beliefs of the people which contribute to the unique character.

Why is This Document Needed?

Defining the Problem

While there are many great places and buildings in Calderdale, the quality of new development can be variable, sometimes detracting from the appearance and character of existing settlements. The reasons for this are many, but key issues include:

Poor response to context

- Lack of understanding of local development patterns
- Poor relationship to neighbouring buildings, including overlooking and over shadowing
- Use of standard building designs that could be anywhere in the country
- Use of materials and detailing which are not common in the surrounding area
- Alterations and additions which do not take into account the appearance of the original building or its context

Unattractive streets

- Lack of street trees and landscaping
- Windowless walls facing the footway
- Poorly considered refuse collection and servicing areas
- Tall, unattractive boundary treatments

Car-dominated environments

- Over-engineered streets and junctions
- Street frontages filled with parked cars
- Front gardens and forecourts dominated by hard paving
- Poorly linked pedestrian and cycle routes

Poor quality open spaces

- Lack of well-designed, inclusive, public open space and play areas
- Poor consideration of accessibility issues on sloping sites
- Little consideration for safety of users
- Lack of provision for ecology and biodiversity
- Poorly designed and integrated drainage features, limiting amenity value

Typical examples of poor design from elsewhere in the country



Poorly considered areas of landscaping with little or no amenity value



Frontages dominated by car parking, with little or no landscaping



Poor quality detailing with no reference to local precedents



How will a Design Guide Help?

What is a Design Guide?

A Design Guide is a document setting out good design principles for any future development. Information is presented as a mix of diagrams and supporting text, easy to understand and concise.

A Design Guide should:

- Provide clarity about what will be acceptable at an early stage of the design process.
- Reflect local character and identity.
- Help to create places with a consistently high quality of design.

The guidance effectively sets a benchmark for quality, with an overarching ambition of maintaining and creating attractive and successful places which all sections of the community can enjoy.

What does this Design Guide do?

Fundamentally, this Design Guide sets out the Council's expectations for what good design should look like in Calderdale. It supports and encourages innovative, sustainable design which will enhance the distinct character and identity of Calderdale and the individual settlements within it.

The guide explains what needs to be done to demonstrate that a designer has analysed and addressed key aspects of the character of the development site and the wider context. It then provides guidance on how buildings and places should be designed to respond to this analysis and create high quality, successful buildings and places.

It also provides links to other relevant reference documents and sources of information which provide further guidance on key subjects.

The guide should be read alongside relevant Neighbourhood Plans (where available), which offer more detailed guidance for particular areas of the district.

Who will use it?

This Design Guide should be read by anyone proposing development in Calderdale. This includes all types and scales of development from house extensions to large residential or commercial development sites and public realm improvements.

This Design Guide will be a material consideration in the determination of planning applications, which means that its contents must be considered as part of the decision making process when deciding whether to give planning permission or not. For this reason, it will be used by people preparing applications, as well as those appraising and commenting on them.

People preparing a planning application

The guide sets out clear design principles for applicants to follow, including both good and bad built examples. It also provides recommendations for the drawings and information which should be provided to demonstrate an understanding of the guidance.

People assessing and commenting on a planning application

This will include planning officers, consultees within the local authority, members of the planning committee, members of the public, and external consultees.

This guide provides a clear set of design and placemaking principles which planning applications are expected to comply with. Where proposals are falling short, the document provides a convenient resource for discussions with applicants, presenting clear guidance and relevant case studies for discussion.

People designing development which doesn't require a planning application

Some types of development are considered Permitted Development, which does not require planning permission (refer to Part D). However, designers are still expected to review the relevant information in this document so that a consistent level of design quality is maintained across the district.



How This Guide has Been Prepared

This SPD has been prepared over a period of approximately 8 months, commencing in March 2023. The process has involved input from the local community, key stakeholders, representatives of public sector agencies, and members and officers of Calderdale Council.

Community Engagement

The community engagement process commenced with an invited launch event held on 15 March 2023 in Halifax Town Hall.

This was followed by a series of public exhibitions and workshops held in May in Halifax, Elland, Brighouse/Rastrick and Hebden Bridge. Attendees were asked first to identify places and buildings which they liked or disliked both locally and in Calderdale as a whole. They were then asked about their vision for the future, and what they thought the Design Guide needed to include.

This process was supported by a website which allowed people to identify specific places on a map of the district and leave comments both positive and negative.

Following the workshop events, an invitation was sent to all the attendees and key stakeholders identified by the Council, asking if they would like to join a Community Review Panel, to review and advise on the developing design guidance. A group of approximately 25 individuals agreed to become members of this group and a total of four events were held online over the course of the project.

Engagement with Council Officers

To provide a platform for regular discussion and update, the Council established a project working group including key officers from planning, transport, housing, education, and flood risk. This group met on a regular basis to review and comment on the evolving design principles.

Separate meetings were also held with officers in other departments including conservation and the major projects team.

Engagement with other Stakeholders

Representatives of public sector agencies were also consulted individually or as part of the wider process.

A workshop was also held with local architects and housebuilders, organised by the local branch of the RIBA.

Summary

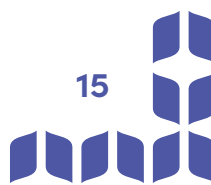
This SPD aims to balance the aspirations and objectives of these people with acknowledged best practice principles for the design and development of sustainable high quality places.

Launch Event - Halifax Town Hall



This process makes one feel excited and enthusiastic, proud of what the future will be – it's important to involve people in development.

– Member of the community at engagement event, May 2023



Overarching Design Principles

Introduction

The six overarching design principles which follow were developed from the key themes which emerged from the community and stakeholder engagement process. They respond to the concerns and aspirations of the people of Calderdale and seek to provide a framework for the more detailed and site specific design guidance which follows. All design proposals should be developed with these overarching principles in mind.



Protect & Enhance the Landscape Character

Calderdale's landscape and open spaces have intrinsic character, beauty, and value. New development can benefit from the natural beauty of Calderdale, as well as having the potential to impact the landscape. Successful places in Calderdale have a strong connection to the landscape, which has shaped every aspect of the built environment, industry and day-to-day life.

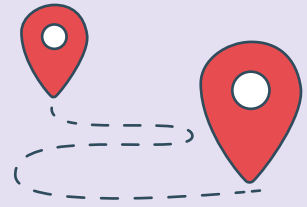
Proposals must protect the significant historical and visual/scenic quality of Calderdale's landscape character.

Proposals must seek to protect, enhance and create new green infrastructure through securing multi-functional benefits such as an improvements to habitat condition, increase in biodiversity, access to nature and recreation, natural flood management, renewable energy production and food production.



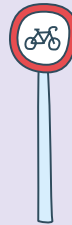


Health & Wellbeing



The promotion of health & wellbeing must underpin all proposals. This principle promotes well connected neighbourhoods that improve pedestrian and cycle connectivity above vehicular. It must also ensure that proposals of any scale have adequate access to outdoor green and blue space - both public and private.

Homes and neighbourhoods must promote the health of those who live there. Well-designed places should not only be physically but also mentally beneficial.



Act on the Climate Emergency

The impact of proposals on the climate crisis must be a key consideration when putting forward a proposal. Proposals must seek to minimise embodied carbon* and must also seek to create high performance buildings. This should be done through considering matters such as passive design methods and efficient design and construction methods. The reuse and repurposing of the built fabric is also essential to a carbon reduction strategy.

Through creating environmentally stringent proposals they should be future proofed and be beneficial to those who live, work, and use spaces. New proposals must be resilient to climate change, including flood risk.

*Embodied carbon is the amount of carbon dioxide (CO₂) emitted during the construction of a building. The extraction of raw materials, the manufacturing and refinement of materials, transportation, installation and disposal of old supplies can all produce embodied carbon emissions.



Overarching Design Principles



Inclusive Design To Reduce Inequalities & Address Poverty

Proposals must consider the needs of all sections of the community and designers should begin by asking “How will everybody use this space, place, building, highway or form of transport – including deaf, disabled and neurodivergent people?” Designers should consider variation in mobility, vision and light, hearing and sound, fatigue, mental health, strength, dexterity, neurodiversity, cognitive functions and communication.

Accessibility is a key aspect of inclusive design and proposals must ensure that new development is well connected and coordinated with existing infrastructure, ensuring that everyone is able to get to and from the places and services that they need to access.

This also includes the provision of high-speed broadband which has an important role to play in allowing disabled, chronically ill and/or older people who may not be able to get out often, to benefit from improved access to services, information, recreation, and home-based employment opportunities.

Proposals must be rooted in and supported by local communities. Applicants should ensure local communities are engaged with and consulted at an early stage.

A collaborative planning process helps ensure the best outcome for developers, designers, the Council and local communities alike. This collaboration will better ensure a sustainable, safe, inclusive, and well-designed proposal that is supported by all.

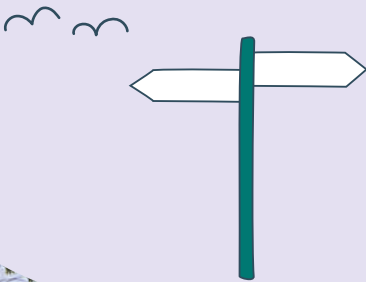
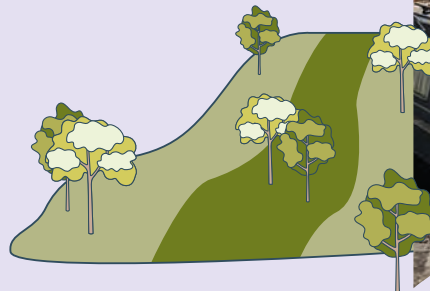




Local Distinctiveness

Proposals must respond to the unique conditions and character of the district. These characteristics include architectural, topographical, historical, cultural and natural contexts.

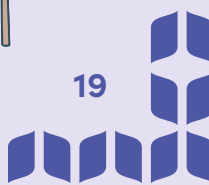
Proposals must seek to utilise the potential these characteristics afford them. This will help to enhance new proposals and better weave them into the distinctiveness of the district and local context.



Walkable Neighbourhoods

A walkable neighbourhood is one where a range of day-to-day facilities and services are easily accessible within approximately 15-20 minutes' walk of home, reducing the need to use private vehicles for short trips and encouraging the creation of a stronger sense of community. Places designed in this way have numerous benefits for health and mental wellbeing resulting from increased levels of regular exercise in daily life, reduced pollution from vehicles, and greater opportunities for meeting and interacting with other people.

Proposals must look for opportunities to create new walkable neighbourhoods and/or reinforce existing ones through careful consideration of appropriate uses and inclusion of new/improved pedestrian and cycle linkages. While it is recognised that this approach is hard to achieve in more rural areas, and that additional factors need to be considered in relation to those who are less mobile, the essential aim of creating interesting places with a convenient mix of different uses has potential benefits for all.





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Part A

Using The Design Guide

Part A explains how to use the Design Guide.

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How the Guidance is Set Out

The guidance is set out as a series of design principles and sub-principles supported by explanatory text, diagrams and photographs. Where appropriate, references are provided to national and local planning policy or other key guidance documents which provide additional information in support of the design principles.

How the principles are worded

A distinction is made in the document between design principles which are considered mandatory and those which are strongly recommended. The guidance uses particular wording to clarify this distinction as follows:

The use of the words **must/must not** or **will/will not** identifies mandatory design principles. Designs which do not comply with these principles will not be granted planning permission.

The use of the word **should** identifies design principles which are considered good or best practice and these should be followed unless there are strong reasons for doing otherwise.

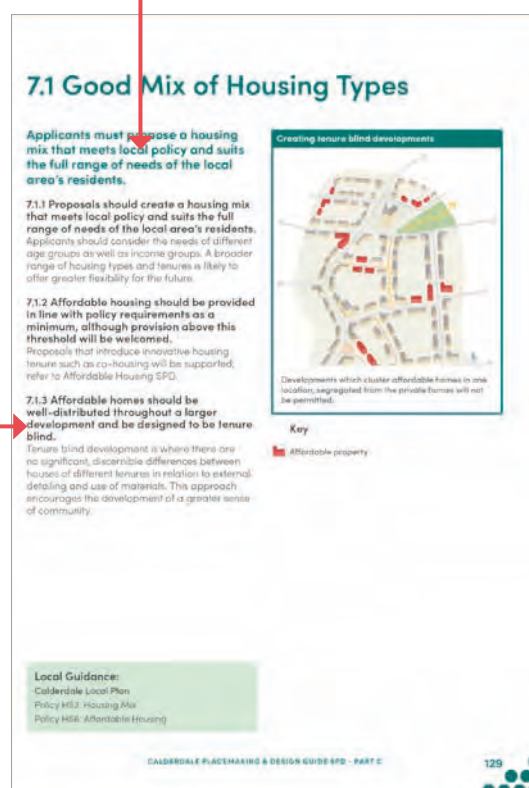
Example pages

Each of 10 key design characteristics is introduced with a summary of why it is important.



Coloured boxes at the foot of the page list Local Plan Policies and other reference documents which provide relevant additional information.

Each main design principle is set out at the top of a page in larger coloured text



Sub-principles explain how the main principle will be achieved and are highlighted with bold text. Text beneath the sub-principle provides extra guidance where needed.

Applying the Design Guidance

To ensure that development delivers high quality buildings and places in Calderdale, applicants are expected to demonstrate that they have read and understood the design guidance in this document and applied the principles to their proposals.

Applicants will need to provide a range of information to do this successfully and Appendix A3 – ‘Presenting Design Proposals’ provides more detailed guidance on this, including suggestions for drawings and other material which may be helpful in addressing specific design issues. These suggestions are not mandatory, but following the guidance will make it easier for officers and other consultees to understand the thinking behind the design and how it relates to its local and wider context.

For most applications, this will not require any additional information to be submitted beyond that required for validation, but it is likely that extra consideration will need to be given to the way in which that information is presented and the appropriate level of detail.

For information on the specific drawings and documentation which need to be submitted as part of a planning application so that it can be validated refer to Part D of this document.

Non-compliance with the guidance

There may be circumstances where it is not possible or desirable to comply with the design guidance. This may be due to technical/site constraints or changes in policy or legislation which require an alternative approach. There may also be situations where a non-compliant solution can be demonstrated to be a better design solution and/or the result of an opportunity provided by advancements in technology or manufacturing.

In all cases, departures from either the mandatory or recommended design principles must be justified through supporting documentation, such as the Design & Access Statement accompanying the planning application.

Review of the guidance

Periodic review of the Placemaking and Design Guide SPD will be undertaken by the Council to ensure that it continues to deliver high-quality buildings and places. This review process may be triggered by changes in legislation or technical advancements, or concern that the quality of delivery is not meeting expectations. If necessary, the document will be updated to ensure quality is maintained.

The Structure of the Guide

The Design Guide is broken down into five main parts:

Introduction

This part of the document provides an introduction to the aims and aspirations of the Council in preparing this document. It sets out the Council's vision for the future of Calderdale and explains the role of the Design Guide within the wider planning context. It also sets out the six overarching design principles which sit at the heart of the document and inform all of the more detailed design principles.

Part A - Using the Design Guide

This part of the document provides guidance for everyone who will be using it, whether as a designer, applicant, consultee, officer, Councillor, or member of the public. It explains how the design guidance is set out and how the information is expected to be used as part of a coordinated design process.

Part B - Understanding the Place

This part of the document begins by providing a summary of Calderdale as a place, describing key aspects of its landscape setting, historical development, movement networks, and built form characteristics. This is intended to provide a broad overview of the range of issues which applicants will be expected to consider as part of their detailed site and context analysis.

The second section of Part B introduces the 'Area Types' which describe various types of development pattern found within the district. Specific guidance is provided for each area type, setting out the key characteristics of the existing development pattern and explaining what form new development within these areas should take.

Part C - General Design Guidance

This part of the document is organised around the ten characteristics of well-designed places which are included in both the NDG and NMDC. A series of Key Principles are set out under each of these characteristics, with sub-principles and supporting text providing guidance on how to achieve them.

The ten characteristics are as follows:

1. Understanding Context (included in Part B)
2. Built Form
3. Identity
4. Movement
5. Green Space
6. Public Spaces
7. Mix of Uses
8. Homes and Buildings
9. Resources
10. Lifespan

A short Design Checklist is included at the end of each of the sections of general design guidance. These provide suggestions for the types of drawings and information which might be provided to demonstrate compliance with the design principles. These lists are not intended to replace the separate validation checklist, which sets out the specific information required for an application to be validated by the Council.

Part D - Submitting an Application

This part of the document provides guidance on the process of preparing and submitting a planning application including how to effectively consult with officers, stakeholders, and members of the public. It also includes guidance on what the Council expects to be included in a Design & Access Statement.

Appendix

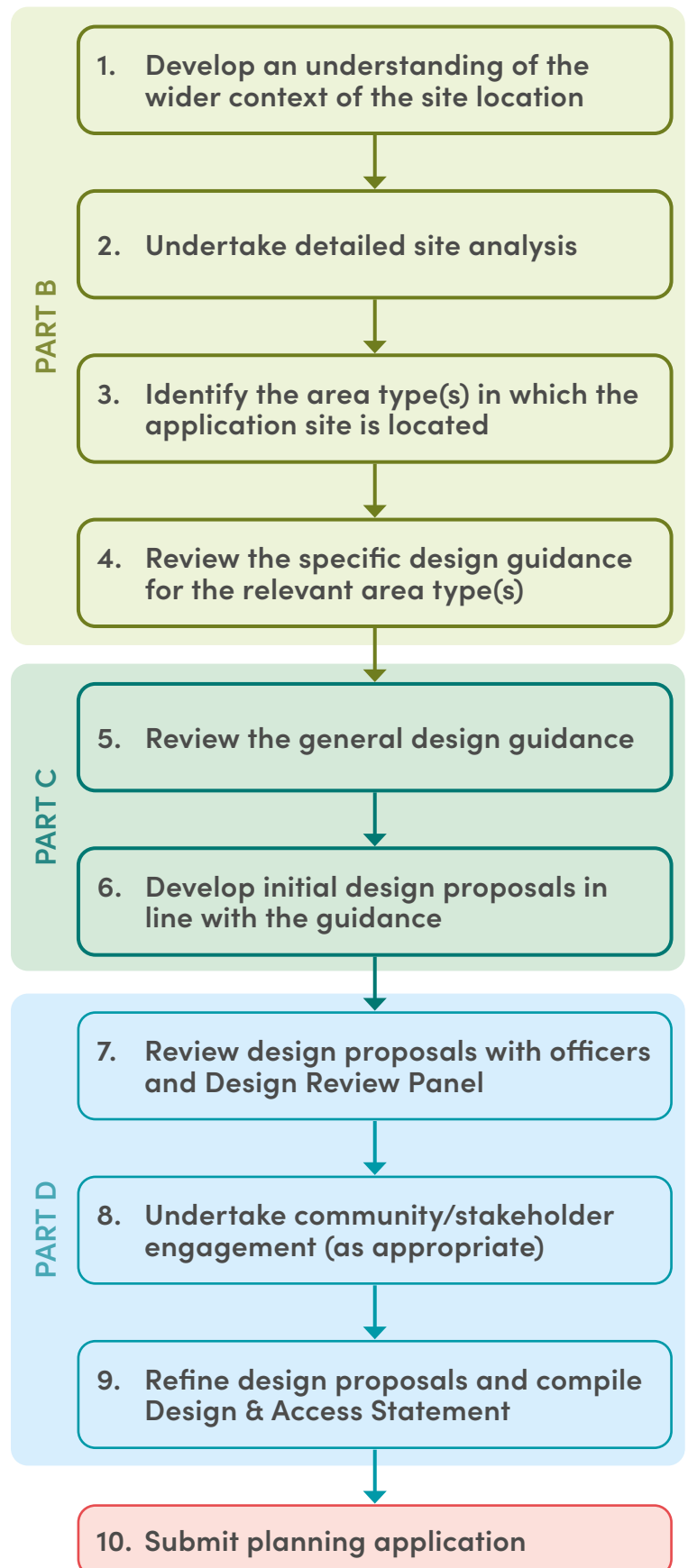
Supplementary information including a glossary of terms and guidance on further reading.

The Design Process

Applicants are expected to follow a logical design process as set out in the flow chart on the right.

The structure of the document is arranged so that it reflects the order of this design process, with guidance on site analysis and appraisal in Part B, general design guidance in Part C, and guidance on submitting an application, design review, and stakeholder engagement in Part D.

While this general design process is suitable for any application, the extent to which any guidance is relevant to a particular site will depend on the size and type of development proposed. In particular, the extent of the design review and community engagement processes will vary significantly between large and small applications. Further advice on this is set out in Part D.



Finding Relevant Guidance

This table provides a summary of all the design principles set out in Parts B and C of this document and identifies which are applicable to different scales/types of development. This will allow readers to quickly understand which sections they need to read to ensure that proposals are compliant.

DESIGN PRINCIPLES INDEX The checkbox on the right identifies which design principles are applicable to the different types of development as follows: - Householder (single dwellings and extensions) - Residential (sites with more than 1 dwelling) - Commercial/Mixed - Public realm/Infrastructure				
	Householder	Residential	Commercial/Mixed	Public Realm
1. Understanding Context				
1.1 Understanding the Site Context				
1.2 Understanding Heritage Assets				
1.3 Mapping Site Constraints				
1.4 Identifying the Relevant Area Type				
2. Built Form				
2.1 Building Height and Density				
2.2 Calderdale Building Types				
2.3 Building on Slopes				
2.4 Clearly Defined Street and Spaces				
2.5 Building Line and Set-back				
2.6 Public and Private Space				
2.7 Turning Corners				
2.8 Easy to Find Your Way Around				
2.9 Roofscape and Skyline				
2.10 Extensions and Roof Conversions				
2.11 Non-Residential Buildings				

Key

All of the key principles and sub principles apply



Some, but not all, of the sub principles apply (to be reviewed on a case by case basis)

DESIGN PRINCIPLES INDEX The checkbox on the right identifies which design principles are applicable to the different types of development as follows: - Householder (single dwellings and extensions) - Residential (sites with more than 1 dwelling) - Commercial/Mixed - Public realm/Infrastructure				
	Householder	Residential	Commercial/Mixed	Public Realm
3. Identity				
3.1 Creating Distinctive Places				
3.2 Windows and Doors				
3.3 Dormer Windows				
3.4 Materials and Detailing				
3.5 Shopfront Design				
4. Movement				
4.1 Green and Healthy Streets				
4.2 Access				
4.3 Connected Street Networks				
4.4 Prioritising Active and Sustainable Travel				
4.5 Parking for Cycles				
4.6 Parking for Vehicles				
4.7 Refuse and Recycling				
4.8 Service and Utilities				

Finding Relevant Guidance

Key



All of the key principles and sub principles apply



Some, but not all, of the sub principles apply (to be reviewed on a case by case basis)

DESIGN PRINCIPLES INDEX The checkbox on the right identifies which design principles are applicable to the different types of development as follows: - Householder (single dwellings and extensions) - Residential (sites with more than 1 dwelling) - Commercial/Mixed - Public realm/Infrastructure				
	Householder	Residential	Commercial/Mixed	Public Realm
5. Green Space				
5.1 Reducing Flood Risk				
5.2 Access to Green Spaces				
5.3 Play and Recreation				
5.4 Improving Access to Waterways				
5.5 Enhancing Biodiversity				
5.6 Existing Trees and Woodland				
5.7 Community Growing Spaces				
5.8 Views to Open Countryside				
6. Public Space				
6.1 Places for People				
6.2 Inclusive Design				
6.3 Community Safety				
7. Mix of Uses				
7.1 Good Mix of Housing Types				
7.2 Mixed Uses				

DESIGN PRINCIPLES INDEX The checkbox on the right identifies which design principles are applicable to the different types of development as follows: - Householder (single dwellings and extensions) - Residential (sites with more than 1 dwelling) - Commercial/Mixed - Public realm/Infrastructure				
	Householder	Residential	Commercial/Mixed	Public Realm
8. Homes and Buildings				
8.1 High Quality Homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2 Healthy Homes and Buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.3 Outdoor Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Resources				
9.1 Retrofit First	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.2 Energy Performance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.3 Sustainable Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9.4 Renewable Energy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9.5 Water Saving	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Lifespan				
10.1 Adaptable Buildings and Plots	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.2 Stewardship	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10.3 Participation in Design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DRAFT

Part B

Understanding The Place

Part B describes the distinct character of Calderdale and sets out guidance on how developments should respond to it.

The Character of Calderdale	32
Landscape Character	34
Movement Networks	35
Historical Development	36
Settlement Pattern	38
Built Form	40
1.0 Understanding Context	48
1.5 Area Types	54



The Character of Calderdale: Spirit of Place

Calderdale is a varied and beautiful region, where the layers of history, landscape, culture and community contribute to a rich and distinctive built environment.

Although Calderdale has a distinct collective identity, each community has its own unique character resulting from their varied landscape, built form and heritage contexts. This is seen clearly in the differences between the communities of the Upper Calder Valley to the west, Halifax in the centre, and the settlements in the eastern part of the region.

The strength of local communities is the key driver in making the region a successful place to live and work. The people of Calderdale are full of community activism, resilience, entrepreneurship, and a sense of independence, creating pioneering grassroots organisations such as Incredible Edible and Slow the Flow. By involving local people in the development of this Design Guide, we aim to draw on these characteristics and reflect a desire to deliver new buildings and places which will reinforce and enhance this rich cultural heritage.

This following pages describe some of the other defining characteristics of the region including landscape, history, built form, and movement. It is the combination of these tangible and intangible characteristics that make Calderdale what it is today and that contextualises the guidance given throughout this document.



Todmorden

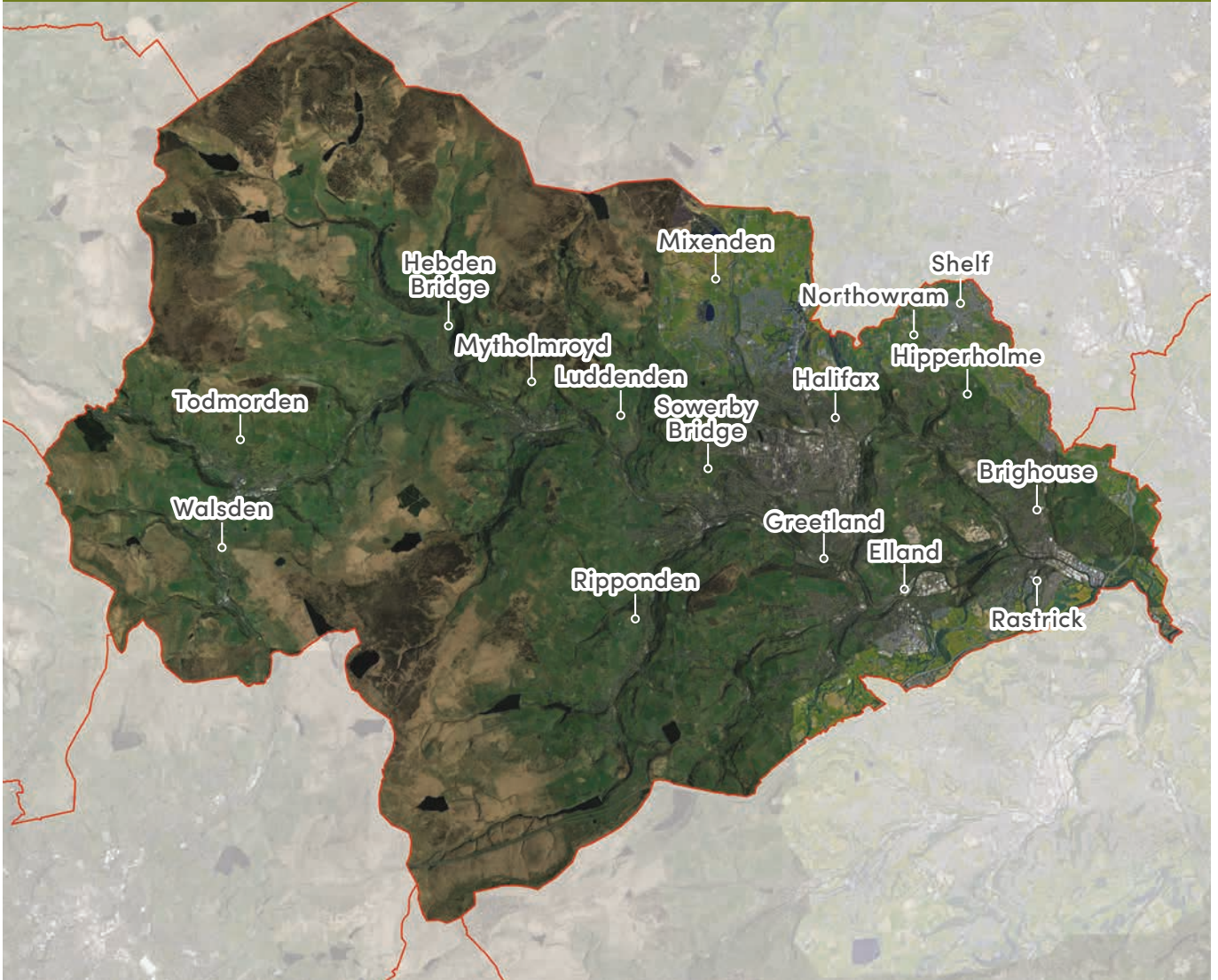


Sowerby Bridge



Open countryside above the Calder Valley

District of Calderdale



The Upper Calder Valley



The Character of Calderdale:

Landscape Character

The Borough is one of the few newly formed Boroughs in the country which is neatly described by its geography and topography, being almost entirely contained by the watershed of the River Calder from its source in the high Pennines to its confluence with the Rivers Colne and Holme to the south east of Brighouse.

Calderdale covers an area of approximately 36,280 hectares (ha) with the western two-thirds of the Borough being predominantly rural in nature and the east being predominantly urban in nature. Much of western Calderdale is dominated by the high Pennine Moorlands. These are approximately 9,500 ha of international ecological importance including forming the South Pennines Special Protection Area/Special Area of Conservation.

Green Belt covers much of the Borough, surrounding the urban areas and extends to 23,260 ha. The Green Belt was defined by the West Yorkshire Metropolitan County Council during the 1980s, and very tightly contains the urban areas, which limits the opportunities for growth without the potential need to amend the Green Belt boundary. Calderdale's Green Belt accounts for 62.7% of the area of the Borough. Extending to about 8,740 ha, the 'Area Around Todmorden' Countryside designation in the west of the Borough, performs an important role in protecting the openness and character of that part of the district which falls outside the Green Belt.

Western Calderdale is characterised by steep incised valleys and high moors with market towns nestling in the valley bottoms and smaller settlements on the hillsides. Each of the main towns has their own unique setting and character. The waterways are one of the most attractive features in the region, however towns can be greatly affected by flooding from the River Calder and its tributaries. There are large areas of the valley bottom, including urban areas, which are Flood Risk Zone 3 areas. This is due to drainage being unable to cope with high run off from the moorland, but this is starting to be addressed through local interventions.



Isolated stone farmsteads on steep valley sides



Settlements nestled in valley bottoms



The canal runs along the valley bottom

The Character of Calderdale:

Movement Networks

The topography of the Borough forces the main transport routes including the road and rail network into the valley bottoms, along with the rivers and the Rochdale Canal. Main roads through the valleys become very congested at peak times and there are often few alternative routes without long diversions along narrow, rural lanes.

The M62 motorway runs along the southern edge of the Borough providing convenient access towards Leeds and Bradford in the east and Rochdale, Oldham, and Manchester in the west. However, the motorway is also often very congested at peak times, so journey times can be slow.

The Calder Valley railway line runs along the Calder Valley connecting the main settlements to Rochdale and Manchester to the west, and to Leeds to the east or Huddersfield to the south, via Halifax or Brighouse. This is supported by a bus network linking the major towns and outlying settlements.

The local cycle network is developing, but relatively limited still. The steeply sloping nature of the topography is currently a barrier to widespread use of the bike for longer distance journeys, but as the network grows and the use of e-bikes increases this is expected to change.

The Rochdale canal is a popular leisure route with boats moored along its length. The towpath is a focus for cyclists and pedestrians, providing an attractive and convenient level route along the floor of the Calder Valley, although overall accessibility is compromised in places by a lack of suitable ramps and poor quality surfacing. The area also includes a variety of footpaths, public rights of way and bridleways offering access into the wider countryside surrounding local settlements.



The rail line snakes along the Upper Calder Valley



The canal towpath is a focus for cyclists and pedestrians

The Character of Calderdale: Historical Development

Calderdale's link to its history is perhaps best seen in its extensive built heritage. Evidence of the region's past are seen in its architecture through localised detailing, use of materials and responses to topography. The development history of the region also tells a story of the major historical shifts such as that from cottage to large scale industry. Stories of people, class, work and tradition are told through the architecture we see today.

Early beginnings

The distinctive landscape of contemporary Calderdale is the product of dramatic interaction between geological, environmental, and industrial forces.

The settlement patterns in Calderdale were formed under the Normans, who built churches in Halifax, Elland and on top of the moor in Heptonstall. The fertile and sheltered slopes of the Calder Valley have been the focus for settlement ever since, with lower areas of the valley cleared to manage the growing population in the 13-16th centuries.

Industry and prosperity

Industries such as textiles grew exponentially during the industrial revolution and propelled development along the valley, with bridges, water-powered mills and housing lining the valley floor. The boom period of early- and late-industrialisation brought both prosperity and innovation to the Calder Valley, as well as squalid living and working conditions. The general pattern of working folk living alongside the mills, and wealthy business owners living higher up the valley is evident in the existing built environment, with many workers' terraces still in occupation today.

In the early 19th century, steam power once again revolutionised the manufacturing and logistics of the textile industry. Work in Calderdale subsequently boomed. With the rapid expansion of the predominant industry came social reform, which saw the removal of the worst, most cramped and appalling living and working conditions. New civic buildings, churches and housing were built so to express the spiritual values and wealth of the leading industrialists. Many of these can be seen today.



Good quality housing for mill workers, Akroydon



Restored and extended mill building, Brighouse

Calderdale Today

Much of the historic built form remains to this day. However, it is now intertwined with development from the 20th century. Calderdale's distinctive built character is mixed with the architecture of pre and post-war suburbs common across the whole country. While many of the old mill buildings with their distinctive chimneys – as emblematic of Calderdale as the valleys and tops – have been repurposed for residential use, or lie vacant waiting to be rescued.

The shadows of the past are evident in the railways, canals, paths and road pattern. The pack-horse trails and tollbooths on the turnpike roads are powerful symbols of Calderdale's past. Much of this infrastructure is well used and retained while much of it requires upgrading and reintroducing into the urban grain of the region.



The Old Bridge Inn, Ripponden – Grade II listed



Halifax Building – Grade II listed



Hebden Bridge Picture House – Grade II listed



People's Park – Grade II* listed Park, all built elements within the park Grade II listed or II* listed

The Character of Calderdale: Settlement Pattern

Western Calderdale is characterised by steep incised valleys and high moors with market towns nestling in the valley bottoms and smaller settlements on the hillsides.

The topography of the Borough forces the main transport routes including the road and rail network into the valley bottoms, along with the rivers and the canal. Each of the main towns has their own unique setting and character. Each can be greatly affected by flooding from the River Calder and its tributaries, or as a result of drainage being inefficient within some of the urban areas and there are large areas of the valley bottom including within the towns which form Flood Risk Zone 3 areas.

There are strong functional relationships between the towns particularly those in the Upper Calder Valley which are connected by the Calder Valley railway line and the A646. Each of the towns of western Calderdale act as functional service centres to its wider rural hinterland, but no one place dominates, although Todmorden is the largest town in population terms and is also starting to have a Borough-wide significance due to the establishment of its Health Centre, which also takes out-patients for Halifax and beyond. Western Calderdale has strong links with Greater Manchester and Eastern Lancashire, particularly from Todmorden and Hebden Bridge, and the significant growth expected to the west, reflected in the Greater Manchester Spatial Framework is expected to have influence both on the jobs and housing markets in the West.



Mytholmroyd



Hebden Bridge



Todmorden

Eastern Calderdale includes the main towns of Halifax, Sowerby Bridge, Brighouse, and Elland. Halifax together with Sowerby Bridge constitutes one continuous urban area and forms the main economic driver within Calderdale.

Halifax has a unique landscape setting between Bradford and Huddersfield and given its rich heritage is often referred to as the jewel in West Yorkshire's crown. The town centre has retained much of its historic character and townscape quality. The establishment of the cultural quarter focused upon the re-opened Piece Hall which includes the new Library, and Square Chapel Centre for the Arts, Industrial Museum and the Orange Box, have transformed Halifax as a visitor attraction. The Piece Hall has attracted over 2 million visitors since it re-opened in August 2017. Being the centre of the economic activity for the district brings its own problems including issues relating to air quality. There are a number of Air Quality Management Areas (AQMA) within Halifax and on the roads approaching the town.

Sowerby Bridge jealously regards itself as a separate place but makes a contiguous urban area with Halifax. The landform of the escarpment between Halifax and Sowerby Bridge forms the clear physical divide. Sowerby Bridge has its own town centre together with a reputation for a focus for the evening economy. In addition, it acts as the gateway to western Calderdale; being situated on the main transport connections, but its congested centre in the valley bottom, suffers from significant road congestion and is the site of an AQMA.



Halifax



Sowerby Bridge



Brighouse

The Character of Calderdale: Built Form Characteristics – Introduction

A local character assessment was undertaken to better understand the existing built form characteristics of Calderdale.

The built form characteristics of different places within Calderdale were assessed and general characteristics identified based on the character and building uses observed. The results of this work have been categorised into several headings in order to extract key themes from a variety of different character areas. These heading are ordered from urban to suburban to rural, then by use type, as follows:

- Urban
- Suburban
- Rural
- High Streets
- Civic Architecture
- Materials and Detailing

This is by no means a comprehensive study of all building types in Calderdale and is provided as a primer for more detailed studies by applicants of local character as part of their site analysis (refer to section 1.0 – Understanding Context). Reference should also be made to settlement specific assessments undertaken as part of Conservation Area guidance and/or Neighbourhood Plan development where available.



The Character of Calderdale:

Built Form Characteristics – Urban



Framed views to the surrounding landscape



Streets that adapt to the contours of the land incrementally, with minimal engineering.



Building corners and ends that visually bookend terraces, and generously engage with and overlook the street.



Regular and uniform rhythm of the built form with a stepped roofscape.



Illustrative Sketch Plan

Key

- 1 Linear gridded streets laid out around the prevailing topography, allowing framed views out to surrounding landscape
- 2 Long runs of terraces with minimal gaps and breaks
- 3 Street corners are turned effectively with buildings that match the angle of the intersecting streets, sometimes featuring flourishes such as curves and stone detailing.
- 4 Windows are consistently provided on gable ends and around corners
- 5 Setbacks and front gardens are minimal
- 6 Open spaces consist of parks and recreation grounds, usually enclosed by streets and fronted well with built form

The Character of Calderdale:

Built Form Characteristics – Suburban



Loosely framed views to the surrounding landscape



Aerial perspective



Key nodes addressed by landmark buildings of a distinct character



A variety in building typologies from the typical terraces



Illustrative Sketch Plan

Key

- 1 A mixture of linear and curving streets laid out around the prevailing topography, allowing framed views out to surrounding landscape.
- 2 A variation of housing typologies with greater use of semi-detached and detached dwellings, as well as shorter runs of terraces.
- 3 Setbacks and front gardens are more generous with sizeable trees and planting, with some on-plot parking.
- 4 Building lines are still predominantly consistent, but some variation occurs at locations where dwelling typologies change.
- 5 Incidental open spaces and village greens appear at key points, are usually formed by a deflection in the alignment of a street and/or row of homes.
- 6 Some key corners are turned with marker buildings of a high-quality, often featuring variations in building orientation.

The Character of Calderdale:

Built Form Characteristics – Rural



Confidently engaging with the surrounding landscape



Aerial perspective



Built form creating enclosed spaces, with a varied setback and building arrangement



Homes predominantly align with streets, sometimes with small setbacks, creating pinch points and visual interest



Illustrative Sketch Plan

Key

- 1 Organic street alignments that navigate changing topography with a mixture of sweeping and sharp bends.
- 2 Predominantly detached and semi-detached dwellings, but still occasional groups of terrace along more intimate tracks and lanes.
- 3 Rural edge groupings containing farmhouses, cottages and agricultural buildings clustered around a central courtyard, accessible for servicing.
- 4 Open countryside bleeds into the built form clusters, with often no clear definition or boundary, allowing direct and glimpsed views of the surrounding landscape.
- 5 Some key corners and vistas feature marker buildings of a high-quality, including variations in building orientation.

The Character of Calderdale:

Built Form Characteristics – High Streets



Roofscape articulation along high street

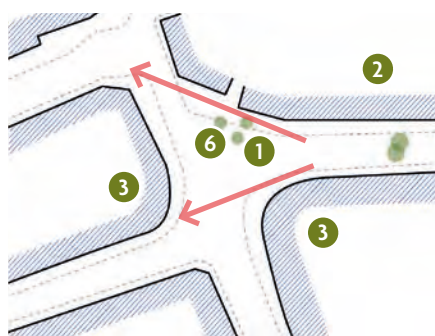


Halifax

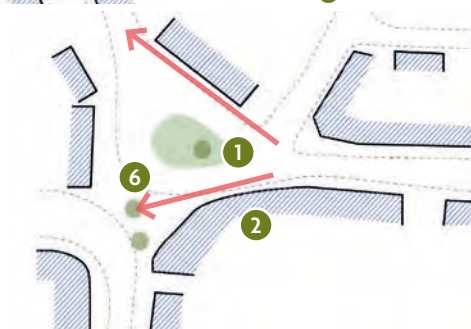


Key

- 1 Key public realm spaces are located adjacent to key movement routes, fronted by a strong building line.
- 2 A continuous building frontage is predominantly used on high streets, but some variation occurs at locations where building typologies change.
- 3 The building frontage sweeps around corners to create a softer relationship between built form and public realm.
- 4 A variation in roofscape detailing is found along high streets. Unlike Calderdale's typical roofscape character, the high street offers the opportunity to feature gable fronts and dormers.
- 5 Shopping arcades along high streets create a more intimate commercial presence and pedestrianised movement route; a homage to the ginnel.
- 6 Incidental open spaces and village greens appear at key points however feature a lack of planting.



Brighouse



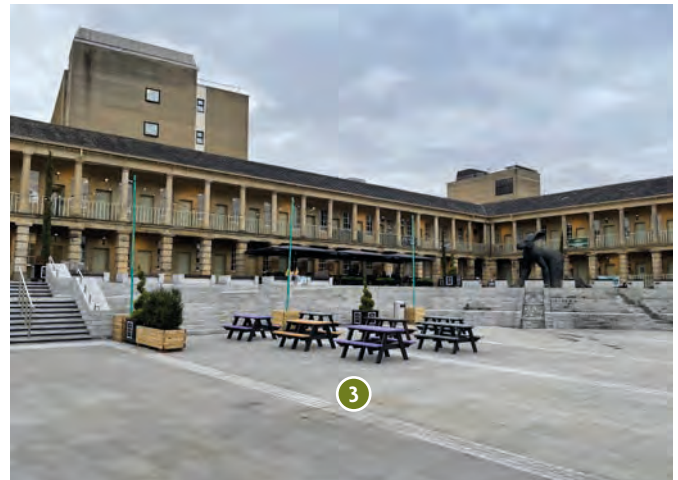
Illustrative Sketch Plan

The Character of Calderdale:

Built Form Characteristics – Civic Architecture



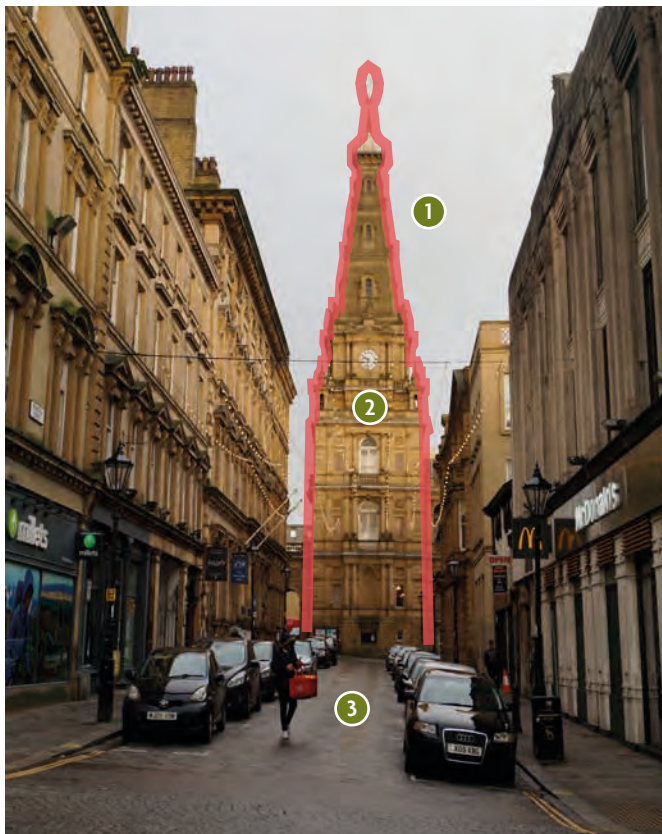
Roofscape articulation addresses the corner



Proportions of built form to space makes the public realm feels grand.



Modern interpretation of material application for civic architecture.



Building creates a vista stop along the commercial street

Key

- 1 Vertical architectural detailing, such as turrets, domes and spires feature in key locations on civic buildings.
- 2 Buildings typically demonstrate a consistent use of symmetry on their façade.
- 3 There is a clear sense of grandeur in how civic buildings address the public realm; this is achieved through the relationship of building heights and the architectural detailing of the building design.
- 4 The material palette is predominantly traditional stone; for exceptional instances, high-quality bespoke solutions have been designed, like Halifax Library.

The Character of Calderdale: Built Form Characteristics

Materials and Detailing

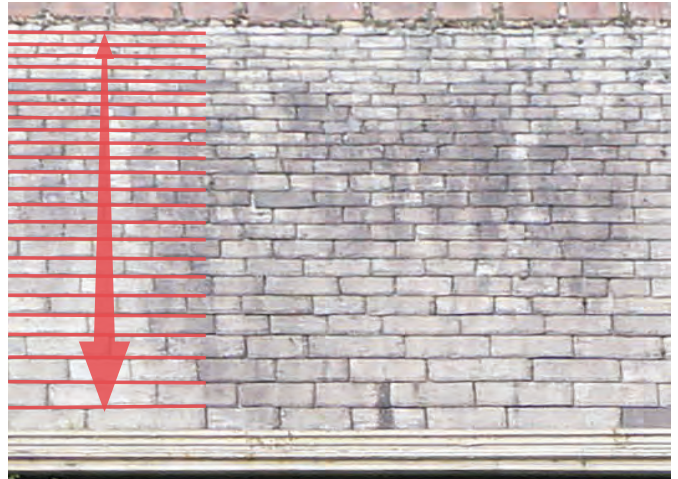
The use of materials and architectural detailing seen in the traditional buildings of Calderdale helps to create a distinct, locally characterful vernacular that is easily recognisable. Some of these key characteristics are identified in the adjacent images.



A consistent roof design with wet verge and stone dentils supporting the gutter



Grand commercial/civic architecture with ornate detailing



Hand split sandstone roofs, laid in diminishing courses



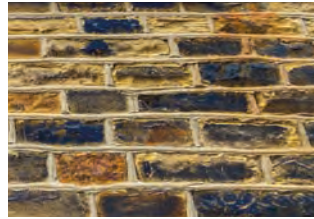
Finely finished stone lintels and sills



Gateways and entrances are celebrated with monolithic sandstone posts



Generous passageways in runs of terraced to allow access to rear gardens



Local sandstone used for building and boundary walls, laid in a variety of bonds, with distinct variations in texture, shape and finish



A simple and consistent roofscape, with flourishes defining key buildings



Bespoke stone street and building markers



Windows with predominantly vertical proportions...



... or in rural areas, arranged in bands of smaller vertically proportioned windows, separated with stone mullions

Understanding Context:

Making places that enhance their surroundings

Proposals must demonstrate an understanding of the local and wider context of the site and show how the identified constraints and opportunities have informed a site-specific design which relates well to its surroundings.

Key Principles in this section:

- 1.1. Understanding the Site Context
- 1.2. Understanding Heritage Assets
- 1.3. Mapping Site Constraints
- 1.4. Identifying the Relevant Area Type
- 1.5. Area Types

Reference Documents:

Understanding Place: Historic Area Assessments
www.calderdale.gov.uk/docs/placemaking/Understanding-place-historic-area-assessments.pdf

1.1 Understanding the Site Context

Proposals must be based on a thorough understanding of how the site relates to its wider context; physically, socially and economically.

1.1.1 Applicants must demonstrate that they have analysed the physical, environmental, and cultural context of the site before commencing the design process.

The area of the context study and what is included will be determined by the size and shape of the site, and the scale of the proposals (refer to adjacent diagrams).

1.1.2 Applicants should demonstrate an understanding of local landscape character, development patterns, and architectural form and detailing.

These are key aspects of local character, and it is important that applicants can show how the design responds to these factors and reinforces local distinctiveness. A good place to explain this is in the Design & Access Statement (DAS) which should accompany all Major Applications (refer to Part D for further guidance).

1.1.3 Applicants should show that they have evaluated the sustainability of the site.

This should include identifying how far people would need to travel to access essential shops, schools and community services, as well as the nearest bus stops and train stations. This will help to identify the need for potential improvements as part of any development, subject to size.

Note: A major application is defined as one which includes any of the following. :

- Creation of 10 or more new dwellings
- Residential development sites of 0.5 ha or more
- Creation of 1,000 sqm or more of new floorspace
- Site area of 1 ha or more

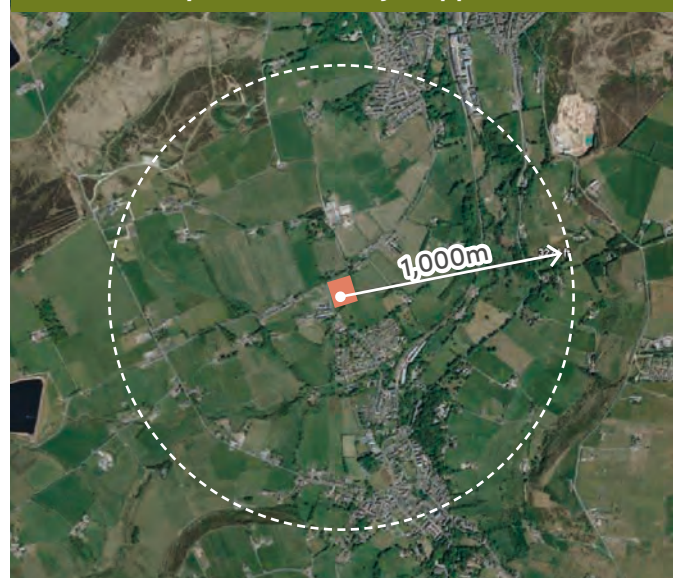
Residential developments beneath these thresholds are considered minor.

Context study area for a 'minor application' site



For a site considered as a minor application, the level of assessment should consider the immediate local context (indicatively 50m radius of the site).

Context study area for a 'major application' site



For a site considered as a major application, the level of assessment should consider the wider context (indicatively 1,000m radius of the site).

1.2 Understanding Heritage Assets

Relevant heritage assets (both designated and non-designated) on and near the site must be identified and their significance assessed, so that an appropriate design response can be agreed.

1.2.1 Designated and non-designated heritage assets on or near the site must be identified at the beginning of the design process.

The proximity of the heritage asset(s) to new development and views to and from it will be relevant. It is important to remember that the overall setting of the heritage asset can be a key part of what makes it special and this area may extend for some distance beyond the actual boundaries of the building/site.

Note: Heritage Impact Assessments are required when necessary by Policy HE1.

Approach to heritage assets within study area



Situated on the edge of settlement, potential future development should consider the relationship to adjacent properties and visual impact of long range views.

Local Plan Policies

Policy HE1: Historic Environment

Other References

Historic England: <https://historicengland.org.uk/>

1.3 Mapping Site Constraints

Proposals must be based on a comprehensive site constraints and opportunities assessment, demonstrating how the potential of the site has been optimised.

1.3.1 Applications should include a comprehensive assessment of the technical, physical and environmental context of the site itself, with consideration also given to the wider context beyond the site boundary.

Applicants will be expected to demonstrate their understanding of the site's constraints and opportunities through the preparation of a comprehensive plan or plans and accompanying explanation. The level of detail required will depend on the scale of the proposals.

An example constraints plan is shown on the following page.

1.3.2 Proposals should demonstrate how the design optimises the potential of the site by minimising the impact of any site constraints and maximising the opportunities presented by the innate characteristics of the site.

This could be demonstrated through a diagram showing the design concept, or written design principles. The best design solutions are those which turn site constraints into opportunities for distinctive, site-specific proposals.

Example of above ground constraint



Electricity pylons are an obvious physical constraint to development but it is also important to understand any associated easements which may limit the type and proximity of development.

Optimise the potential of physical constraints



Some physical constraints such as steep slopes and natural landscape features can be turned into opportunities for innovative design solutions delivering distinct local character.

1.3 Mapping Site Constraints

Example of a Constraints Plan



Key

- | | |
|---|--|
| — Site boundary | ● Existing trees |
| - - - Public right of way | ■ Surface water flood depth 300-900mm |
| - - - Existing sewer line | ■ Surface water flood depth below 300mm |
| ✱ Listed building | ■ Floodzone 2 |
| 🚌 Existing bus stops | ■ Floodzone 3 |
| ■ Greenbelt | |

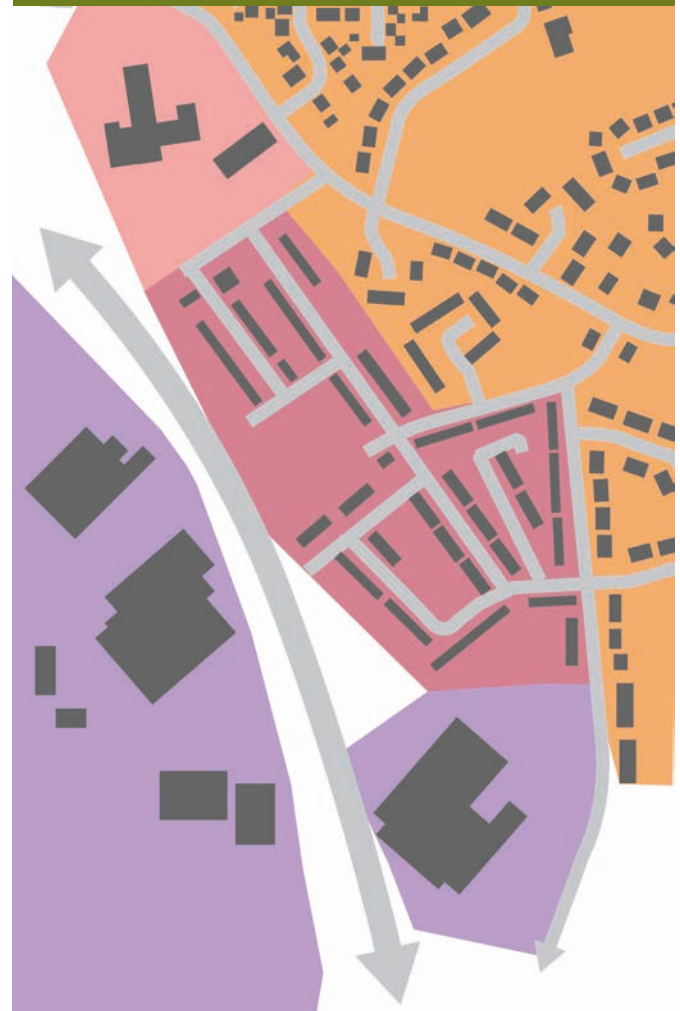
1.4 Identifying the Relevant Area Type

Applicants must identify the Area Type(s) in which their site is located based on the site context analysis undertaken and show how their proposals respond to the specific guidance related to the relevant Area Type(s).

1.4.1 Applicants should review the key characteristics for different Area Types set out in the following section of this document and, by reference to their detailed site analysis, determine which Area Type or types their site falls into.

Proposals must follow the specific design principles for the applicable Area Type, in addition to the general design principles set out in Part C of this document.

Extract example of Elland Area Types



Key

- Mixed-use Cluster
- Industrial/ commercial
- Terraced housing
- Suburbs

1.5 Area Types

This section of the document sets out specific design guidance for each of the Calderdale Area Types. Applicants must follow the relevant guidance as well as the general design guidance provided in Part C of the document.

What are the Area Types?

The National Model Design Code (NMDC) recommends dividing the existing built-up area into a series of 'area types'. These are areas which display common characteristics of urban form and appearance, where it is logical for there to be a consistent approach to design guidance for new development.

This document defines eight Area Types which are specific to Calderdale and cover various land uses and locations from urban to most rural. Area Type A includes some guidance which is specific to central Halifax alongside more general

guidance for other town centres within the district. There are lots of similarities between the two, despite the larger scale of the former.

Area Types Guidance

Each Area Type is set out across two pages, with the same format repeated for each type.

- The left-hand page identifies the key characteristics of built form, layout and landscape which define the character of the Area Type, both positive and negative. This is supported by photos and plans to aid understanding.
- The right-hand page provides area-specific guidance for new development which identifies key priorities for enhancing and reinforcing the positive character of each area. This may include the introduction of new building types, uses and layouts to address changing needs and create enhanced living and working environments.

How the Area Type pages are set out

Left-hand page:

- Area Type title and summary description
- Examples from around Calderdale.
- Characteristics of built form, layout and landscape character which define the character, both positive and negative.

Right-hand page:

- Guidance on the type of development that will be appropriate within that area and the key characteristics it should have, with particular emphasis on how this might help to address the negative characteristics identified previously.



Using the Area Types Guidance

Design proposals should be developed taking account of the general design guidance in Part C of the document as well as the specific guidance relating to the relevant Area Type.

The guidance is, by necessity, relatively broad and applicants will need to take account of local differences within the same area types in different parts of the district. Reference should also be made to any locally specific design guidance such as Conservation Area Management Plans and design guidance prepared to accompany Neighbourhood Plans.

Key

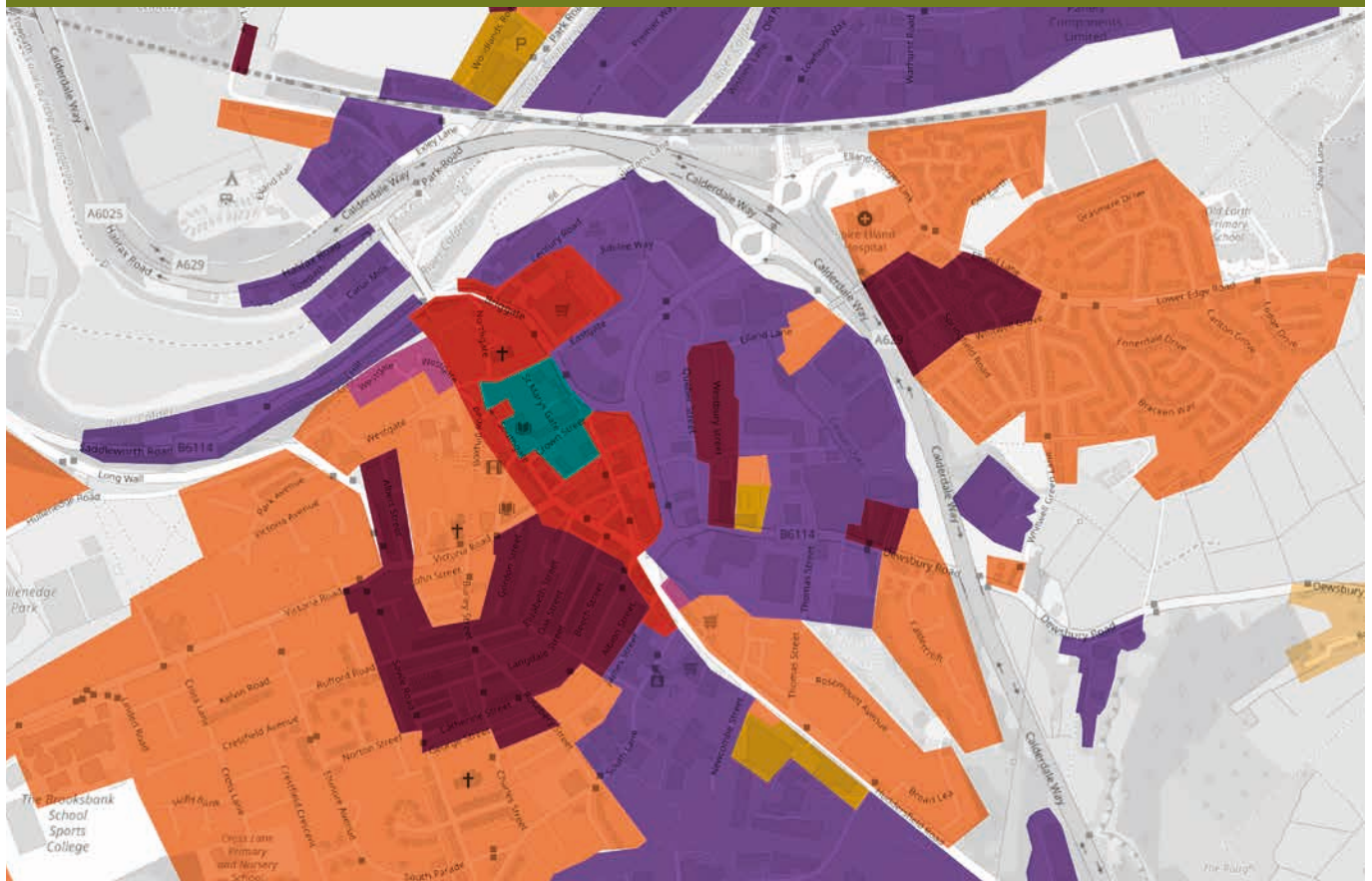
Town Centre	Villages, Hamlets & Buildings in the Countryside
Mixed-use Cluster	Industrial/ commercial
Terraced	Historic Industrial
Blocks in Space	
Suburbs	

Mapping Area Types

The Council has not mapped the area types across each settlement within Calderdale. It is the responsibility of the applicant to identify and justify which area type (or types) their site falls into through detailed site analysis and their understanding of the key characteristics of each area type. This will include analysis of the building uses in the vicinity of the site, the street pattern, landscape characteristics and overall location in relation to the centre of the settlement.

The plan below shows an indicative break down of Area Types in and around central Elland as an example of the often complex relationship between adjacent Area Types. For this reason, it is very possible that a site may fall across the boundary between different areas. In this situation, and where the guidance is significantly different it is essential that this is discussed and agreed with the planning officer at the earliest opportunity.

Indicative Area Types Diagram - Elland



Indicative Area Types, Elland

A. Town Centre: Existing Characteristics

Historic centres with high footfall, a proportion of stone built historic buildings, high quality frontages and special buildings. A mix of old and new.

What are the key characteristics?

Built form:

Active ground floor, high built to non-built plot ratio. Fine-grained development consisting of well-defined vertical plots divisions. Some areas of Halifax have coarser grain with several plots subsumed into larger blocks (e.g. for shopping centres).

Building frontages strongly define the street with occasional empty plot or semi-derelict structure. Well-defined street blocks in the centre becoming more disjointed towards the edges. Decorated facades with feature corners and ornate roofscape to key buildings – more common in Halifax than elsewhere.

Massing:

Typically 3 and 4 storey in Halifax, with some larger and taller civic and commercial buildings creating local landmarks in key locations. Elsewhere, generally 2 storey, sometimes 3, with continuous build line and fewer landmark buildings.

Streetscape and public realm:

Main streets typically dominated by cars but some key streets have been pedestrianised incorporating some tree planting and seating. A neutral palette of high quality materials. Varying quality of shop fronts creates a disjointed appearance in places. Limited activity at upper floors.

Heritage:

A high proportion of high quality historic buildings with occasional modern infill. Generally quite uniform architectural style and use of materials, although greater variety is present in Halifax.



Corn Market, Halifax



Bethel Street, Brighouse

Typical example of the area type



Hebden Bridge town centre

A. Town Centre: New Development

New development must reinforce the unique character and value of these historic areas in a way which responds to current demands and helps to enhance the vitality of Calderdale's towns.

New development should:

Uses:

- Provide a mix of uses on the ground floor of buildings to generate activity in the surrounding streets.
- Include residential or commercial/community uses at upper floors wherever possible to increase activity levels throughout the day.

Built form and massing:

- Enhance the historic built environment by sensitively responding to the existing context.
- Respond to the prevailing heights and massing of surrounding buildings and spaces.
- Optimise development on the plot and provide continuous street frontage.
- Define the street with built form.
- Consider spill out areas into the public realm, where these can add character and vibrancy to the streets but ensure that this does not compromise safe access for all.
- Form distinct urban blocks, with clearly defined public frontage and secure private areas to the rear.
- Celebrate key buildings through the use of detailing and ornamentation to create local landmarks and promote wayfinding.
- Avoid the creation of long, monolithic frontages in areas characterised by finer grain development. Smaller building frontages (or well defined subdivision of a larger form) will create a more appropriate scale and rhythm.

Streetscape and public realm:

- Promote streets within centres as places to meet.
- Balance the needs of disabled people to access services.
- Include public gathering spaces of various sizes as part of larger developments, incorporating green spaces, street trees, permeable surfacing and seating areas.
- Limit vehicular movements in central areas to make spaces safer and more pleasant for pedestrians and cyclists.
- Support the creation of a high quality public realm through the use of materials and street furniture that are in keeping with the surrounding buildings, robust, easy to maintain and replace when damaged.
- Provide convenient cycle parking provision.
- The design of shopfronts must enhance the perception of safety and support a welcoming character along mixed-use streets, with careful consideration given to their appearance throughout the day.

Piece Hall, Halifax



Redevelopment of the Piece Hall has had a major impact on its vitality and created a draw to Halifax town centre

B. Mixed-use Cluster: Existing Characteristics

Historic settlement, usually surrounded by later development. Generally stone built, high quality vernacular forms, clustered around a historic junction.

What are the key characteristics?

Built form:

Mix of attractive vernacular building forms, compact urban form which responds to landform to create a unique and memorable environment.

Street pattern:

Definition around junctions. Winding streets negotiating steep valley sides, well defined by the surrounding buildings.

Building line:

Variety in the building line, fractured setback or buildings responding at an angle to the landform.

Parking:

Private drives, undefined on-street, detached garages.

Heritage:

Historic urban grain and a mix of uses, evolved through a response to historic movement patterns, creating characterful and walkable neighbourhoods.



Ripponden



Hebden Bridge

Typical example of the area type



Ogden Lane/ Church Street, Rastrick

B. Mixed-use Cluster: New Development

New development must reinforce the distinct character of historic walkable neighbourhoods by supporting the existing mixed-uses, providing complementary uses, and creating an improved pedestrian experience with enhanced accessibility.

New development should:

- Celebrate idiosyncratic historic clusters, analyse the unusual buildings and streets which make Calderdale unique, and respond through sensitive consideration of building placement, access and streetscape.

Building line and threshold:

- Respond to the adjacent building line, whether aligning with the neighbouring frontage, or intentionally contrasting to create green space, integrate tree planting and enhance the public realm.

Heritage:

- Demonstrate understanding and response to the historic context, as well as the overall character of the area.

Accessibility:

- Seek to optimise and improve accessibility and the pedestrian experience by widening pavements and creating pockets of greenspace where appropriate.

Landmarks:

- Identify local landmarks and ensure an appropriate response to local wayfinding, considering how key corners and spaces are addressed and strengthened.

Boundaries:

- Reflect the local context through robust and appropriate boundary treatments which support an attractive street character.

Brampton, Huntington



C. Terraced Streets: Existing Characteristics

Historic street pattern of the inner urban fabric of Calderdale; repeated streets with a characteristic grid street pattern and a human scale. Clear public/private definition, well-defined thresholds, consistent roofscape, and strong dual frontage to corners.

What are the key characteristics?

Built form:

Attractive, robustly constructed homes with flexible internal arrangements. Continuous build line, flat fronted with repeated architectural features which give subtle variety to long frontage.

Massing:

Higher density urban form, incorporating small shops on corners. Generally two-storey homes, close to centres, in walkable neighbourhoods.

Streetscape and public realm:

Linear gridded streets laid over the prevailing topography, allowing framed views out to surrounding landscape. Homes engage with and overlook the street. Street corners are turned effectively with buildings that match the angle of the intersecting streets, sometimes featuring flourishes such as curves and stone detailing.

Parking:

Inner terraces on-street parking, outer terraces have retrofitted drives.

Boundary treatments:

Narrow front garden space with low, stone boundary wall. Hedges supplement wall in some locations where front gardens are slightly deeper.



Elland



Akroydon, Halifax

Typical example of the area type



Marion Street / Henry Street, Brighouse

C. Terraced Streets: New Development

New development must reinforce the attractive, tight-knit character of these historic streets but also look for creative ways to address some of the challenges of contemporary lifestyles. Incorporating mixed-uses in appropriate locations may help to support the creation of more walkable neighbourhoods.

New development should:

Layout:

- Repair the urban grain through sensitive infill development/redevelopment.
- In general, follow the prevailing character of development to deliver a contemporary interpretation of the historical worker's terrace, but consider how this might be updated to address contemporary lifestyles (e.g. communal rear gardens might be a better way of creating a strong community).
- Consider the potential to introduce appropriate new housing types offering a wider range of dwelling sizes to support the development of a more diverse community (e.g. small apartment blocks and grouped bungalows for older residents).

Streetscene:

- Reinforce a clear street hierarchy of primary and secondary routes which respond to the existing street pattern.
- Incorporate parking as part of the wider public realm strategy including hard and soft landscaping and active travel strategies. Parking should not be allowed to dominate the street.
- Align streets to take advantage of open views, to foster the characteristic connection to the wider landscape within Calderdale.

Building line:

- Create continuous frontage to the street.
- Consider simple building form, with flat frontage.
- Demonstrate that any proposed deviation from the predominant built form enhances the street, improves access to green space, and supports the creation of a walkable neighbourhood.

Local landmarks:

- Consider the design of roofline and subtle architectural features to mark corners and create variety within longer facades.

Boundaries:

- Define front gardens with low boundary walls which reflect the character of others found locally.
- Provide robust, secure rear boundary treatments in keeping with local examples.

Green space:

- Break up the hard urban grain with elements of open space, which may be smaller, characterful pocket parks with planting, appropriate for the inner urban location.

Timekeepers Square, Salford



© Wienerberger Ltd

D. Blocks in Space: Existing Characteristics

Larger scale blocks with weak relationship to surrounding context and ill-defined open space. Typically post-war redevelopment close to the centre of settlements.

What are the key characteristics?

Built form:

Visually prominent stand-alone blocks, rectilinear form, sitting centrally in urban blocks.

Due to the topography, larger blocks often appear as landmarks within the wider valley landscape, or manage level changes between streets.

Massing:

Vertical emphasis, large footprint buildings, flat roofs. Larger footprints sometimes lead to split level design to manage level changes.

Streetscape and public realm:

Set-back from, and poor relationship with street. Ill-defined space with lack of definition between public/private areas. Access issues due to topography.

Parking:

Communal parking courts/garages, potential security issues.

Boundary treatments:

None or poorly defined. Open access to green areas creates lack of defensible space.



Huddersfield Road, Elland



Sowerby Bridge

Typical example of the area type



Huddersfield Road/ Crown Street, Elland

D. Blocks in Space: New Development

New development must aim to mend broken street patterns and create a clearer definition between public and private space so that these areas are better integrated into the surrounding neighbourhoods. Development is likely to be infill in nature, unless significant demolition is proposed. Refurbishment of existing blocks offers opportunities to rectify some of the issues identified.

New development should:

Streetscene and entrances:

- Create a positive relationship between the building and the street, but also with the existing blocks. Avoid the creation of semi-private space in between blocks where ownership is unclear.
- Locate building entrances where they are visible from the street and accessible to all.
- Use robust, attractive boundary treatments to the street frontage, clearly defining the boundary between public and private areas and providing defensible space for ground floor residents.
- Respond to changes in level across the site in a positive way which makes new buildings easy to access and enhances access to existing buildings.

Massing:

- Use the form of proposed buildings to help transition from the scale and height of the blocks in space to the finer grained character found in surrounding Area Types.
- Break the mass of larger buildings into smaller elements, to achieve a finer grained proposal.
- Consider how the new building(s) will appear on the skyline alongside the existing blocks in both short and long range views.
- Consider providing mixed-uses on the ground floor of buildings in appropriate locations.

Materials and detailing:

- The large physical size and scale of apartments means they can seem out of balance with lower density surroundings. Carefully consider how the design of the façade, including the window arrangement and application of external materials, will respond to both the existing blocks and the different character of neighbouring areas.
- Alternatively, celebrate the differences, and use contrasting materials to the surrounding context.

Parking:

- Avoid the creation of large, surface parking courts.
- Use buildings, robust boundary treatments and landscaping to screen existing surface parking areas.
- Take advantage of level changes to hide proposed servicing and parking areas from the street.

Green space:

- Carefully consider how landscaped areas will be maintained. Avoid the creation of small incidental areas of grass or planting which are hard to manage and can quickly become messy.
- Incorporate different scales of landscape and amenity space within the public realm, including play areas for different age groups. Where new development is on land previously available for play by the residents of existing blocks, ensure that there is adequate provision for all.
- Create communal garden space adjacent to new apartment buildings with good access to sunlight and daylight.

E. Suburbs: Existing Characteristics

Inter-war to contemporary suburban residential streets, medium to low density. A variety of housing typologies, mainly semi-detached and detached dwellings, as well as shorter runs of terraces.

What are the key characteristics?

Built form:

Informal perimeter blocks and culs-de-sac, predominantly detached and semi-detached, some short terraces. Two-storey, short streets with simple geometry.

Streetscape and public realm:

Fractured build line, winding street geometry. Landscaped frontage to most plots. Illegible/impermeable street layout with poorly connected streets/culs-de-sac.

Parking arrangements:

Private drives/integral garages, on-street unallocated parking.

Boundary treatments:

No front boundaries in recent developments, low walls/hedges to older properties.



Halifax



Typical example of the area type



Burnley Road/ Ewood Drive, Hebden Bridge

E. Suburbs: New Development

New development must respect the existing pattern of development and reinforce the positive aspects of suburban living including generous gardens, tree-lined streets and low-traffic streets. However, it should also aim to support the development of more sustainable lifestyles.

New development should:

Permeability:

- Introduce safe and useful connections for pedestrians and cyclists, providing direct and accessible routes to key locations and green space, encouraging active travel and reducing reliance on the car.

Density:

- Increase density in suitable locations, closer to amenities, green space, and transport connections.
- Introduce a wider range of housing types including small apartment blocks and bungalows, in appropriate locations to offer wider housing choice.

Street hierarchy:

- Strengthen the street hierarchy within suburban neighbourhoods, creating character through the street width, landscaping, and movement pattern.
- Introduce shared surfaces and homezones which are flexible to be used for community meeting and play spaces.

Corners and landmarks:

- Create key nodes at locations where people will naturally gather, incorporating green space.
- Mark key nodes with additional height, density, or a change in surface and external materials.
- Avoid long stretches of blank façade to the street. Corner plots should be dual fronted, particularly where they face primary routes.

Frontage:

- Position buildings parallel to the street, with a setback reflecting the prevailing height:width ratio of surrounding streets.
- Avoid garages dominating the street scene by setting them back behind the building line.

Landscape:

- Include individual and grouped street trees to provide visual interest and shading.
- Carefully consider how planted verges and other landscape areas in the public realm will be successfully managed in perpetuity. It is better to provide fewer, larger areas, than lots of small ones.

Parking:

- Include a mix of parking strategies, with both on-street and off-street solutions to avoid parked cars dominating the streetscene.
- Ensure that adequate on-plot parking is provided to avoid inappropriate parking compromising access for buses, cyclists and pedestrians (e.g. parking across the pavement).

Skipton Road, Harrogate



F. Buildings in the Countryside: Existing Characteristics

Small communities grouped around junctions on key routes, and isolated dwellings and farmhouses set within open countryside.

What are the key characteristics?

Landscape:

Strong connection to landform and landscape, buildings visible within the wider landscape of the moors and valleys.

Built form:

Predominantly detached stone dwellings and agricultural working buildings, fractured and staggered build line, often side-on to street.

Massing:

Generally 2/3 storeys maximum with elements of single storey.

Streetscape and public realm:

Narrow carriageway with minimal road markings, typical of rural lanes meandering through countryside.

Parking arrangements:

Parking provided on-plot, garages generally provided.

Boundary treatments:

Robust front boundary treatments – stone walls and dense hedgerows.



Bradshaw Lane



Near Todmorden

Typical example of the area type



Hollin Lane/ Smithy Clough Lane, Ripponden

F. Buildings in the Countryside: New Development

New development must show an understanding of the existing patterns of development and demonstrate a sensitive, contextual design approach which will sit comfortably in the surrounding countryside. This does not mean that development must copy the form of existing buildings, but it should be inspired by the vernacular architecture which has evolved over time.

New development should:

Respond to context:

- Reinterpret traditional residential and agricultural building forms in a contemporary way to address modern lifestyles.
- Set buildings on the site in response to the landscape setting, opportunities for views, and understanding of the microclimate.
- Review how the siting of the building affects short and long range views from a variety of viewpoints, bearing in mind that development may be visible from a significant distance across the valley.

Sustainable development:

- Create compact forms of development which will minimise heat loss and sit comfortably within a rural location.
- Cluster several buildings into defined groupings reflecting farmstead precedents, to provide shelter from the elements and screen parking areas from long range views.
- Consider how older buildings can be brought back to life and made more energy efficient through sensitive retrofit and extension. (See Part C for further guidance on both topics).

Access:

- Avoid excessive road widths and areas of hard-paving where possible. The width, geometry and surfacing of accesses should be suitable for the type and frequency of use and in line with Council requirements.

Boundary treatments:

- Use vernacular boundary treatments, signage and gateway features to reinforce the distinct character of the local area.

Materials:

- Take inspiration from the materials and detailing seen on local buildings.
- Consider how the overall colour palette of the development will appear in long and short range views, and at different times of the day. Choose a colour palette that is seen on other traditional buildings in the local area.
- Avoid the use of highly reflective materials.
- High quality contemporary design and use of materials in the countryside is encouraged, particularly when sustainability and energy use have driven the form and design.

Sowood Green, Halifax



G. Industrial/Commercial: Existing Characteristics

Large sheds providing employment and services, integrated within or adjacent to residential areas due to historic uses, generally low footfall.

What are the key characteristics?

Built form:

Predominantly sheds, anonymous design, very limited openings to the street. Little coherence between adjacent buildings with variety of building materials and colours.

Massing:

Very large rectilinear volumes, generally 1 to 2 storey, fragmented build line.

Streetscape and public realm:

Lack of coherence to building line. Generally set well back from the street frontage behind parking/servicing areas. Older, smaller units within more mixed areas tend to have a more positive relationship to the street. Typically with unattractive, secure fencing and limited landscaping.

Parking arrangements:

Large car parks to the side/rear, informal on-street. Large expanses of hard-paving.



Armytage Road, Brighouse



Industrial/Commercial Area, Brighouse

Typical example of the area type



West Street/ Station Road, Sowerby Bridge

G. Industrial/Commercial: New Development

New development must aim to provide green, attractive, coherent business areas, in sustainable locations.

New development should:

Streetscape:

- Incorporate planted verges and margins, raised beds, and street trees to help break up the large scale of industrial built form and parking/servicing areas.
- Soften the hard edges around industrial units with attractive hard landscaping and areas of ground cover planting.
- Limit the extent of secure fencing on the street frontage through careful positioning of the building and soften with landscaping where possible.

Entrances and signage:

- Locate building entrances so that they are clear and visible from the street and ensure that signage is well designed and located.

Built form:

- Place buildings so that they address the street, creating a coherent relationship between adjacent buildings. Where possible entrances should be clustered together.
- Avoid placing buildings behind an expanse of car parking.
- Deliver a coherent design through the use of repeated frontage, material choice, planting strategy, and frontage design.

Uses:

Consider providing a variety of flexible use spaces, encouraging a wider mix of users and supporting the development of a sustainable community, with potential for connections between businesses. The availability of flexible space will attract a wide range of occupants.

Parking and servicing:

- Break down car parking areas into a series of smaller areas with green infrastructure between, to limit their visual impact and help with flood mitigation.
- Avoid the potential for a clash between pedestrians and the movement of large vehicles.
- Encourage the use of sustainable travel modes to access industrial areas, including secure cycle storage sited adjacent to entrances. Ensure that cycle parking is securely and conveniently located where it will be well-used and easy for visitors to find.

Rugby Radio Station, Rugby



H. Historic Industrial: Existing Characteristics

Individual or groups of historic mill and warehouse buildings, generally located in the valley bottoms adjacent to the river or canal. The scale and appearance of these large, robust buildings are a key part of the character of Calderdale.

What are the key characteristics?

Built form:

Rectilinear, stone buildings with large, regular window openings, some brick detailing, loading bays. Contemporary extensions/infill where converted.

Massing:

Large footprint buildings, 5-10 storeys on average, with projecting bays and chimneys.

Streetscape and public realm:

The large footprint of mill buildings and their location generally close to waterways can present challenges to cycle and pedestrian permeability. Streetscene often dominated by the vehicle movements associated with remaining business/ industrial uses.

Parking arrangements:

Communal parking courts/yards to rear.



Old Cawsey, Sowerby Bridge



Mill Royd Mill, Brighouse

Typical example of the area type



Dean Clough Mills, Halifax

H. Historic Industrial: New Development

Refurbishment of historic mills and their surroundings, including new development, offers a unique opportunity to breathe new life into these areas, but this must be done sensitively to ensure that their rich history and social value is respected.

New development should:

A rich mix of uses:

- Promote the creation of a mixed community with a variety of residential, commercial and business uses to generate activity at all times of day.
- Include non-residential uses at ground floor level to generate footfall and activate the streetscene (e.g. Community use, retail, or office use).

Access and movement:

- Where existing industrial uses will be retained on site, or are immediately adjacent, carefully consider vehicular movements to ensure that external spaces are safe and attractive for all users.
- Create useful, safe, accessible routes and meeting places for pedestrians and cyclists within the public realm, particularly along waterways. Routes must connect to a wider network where possible.
- Consider how the visual impact of large car parking areas can be minimised through the use of attractive hard paving, street trees and areas of landscaping.

Refurbishment and extension of existing buildings:

- Retain and enhance existing buildings wherever possible, to help preserve the unique character and heritage of Calderdale.
- Sensitively restore the best architectural features and seek creative ways to amend/extend the building envelope to deliver improved access and/or additional floorspace.

- Ensure that the use of materials, relative scale, and interface with the existing structure are carefully considered and complement the character of the existing building. This does not mean that they have to copy what is there, modern interpretations are encouraged.
- Seek opportunities to improve the building's relationship with adjacent buildings and surrounding spaces (e.g. There may be an opportunity to open up valuable views towards the waterfront and by doing so enhance community safety).
- Consider how development can enhance the building's role as a local landmark.

New buildings and spaces:

- Respond to the large scale and robust architectural character of existing buildings.
- Group buildings around shared courtyard spaces, aiming to screen parking and servicing from the public realm where possible.
- Create strong, active frontages to surrounding streets and waterways, with limited set back.

Sowerby Bridge



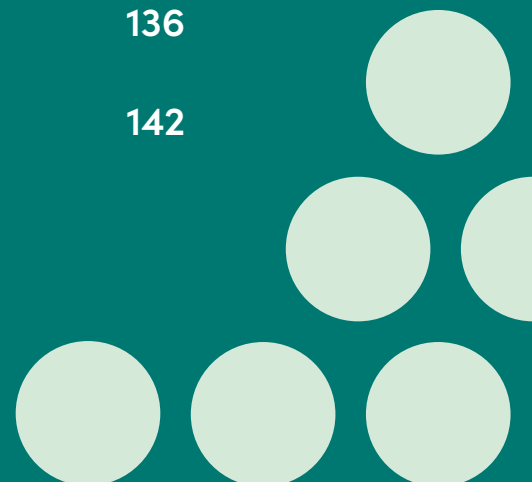


Part C

General Design Guide

Part C provides general design guidance that every proposal in Calderdale must adhere to.

2.0	Built Form	74
3.0	Identity	92
4.0	Movement	100
5.0	Green Space	112
6.0	Public Space	124
7.0	Mix of Uses	128
8.0	Homes and Buildings	132
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Built Form:

Making places with a coherent pattern of development

Proposals must respond to and reinforce positive local patterns of development to ensure that streets and buildings are attractive places to live, work and visit.

Key Principles in this section:

- | | |
|---|---------------------------------------|
| 2.1. Building Height and Density | 2.7. Turning Corners |
| 2.2. Calderdale Building Types | 2.8. Easy to Find Your Way Around |
| 2.3. Building on Slopes | 2.9. Roofscape and Skyline |
| 2.4. Clearly Defined Streets and Spaces | 2.10. Extensions and Roof Conversions |
| 2.5. Building line and Set-back | 2.11. Non-residential Buildings |
| 2.6. Public and Private Space | |

Local Guidance:

Calderdale Local Plan
Policy IM7: Masterplanning

2.1 Building Height and Density

Proposals must respond sensitively to the scale and massing of their immediate context but also the guidance set out in the relevant Area Type.

2.1.1 Proposed building heights and massing should be informed initially by the scale and massing of the surrounding built context and landscape setting. Reference should also be made to the appropriate Area Type guidance which may allow greater flexibility.

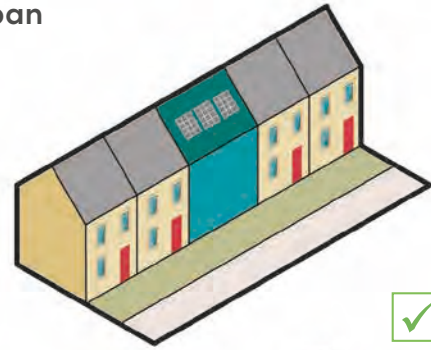
Proposals which do not respond in any way to the height of their surroundings will not be acceptable. Where buildings are visible in long range views, particularly where they will be visible against the skyline, particular care will need to be taken that the proposals are consistent with the prevailing building heights, unless an argument can be made for the building's role as a local landmark.

2.1.2 Applicants should demonstrate that the proposed density is appropriate for the location and character of the site.

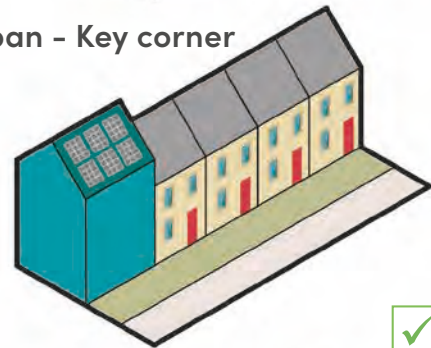
The appropriate density for new development should be led by the characteristics of the existing context, but certain Area Types are considered suitable for increased density under appropriate circumstances and reference should be made to the guidance in Part B of this document.

Creating appropriate building height and massing

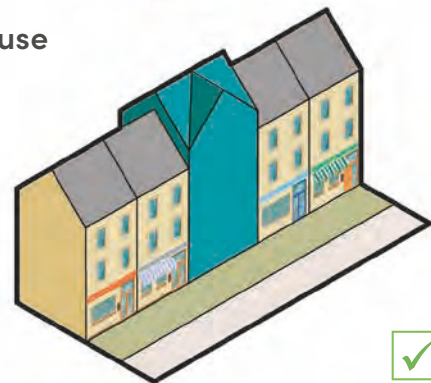
Suburban



Suburban - Key corner



Mixed use



The scale and massing of proposed developments should generally respond to the immediate context unless an argument can be made for the building's role as a local landmark or it is responding to the more varied character of mixed-use centres.

Local Guidance:

Calderdale Local Plan

Policy HS2: Residential Density

2.1 Building Height and Density

2.1.3 Density should be increased in locations that are well served by public transport and/or close to mixed-use centres.

Development should promote higher mixed-use densities where appropriate. Local variation in density and built form will enhance character, help to create distinctive streets, and aid wayfinding.

2.1.4 The height of buildings should provide an appropriate sense of enclosure to the street or space.

Street enclosure is defined by the ratio of height of building to width of street. In general, wider streets and spaces should be lined with taller buildings to create a good sense of enclosure.

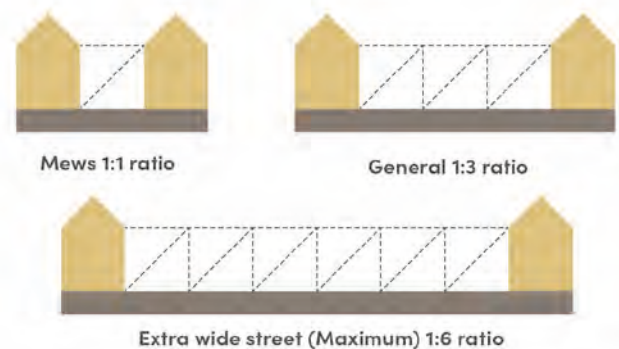
Considering the ratio of height to width in attractive, existing streets in the local area is a good way of understanding what might be appropriate for new development and will help to reinforce local distinctiveness.

Creating distinction within street



A change in height can be acceptable in town centres and mixed-use areas to create distinctive streets

Creating an appropriate sense of enclosure



Building height and street enclosure should be appropriate to the character of the street

Local Guidance:

Calderdale Local Plan

Policy HS2: Residential Density

2.2 Calderdale Building Types

Proposals should use building types which reinforce the distinctive character of Calderdale and the settlements within it. This may include the use of building types which are not common in other parts of the country.

2.2.1 The choice of building type(s) within a development should be informed by surrounding development patterns and/or the detailed guidance relating to the specific Area Type.

Proposals should consider the general scale and massing of existing buildings, whether they are detached or joined-up, and how they respond to surrounding streets and open spaces. Choosing locally appropriate building types will reduce the potential for conflict between neighbouring uses and help to reinforce local distinctiveness.

Housing types designed to address extreme level changes are characteristic of parts of Calderdale and may provide inspiration for particularly challenging sites (refer also to section 2.3 Building on Slopes).

Over-under Typology



This building type is used to mitigate significant changes in ground levels by stacking a house with its entrance at the back on top of a house with its entrance at the front

Terraced Housing



Terraced houses are the prevailing building type across Calderdale

Responding to Topography



Example of more modern terraced houses constructed on a slope

2.3 Building on Slopes

Proposals must positively respond to the challenges and opportunities presented by sloping sites and demonstrate how they have been taken into account from the start of the design process.

2.3.1 Proposals should aim to make places accessible for all.

Level changes provide a challenge to accessibility, but every effort should be made to design for the needs of those who are differently abled. This will also have benefits for a broad cross section of the community including older people and parents with pushchairs. Where it is not possible to provide full access, consideration must be given to how alternative provision will be made in a way which minimises negative impacts on the wider design strategy. Reference should be made to guidance in Approved Document M of the Building Regulations.

2.3.2 The suitability of developing steeply sloping sites should be carefully considered and justified, taking account of potential issues with accessibility, construction, and the relationship to neighbouring properties.

Steeply sloping land is characteristic of Calderdale and the way in which local settlements have been built on this land creates a distinct identity. However, there should not be an assumption that it will necessarily be acceptable to develop any sloping site because of this. Significant level changes within or adjacent to a site can be an opportunity to create highly distinctive design solutions, naturally integrated into their landscape setting and the wider environment, but they raise many issues, and the design solution must be exemplary to justify development.

2.3.3 The use of non-traditional dwelling types such as split level and upside-down homes is generally discouraged but may be appropriate in limited situations where the topography is particularly challenging.

The traditional 'up and over' housing type is a historical way of dealing with very steeply sloping sites which may provide inspiration. However recreating this type of accommodation is unlikely to be acceptable for contemporary developments due to various design shortcomings and potential issues with mortgages.

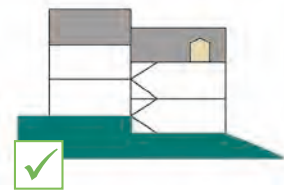
2.3.4 The form of buildings, and groups of buildings, should respond to changes in topography by stepping up or down the slope, rather than relying on significant land re-profiling.

The need for large amounts of cut or fill should be avoided through careful design of site levels. Steps in terraced dwellings should be consistent along the street. Level changes may allow parking and servicing to be hidden away beneath structures or screened with landscape features and tree planting.

Designing with the topography



Significant reprofiling can lead to blank or inactive ground level facades



Dwellings should respond to steep slopes by using stepped housing forms

2.3.5 Buildings should be orientated to optimise potential views, including views over the top of dwellings at a lower level.

2.3.6 The effect of proposals on views from the wider area should be considered.

Due to the topography of Calderdale, longer-range views of the development site from elsewhere in the settlement or the wider countryside may need to be considered as part of the design process. Where this is relevant, appropriate drawings should be provided to show how the impact of development has been taken into account. Council officers may ask for detailed visual impact assessments to be carried out for large or contentious sites.

2.3.7 Large retaining structures should be avoided in favour of more gradual changes in level. Where unavoidable, they should ideally not be visible within the public realm.

While retaining walls are a characteristic, and necessary feature of parts of Calderdale, their construction is energy and resource intensive. They can also be quite unattractive if poorly designed and lead to the creation of dead street frontage.

Generally, where retaining walls are required, they should be built into the structure of dwellings and/or co-ordinated with rear plot boundaries to minimise their visual impact on the street. Where street-facing walls are necessary, their height should be minimised and only good quality materials and detailing used. The use of bioengineering techniques (use of vegetation) may be a solution for creating less visually intrusive, more natural profiles within open spaces.

Designing with the topography



Distinctive stepped breaks between individual or pairs of dwellings



For shallower gradients, a sloped roofscape should be considered.



Terraced form steps down slope

Optimising the potential for views



Living space arranged around view towards open countryside (Zeus Land and Architecture Ltd)

2.4 Clearly Defined Street and Spaces

Building frontages must be positioned so that they clearly define streets and spaces and create a good sense of enclosure.

2.4.1 Buildings must be positioned so that they create well-defined streets and spaces.

Generally, buildings will be aligned broadly parallel to the edge of the street or space, but some variation may be included to create visual interest. Where this occurs, buildings must not be placed randomly in relation to the street or space, but as part of a considered arrangement with adjacent buildings.

2.4.2 The primary building frontage should face the adjacent street or space.

Occasional buildings may be positioned end on to create variety and/or facilitate the provision of active frontage to shared parking areas.

2.4.3 Buildings should include frequent entrances along their frontages to create activity (active frontage) and primary building entrances should be visible from the public realm.

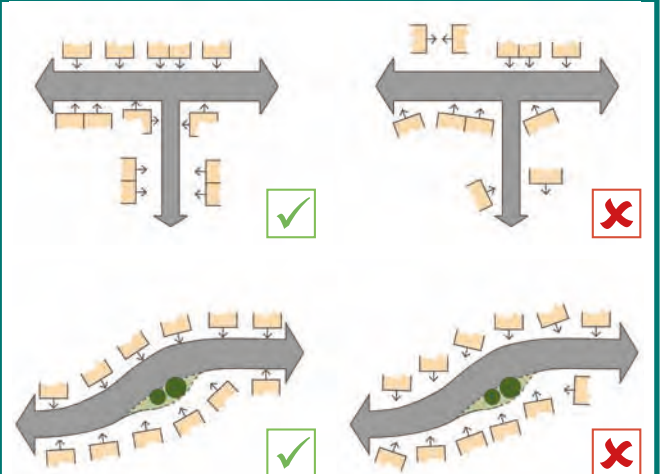
2.4.4 Routes and spaces should be overlooked by windows to habitable rooms creating strong visual connections between inside and outside and providing good levels of passive surveillance.

Elevations which are blank or largely devoid of windows must be avoided where they face or are clearly visible from the public realm.

3.4.5 Gaps between buildings should be minimised to create a good sense of enclosure to streets and spaces.

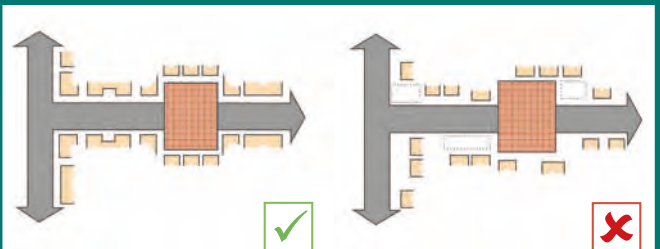
The appropriate size of gaps will vary to suit different building types and locations, but boundary walls should be used as linking elements between buildings facing the public realm.

Building orientation to the edge of the street.



The building orientation must relate to routes and spaces

Ensuring enclosure along the street.



The approach to setbacks should be clear to create continuity and enclosure

2.5 Building Line and Set-back

Proposals should reflect and respond to the prevailing building line and set-back unless there are strong urban design reasons for departing from this alignment (e.g. focal buildings at key corners).

2.5.1 The building line and set back are fundamental to the appearance of the street and should be consistent with the character of the area.

Building line and setback contribute greatly to the sense of place, and will be informed by the street hierarchy and surrounding context.

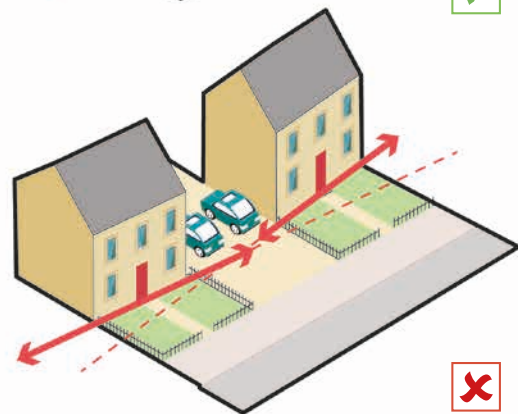
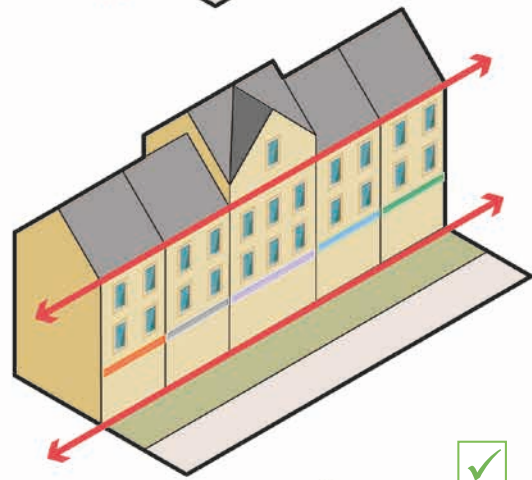
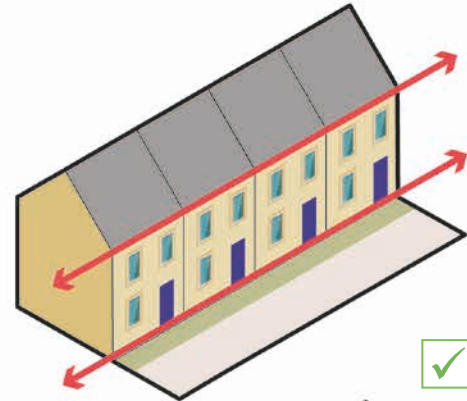
2.5.2 The main frontage of infill developments should respect the prevailing building line of adjacent buildings.

Infill development is an opportunity to repair the streetscape and should respond to and reinforce the adjacent pattern of frontage, height and build line. Where there are good justifications for stepping the building back behind the prevailing building line, continuity of frontage can be created with linking walls and boundary treatments, which greatly enhance the character of a street.

2.5.3 Where there is little or no existing context, proposals should establish a common building line which is consistent with the overall character of good quality streets in the wider area.

The building line should be most consistent in higher density urban areas. As the density of development decreases and/or the location becomes more rural, a greater degree of variation will be expected to define a more informal character.

Creating appropriate building lines



The building line should be consistent with adjacent buildings and the character of surrounding streets. Large variety in building line and setback is uncommon in Calderdale and will not be acceptable.

2.6 Public and Private Space

There must be a clear distinction between public and private space to deliver appropriate levels of privacy to residents and ensure that responsibility for ongoing management and maintenance is clear.

2.6.1 Public and private space should be clearly distinguished through the arrangement of buildings and boundary treatments. 'Semi-public' space arising from a lack of continuity or enclosure must be avoided.

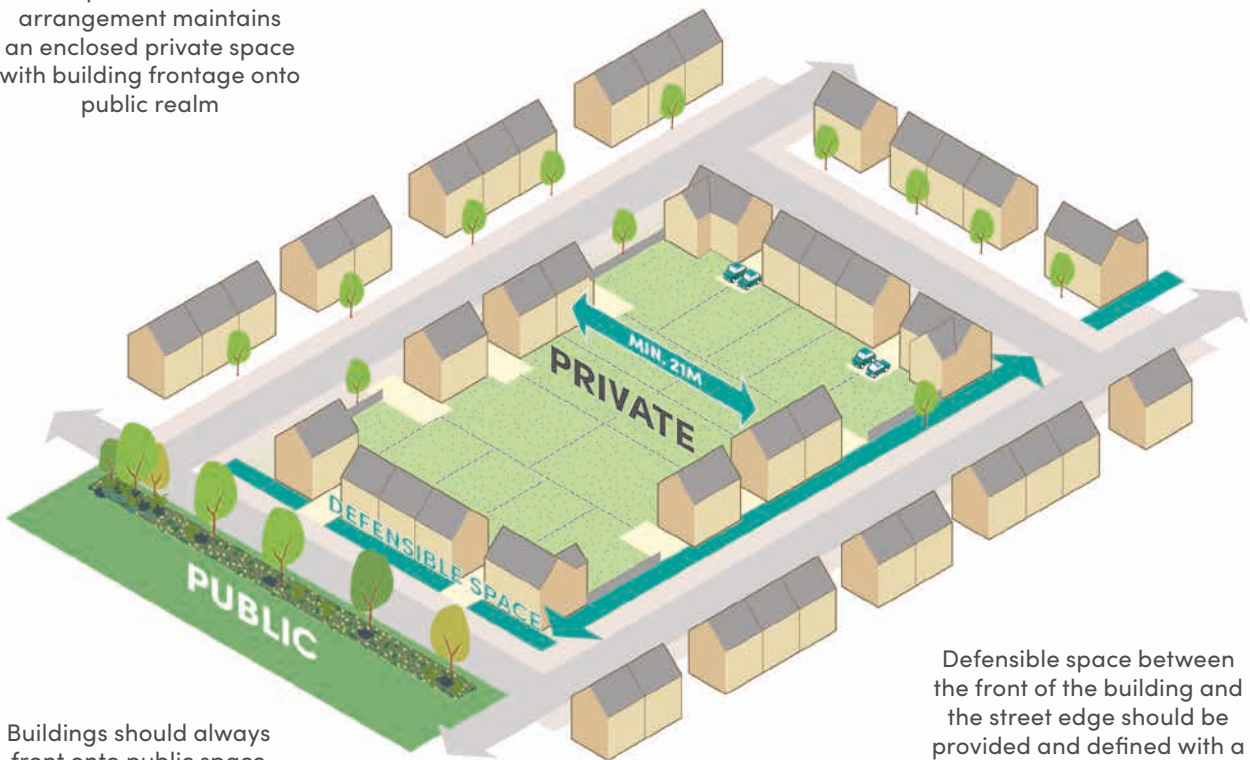
For infill development there should be a clear logic to the positioning of fronts and backs in relation to adjacent buildings. It is key that fronts do not face backs and vice versa.

2.6.2 Residential development should ideally be based on perimeter blocks with frontage to the public realm and private gardens to the rear.

While rear alleyways or roads are a common feature of Calderdale's terraced streets, this compromises the security of private garden spaces and should be avoided in new development. Where essential to provide access, every effort should be made to limit public access to rear alleyways through security measures such as lockable gates with key or fob access.

Clear perimeter block with defined defensible space

The perimeter block arrangement maintains an enclosed private space with building frontage onto public realm



Buildings should always front onto public space

Defensible space between the front of the building and the street edge should be provided and defined with a material change, boundary treatment or planting

2.6.3 Defensible space should be provided at the front of all dwellings.

Defensible space provides a buffer between the street and the front face of the dwelling. The depth of space provided will vary to match the character of the street. It will only be acceptable for new development to be constructed without defensible space if it is completing a gap in an existing street where other homes do not have it either.

2.6.4 Where rear servicing areas are required, they should be secure and well-overlooked to avoid the potential for anti-social behavior.

2.6.5 Boundary treatments between public and private space should be carefully chosen to reinforce the character of the street.

Generally, the design of boundary treatments should be robust, easy to maintain and consistent with the existing character of the street or area. The use of locally distinctive stone walls is encouraged.

Clearly defined boundary treatments



Low stone boundary walls are a characteristic feature of Calderdale streets

Robust planting to create defensible space



High quality planting within defensible space to create privacy for habitable rooms – Eddington, Cambridge.

Lack of defensible space



Lack of defensible space will not be acceptable

2.7 Turning Corners

All buildings located on corners – where two routes, two spaces, or a route and a space meet – must be designed to positively address both sides of the corner.

2.7.1 Buildings located on corners must have entrances and/or generous windows to habitable rooms on both primary elevations to maximise passive surveillance.

Blank, or largely blank, gable ends will not be acceptable.

2.7.2 The gap between a corner building and the next building frontage should be minimised.

For residential buildings, there should ideally be no more than one garden's length of exposed rear boundary between two dwellings, with additional width for side access to the next dwelling (which may also include a parking space). In town centre locations there may be no gap at all.

2.7.3 Exposed boundaries to gardens or screened service areas should be located on the less important of the two street frontages.

2.7.4 Side boundaries to gardens which face the street should be formed from walls rather than fences.

The garden wall should complement the materials and detailing used in the adjoining building.

Local example of corner building



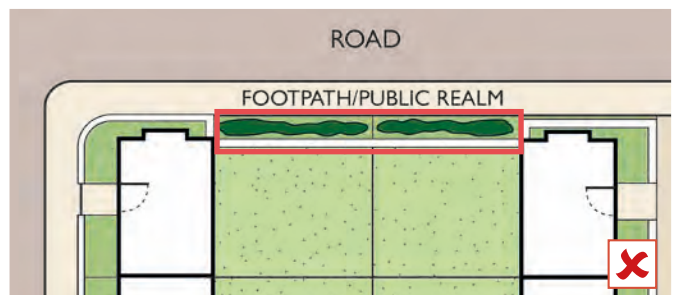
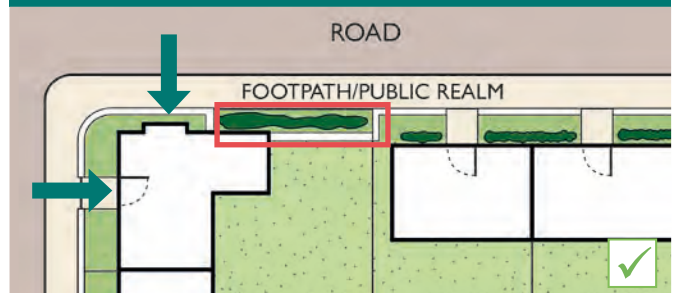
Special treatment of the house at end/corner of street helping to 'bookend' the terrace

Turning the corner: Built form



Buildings should be located where two routes meet and positively address both sides with doors and/or windows

Creating activated streets



There should be no more than one garden's length of exposed rear boundary between the corner house and the next dwelling frontage. Layouts which result in two or more exposed garden boundaries in a row should be avoided

2.8 Easy to Find Your Way Around

Proposals must help create memorable places that make it easy for people to find their way around.

3.2.1 Proposals should create a clear network of routes and spaces.

Proposals should:

- Use a clear hierarchy of street design which is easy to understand.
- Create meeting places at key locations.
- Provide direct pedestrian routes which connect into the wider network.
- Provide coherent, inclusive and logical street signs.
- Include appropriate, sensitively designed lighting to help people feel safe.

3.2.2 Proposals should reinforce the distinct identity of existing neighbourhoods or, in larger developments, create new ones.

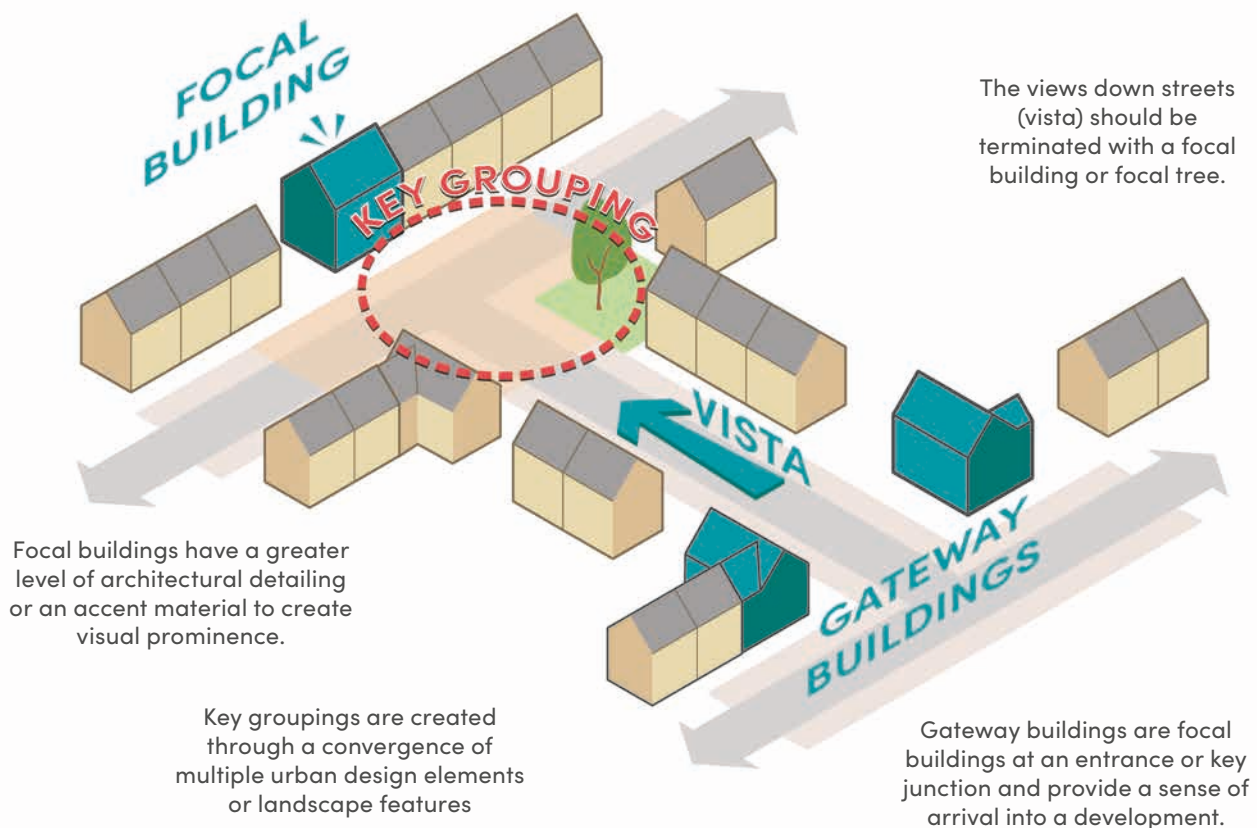
3.2.3 Proposals should create local landmarks through the positioning of focal buildings or landscape features at key locations.

Local landmarks can be provided at a variety of scales depending on the type of development and size of the site. They might range from minor variation to the design of dwellings at the end or corner of a street to distinctly different buildings designed as focal points for the whole neighbourhood, such as schools and community buildings.

Focal buildings or groupings may be used to define gateway locations and create a sense of arrival into a neighbourhood or area.

3.2.4 Key frontages or groups of buildings which are viewed from a distance should be designed as a group.

Creating a sense of place through the proposal



2.9 Roofscape and Skyline

Proposals must demonstrate a coherent approach to the design of roofs, that reinforces the character of Calderdale but also considers the environmental performance of buildings.

2.9.1 Roofs should be designed to complement the style of the building and the character of the surrounding area.

It may occasionally be appropriate to choose a style which contrasts with the surrounding area (e.g. landmark buildings or those with a large footprint).

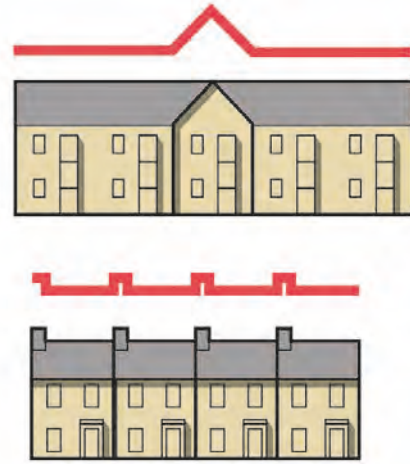
2.9.2 Most buildings should have pitched roofs but flat roofs may be acceptable where they are an integral part of the design and their impact on long-range views has been carefully tested.

Roofs in Calderdale typically have a lower pitch than in some other parts of the country, and this should be reflected in design proposals. Excessively steep and tall roofs will not be acceptable. However, the following specific guidance should be followed:

- Where the gable end of a building will be exposed, such as at the end or corner of a street, a minimum pitch of 37.5 degrees is generally recommended to avoid an excessively flat appearance.
- A pitch of up to 45 degrees may be appropriate for narrower gables, but care must be taken not to generate an excessively tall roofline.
- Roofs with a pitch below 32.5 degrees will generally not be acceptable unless required to limit the overall height of a non-residential building and/or to accommodate green/brown roofs.

2.9.3 The roof pitch should be consistent along a terrace or within a group of buildings. Generally, it should reflect the prevailing pitch of roofs in the local area to create a harmonious relationship in long distance views.

Creating rhythm within roofscape



Rhythm of rooflines should be consistent with context

Varied roof geometry



A varied roofline with consistent roof pitch

Inconsistent roof pitch



Inconsistent roof pitches along terraces of homes will not be permitted

2.9.4 The roof of a large footprint building should ideally be divided into several smaller elements to limit the ridge height and create a more varied and interesting skyline.

2.9.5 Chimneys should be included where they are integral to the character of the proposed building.

Chimneys can help to create an interesting skyline, but their appropriateness for contemporary homes should be carefully considered in the context of broader sustainability aims. Where they are included chimneys should be faced in the same material as the primary elevation of the building. 'Stick-on' chimneys are unlikely to be acceptable. The use of chimneys to house vents which would otherwise be visible on the exterior of the building is strongly encouraged.

2.9.6 The provision of green roofs will be supported in suitable locations subject to the provision of a suitable access and long-term management strategy.

Green roofs can improve biodiversity and attenuate rainwater run-off.

Subdivided roofscape



Stepped roof forms and massing are encouraged for buildings with large footprints

Green Roofs



Green or bio-diverse roofs on flat-roofed buildings are encouraged (Paul Williams)

2.10 Extensions and Roof Conversions

Extensions, additions and alterations must be subservient to the original building and should respect its scale, form, proportions, character and appearance, and that of the locality. Extensions or alterations that would harm the character and appearance of the original building or the surrounding area will be resisted.

2.10.1 A building extension must be proportionate to the size and form of the original building and subservient to it.

An extension that doubles the size of the original building or is twice the width of it is very unlikely to be acceptable. House extensions that would be visible from the street, should generally be set back from the front of the house and lower than the existing roof line to ensure that the original building remains dominant.

2.10.2 Extensions should not extend beyond the established front building line, although an exception may be made for residential properties where small extensions such as covered porches or bay windows would enhance the character of the existing building.

2.10.3 Extensions should not compromise the privacy or enjoyment of neighbouring buildings or outdoor spaces.

This might be because of over dominant built form, overshadowing, or the inappropriate positioning of windows, terraces or balconies. Guidance on appropriate privacy distances between habitable windows for residential properties is provided in Annex 2 of the Local Plan. Proposals which harm the living conditions of neighbours for any of these reasons will be strongly resisted.

For residential extensions, applicants will normally be required to ensure that the furthest extent of an extension makes an angle of no more than 45 degrees with the nearest point of a neighbour's window (see adjacent diagram).

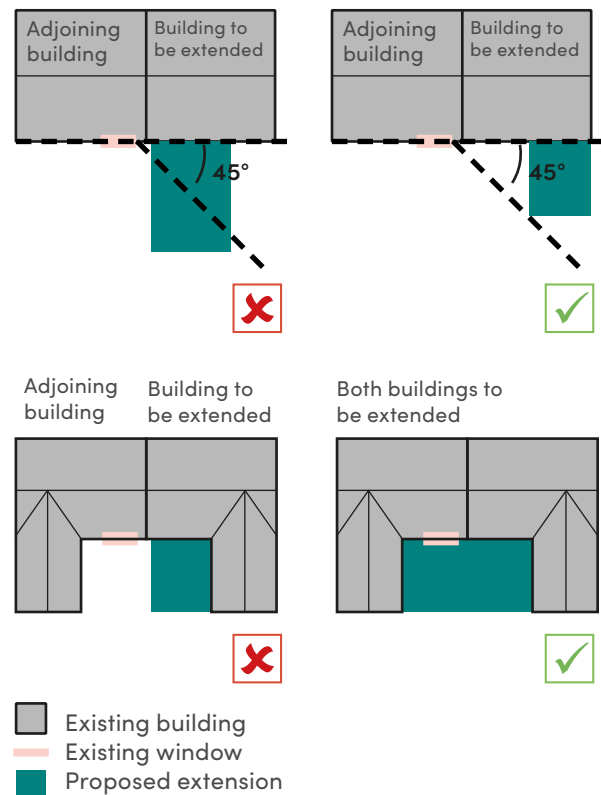
2.10.4 Extensions should not result in overdevelopment of the plot.

Adequate space should be retained around the new building for circulation, parking (where provided) and amenity space (for dwellings).

2.10.5 The form and detailing of an extension should reflect the existing building and mirror its architectural properties, particularly where these are strongly characteristic of the local area.

This may include roof shape, window size, shape and placement, building features such as porches and chimneys, window reveals, eaves detailing, symmetry of the building elevation and use of materials. However, more innovative approaches may also be acceptable, particularly for non-residential buildings (see following principle).

Responding to adjacent buildings



The furthest extent of a two-storey extension makes an angle of no more than 45 degrees with the nearest point of a neighbour's window.

2.10.6 Innovative design solutions of a high quality which complement the design of the original building and address the broader objectives of this design guide are encouraged and will be judged on their merits.

2.10.7 All new extensions (and conversions and extensions) should incorporate sustainable design and construction principles.

2.10.8 Listed Building Consent should be obtained for extensions to listed buildings.

For extensions to Listed Buildings, or within the setting of a Listed Building, it is recommended that specialist advice be sought to understand whether the proposed extension would harm the significance of the Listed Building.

The National Planning Policy Framework requires any harm to designated heritage assets to be fully justified and weighed against the public benefits of the proposal. Public benefits should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. For example, works to a listed private dwelling for the particular use of the current occupants may not be considered public benefits, but those which secure its future as a designated heritage asset could be a public benefit.

Roof Conversions

2.10.9 Any extensions, additions and alterations to the roof of a building must respect the scale, form, proportions, character and appearance of the main dwelling and the locality.

Roof forms often contribute significantly to the appearance and character of a house and the wider street scene. As a result, alterations to the roof must be carefully designed and any extensions should reflect the roof pitch and profile of the existing house and be proportionate in width.

2.10.10 Raising roof heights and changes to the form of the roof slope must not project above the ridge of the dwelling or, in the case of a hipped roof, beyond the slope.

Roof alterations must respect the established character of the area in terms of form, design and materials.

2.10.11 Changes to roof form and design on listed buildings and in conservation areas, including loss of chimneys or other architectural features, will generally be considered unacceptable.

2.10.12 Dormer windows should be carefully designed and located, and their impact on neighbours, as a result of overlooking, fully considered.

Dormer windows are a way to enable the expansion of living accommodation, but because of the importance of roof profiles to the character of streets and spaces, they must be carefully designed. Refer to section 3.3 for detailed guidance on the design of dormer windows.

Further Guidance:

It is anticipated that further detailed guidance on householder extensions will be provided in due course. Householders may find it helpful to seek professional advice in the meantime.

2.11 Non-Residential Buildings

Non-residential buildings must be carefully designed to maximise their potential viability as businesses while minimising their impact on neighbouring uses, particularly in visually sensitive locations.

2.11.1 The design and siting of the building should maximise accessibility for all.

2.11.2 Buildings with a public use should form part of the street frontage.

It will not be acceptable for buildings to be set far back on the site within an expanse of car parking unless strong justification can be provided. This type of arrangement creates large gaps in the street frontage resulting in a lack of enclosure and diluting the character of the street.

2.11.3 The built form, massing and siting of large footprint buildings should be carefully designed to integrate successfully with surrounding buildings and spaces.

Generally, breaking up large footprint buildings into a series of smaller, linked elements will make it easier to design the massing of the building in a way which is sympathetic to neighbouring properties and create a more successful street scene.

2.11.4 The main building entrance should be clearly visible from the street.

2.11.5 Large, blank facades facing the street should be avoided.

This is both because they are unattractive and because they limit passive surveillance of surrounding spaces, reducing real and perceived safety. Where they are unavoidable, the design should include extra detailing or well-considered landscaping to enhance the appearance.

2.11.6 Parking and servicing areas should not visually dominate the street frontage.

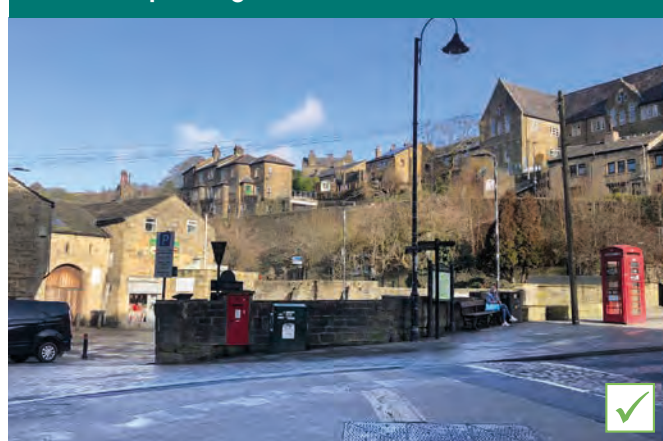
Car parking and servicing areas should be located away from the street frontage where possible, either to the rear or side of the building. Where they do abut the street, robust boundary walls, railings, or planting should be provided to screen activity. Site level changes can also be used to provide screening through the careful design of retaining structures and low walls.

Negative impact of parking on street frontage



Large and unattractive areas of car parking forming the street frontage will not be acceptable.

Screened parking area

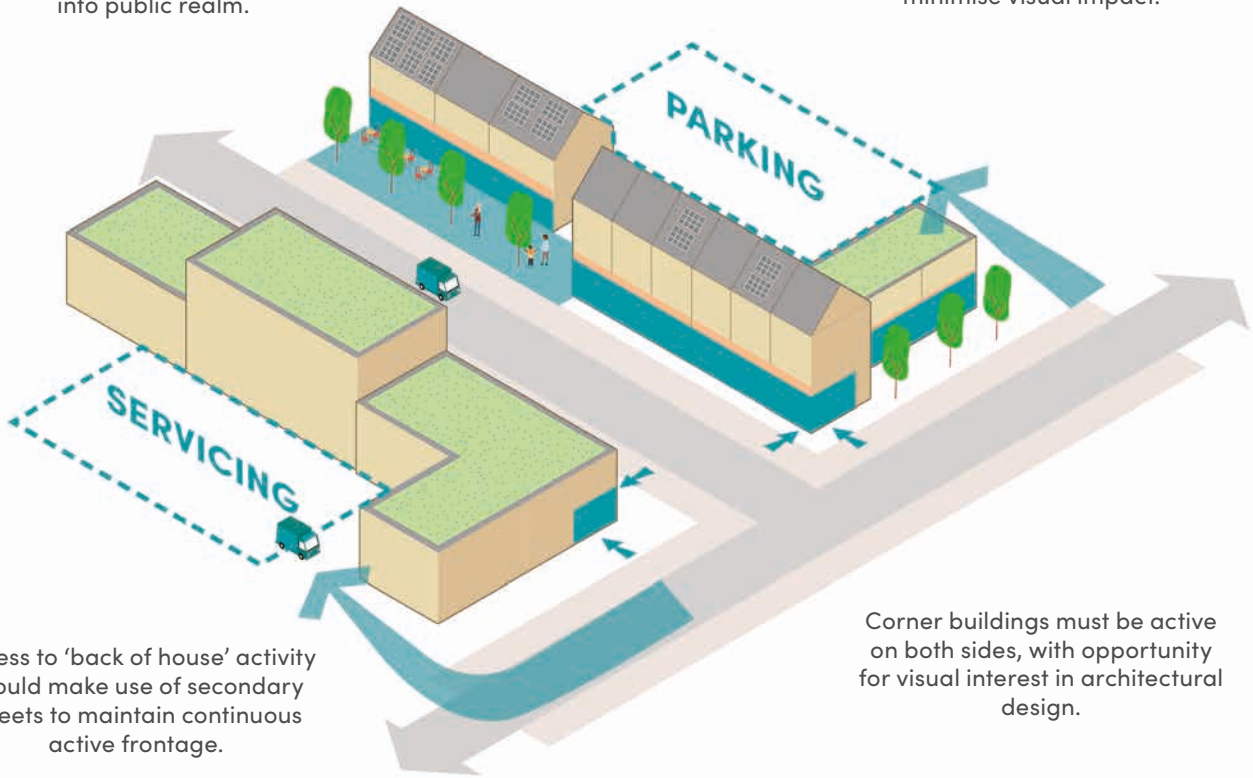


Level change and attractive stone wall used to screen parking area in Hebden Bridge town centre

Design principles of non-residential buildings

Proposals should seek opportunities for the activity of building to spill into public realm.

Building frontage to the street should be prioritised over parking. Parking should be positioned to minimise visual impact.



Access to 'back of house' activity should make use of secondary streets to maintain continuous active frontage.

Corner buildings must be active on both sides, with opportunity for visual interest in architectural design.

Identity:

Making places that are attractive and distinctive

Proposals must respond to local character, demonstrating an understanding of existing settlement patterns, traditional architecture, use of materials, and local history and culture. New buildings and places must reinforce this distinct identity but also reflect the needs and aspirations of current and future residents.

Key Principles in this section:

- 3.1. Creating Distinctive Places
- 3.2. Windows and Doors
- 3.3. Dormer Windows
- 3.4. Materials and Detailing
- 3.5. Shopfront Design

3.1 Creating Distinctive Places

Proposals must have a clear and distinct identity that responds to local character.

3.1.1 Applicants should identify positive aspects of the area surrounding the site through analysis of the local character and context and reflect these positive aspects in the proposals.

3.1.2 Proposals should deliver local distinctiveness.

Applicants should draw inspiration from the surrounding landscape, materials, building proportions, and development pattern to create proposals that are of their place – distinctly Calderdale. This does not mean that proposals must copy existing buildings or places. Applicants are encouraged to design new buildings and places that are informed and inspired by existing buildings and places but with a contemporary character.

3.1.3 Proposals should aim to integrate existing landscape features and buildings.

Existing site features are a key part of local character and their retention and enhancement will generally lead to a better scheme which sits more comfortably in the local environment.

Including existing landscape features such as trees, hedgerows and walls into proposals can help to give a sense of instant maturity to a site and retain biodiversity. Reuse and refurbishment of existing buildings helps to preserve local heritage while minimising construction and demolition waste and reducing the embodied carbon of the proposals.

Understanding local distinctiveness



Identify the key characteristics of the surrounding landscape and buildings to inspire design proposals



Stone walls and gateposts are a distinctive part of the local character which should be retained and enhanced

Integrating existing buildings



An example of integrating new uses and buildings around a historic farm building – Dollman's Farm, Rugby.

3.2 Windows and Doors

The size and position of windows and doors must create well-balanced and attractive building elevations. The use of locally distinctive fenestration patterns is encouraged.

3.2.1 The scale, proportion and arrangement of windows and doors should be carefully considered.

Generally windows and doors should align across an individual façade as well as along the street. Feature windows such as corner windows, bays and oriels may be used to add rhythm along the street or create emphasis at the end or corner of a street or building.

3.2.2 Proposals should draw inspiration from locally distinctive fenestration patterns.

In more urban areas arrangements of large windows with vertical proportions are typical, reflecting formal Georgian and Victorian building design. In more rural areas, there is greater horizontal emphasis with a broader mix of window sizes grouped together. Stone lintels and sills are common throughout.

3.2.3 The size of windows must be appropriate to the uses within.

Larger windows will be expected for more public uses such as the ground floor of shops and community buildings, while smaller windows will be appropriate for more private spaces. However, overly small windows in bedrooms and living spaces will not be acceptable because they limit access to daylight and sunlight within the building.

3.2.4 The size of windows must balance access to daylight and sunlight with the environmental performance of the building.

As a rule, windows should be larger on generally south-facing elevations to take advantage of passive solar gains, and smaller (or fewer in number) on generally north-facing elevations to guard against heat loss. However, it is important that suitable measures are included to limit overheating from afternoon summer sun.

3.2.5 The colour, thickness of frame, material, quality and design of windows should be consistent on all elevations of a building.

3.2.6 The design of porches and architectural features should reinforce the distinctive character of buildings and streets.

Architectural features should reflect the character of their location and situation, the style of the building, and be sized appropriately to balance the façade and streetscape.

Regular arrangement of windows and doors



The arrangement of windows and doors should reflect the distinctive patterns and proportions seen on surrounding buildings

Locally distinctive fenestration patterns



Newer development using locally distinctive pattern of horizontally grouped windows – Heptonstall

3.3 Dormer Windows

Dormer windows must be sensitively designed and located so that they do not detract from the character of the building or surrounding area.

3.3.1 Front dormer windows are unlikely to be acceptable.

This includes to unbroken terraced roof slopes and to properties within a Conservation Area. Dormers to the front of a semi-detached property where the neighbouring property does not have a dormer are also unlikely to be approved. Dormer windows to the side of a property can equally be difficult to accommodate as they can unbalance the symmetry of a pair of dwellings.

Where front dormer windows may exceptionally be considered appropriate, they must be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible. In such circumstances, two small dormers may be more acceptable than one large dormer.

3.3.2 Dormer windows should normally be located to the rear of a house.

3.3.3 Dormer windows should not dominate the original roof slope.

They should not be built directly off the front of the wall head as the roof would then have the appearance of a full storey. Consequently, rear dormer windows should be set above the eaves level, below the roof ridge and set in from the sides.

3.3.4 A dormer window should not occupy more than half the width or depth of the roof.

Windows which look like sheds on roofs will not be acceptable.

3.3.5 Finishes to any dormer window should match those of the original building.

There should be more glazing than solid on the face of any dormer extension and wherever possible the window proportion and arrangement should echo those on the floor below.

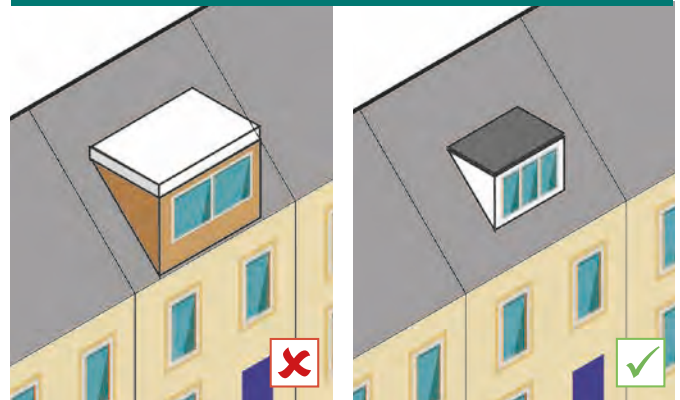
3.3.6 Dormers should generally have pitched roofs. However, large, pitched roof dormers are likely to be overly dominant and are unlikely to be acceptable.

In some circumstances a modest flat roof extension designed in accordance with the above parameters may be more appropriate.

3.3.7 Proposals to introduce new dormer windows to any elevation of a Listed Building are unlikely to be acceptable.

The Council may consider conservation type rooflights as an alternative subject to Listed Building Consent. If a Listed Building has non-original dormer windows it may be desirable that these are removed when the opportunity arises. The Council is unlikely to grant planning permission or Listed Building Consent to replace inappropriate dormer windows.

Well- proportioned dormer windows



Dormer windows should be proportionate to roof depth and fenestration

Poor placement of dormer windows



The poor placement of dormer windows results in rainwater downpipes dominating the composition of the elevation and awkward and ugly detailing

3.4 Materials and Detailing

Building materials and detailing must be carefully chosen to complement the site context and reinforce local distinctiveness. This does not preclude the use of new or innovative solutions if they are well designed.

3.4.1 Building materials and detailing should complement the surroundings and be used to reinforce the identity of the street and local area.

The use of traditional vernacular materials and building details may be the best way of achieving this, but proposals which reinterpret traditional design solutions in a contemporary way will be welcomed if they are well considered.

3.4.2 Materials should be applied logically and consistently across the façade of a building or group of buildings to create an attractive, coherent street scene.

3.4.3 Materials and labour should be sourced locally where possible, in line with broader sustainability aims, but this should not be at the expense of delivering high-quality materials and workmanship.

3.4.4 Building detailing should generally be uncomplicated, reflecting the robust detailing seen on most local buildings but also demonstrate skilful craftsmanship.

Key buildings in town centre locations may include more elaborate detailing appropriate to their use and location.

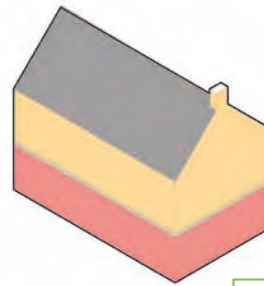
3.4.5 Applicants should specify materials which will be durable and weather beautifully, with long-term maintenance requirements considered from the outset.

Also consider how buildings can be detailed in a way which simplifies the re-use of materials and components in the future, to reduce the demand for new resources and minimise waste.

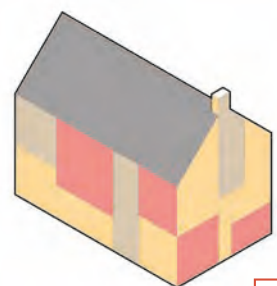
3.4.6 Where a proposal involves the demolition of existing buildings or boundary walls, the materials should be salvaged and reused where possible.

The use of salvaged material is a good way of retaining some of the distinctive character of the site. Proposals could incorporate salvaged material in the building structure, areas of public realm, or site boundary treatments.

Approach to material application



Coherent arrangement of materials creating an ordered appearance.



Incoherent, haphazard arrangement of materials.

Robust materials with unfussy detailing



A more contemporary interpretation of local material palette.

3.4.7 The choice of building materials should be guided by local precedents, but also consider the need to deliver high quality, sustainable and cost-effective buildings for the future.

Poor quality materials with a superficial similarity to vernacular materials are not acceptable. The use of Fibreglass/GRP (Glass Reinforced Plastic) detailing for porches, bay windows, dormer windows, chimneys, etc. is generally discouraged because these elements are often clumsily detailed and finished. However, these elements may be acceptable if it can be demonstrated that the finished product will be of a high-quality, particularly where they are located at first floor level and above where they will be less visible from the street.

3.4.8 The colour of materials should be considered in relation to surrounding buildings but also how the proposals will be seen in long-distance views.

The buildings of Calderdale have a distinct colour palette arising from the widespread use of local stone and roofing slates, although red brick is also used in some parts of the district. Proposals should reflect these local patterns and avoid the use of materials which create a stark visual contrast either locally or in longer distance views.

3.4.9 The use of materials which are innovative or not commonly used for similar buildings in the local area may be supported where justification can be provided that the quality, application and detailing will result in a positive contribution to the overall character of the area.

Applicants will need to justify that the proposed materials will be robust and resilient to the prevailing climatic conditions of Calderdale, so that they will continue to retain their appearance and functionality into the future. Materials which have been chosen specifically because of their sustainability credentials will be particularly welcomed (e.g. low embodied carbon).

Poor choice of materials



Poor quality GRP porch with inelegant detailing.

Boundary wall built from different colour bricks to main dwelling.

Material palette and long-distance views



Due to the topography of Calderdale, the materials and colour palette of local buildings is a distinctive and highly visible part of the wider landscape.

Integrating contemporary design



Use of contemporary materials integrating sensitively with an historic building

3.5 Shopfront Design

The design of shopfronts must enhance the character of mixed-use streets, carefully considering how they will contribute to a welcoming and safe environment at all times of the day.

3.5.1 The design of shopfronts should enhance the character and legibility of the street.

Shopfronts should complement the character of the building they are part of but also the wider streetscene. This includes the overall scale and proportions as well as the materials and colours used in construction. In general, there should be a consistent design approach along a run of shopfronts, however in some locations a more eclectic approach may be an important part of the local character.

3.5.2 Shop entrances should be accessible for all users.

Entrances should be simple to find and wide enough to allow easy, unimpeded access for all those with limited or reduced mobility. This also benefits others such as parents with pushchairs and small children.

3.5.3 Wide shop units should include vertical divisions in the shopfront design to enable future subdivision and create an appropriate vertical emphasis to the building elevation.

3.5.4 Shop signs should be appropriate to the scale of the building and character of the street.

Generally, a maximum of one fascia sign and, if required, one hanging sign, should be provided on each face of a shop unit. A sign may also be painted into the shop front glazing. The size of any sign should be in proportion to the scale of the shopfront and the building as a whole. As a rule, fascias incorporating signs look well-proportioned if they are no deeper than 10% of the shop front's overall height.

Creating characterful shopfronts



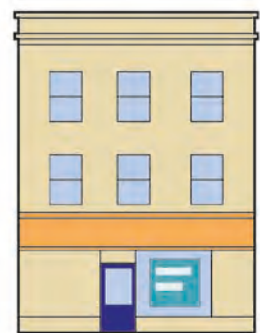
Shopfronts should reinforce the character of the street creating an attractive, welcoming environment.

Accessible entrances



Shop entrances should be easy to find and access.

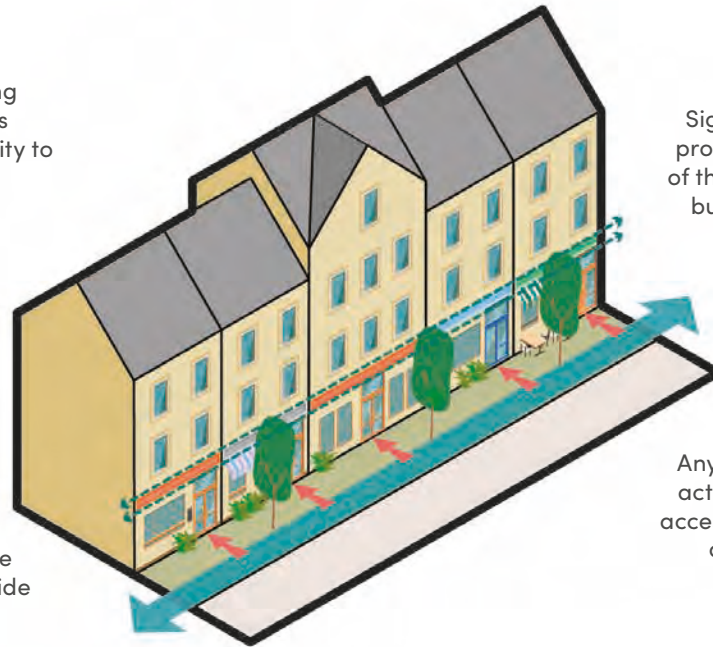
Approach to shop façade design



The arrangement and proportions of shopfronts and fascia signs should complement the design and character of the building as a whole.

Approach to shopfront design

Small scale planting around shopfronts provides an opportunity to green the street.



Signage should be in proportion to the scale of the shopfront and the building as a whole.

Access to shops should be clearly identifiable, with wide accessible entrances.

Any areas of spill-out activity must not limit accessibility for all in the adjacent street.

3.5.5 Shop security measures should be considered as part of the initial design to avoid unsightly retrofitting.

Shopfronts should use shatterproof, toughened or laminated glass. If shutters are required, they should be internal, perforated or lattice roller shutters that sit behind the shop window. External closed or solid shutters will not be permitted because when rolled down they create a dead frontage to the shop, provide a potential target for graffiti and, in the case of a break-in, the closed shutters provide a screen to conceal criminal activities from public view.

3.5.6 Opportunities should be provided for uses to spill out onto the street where accessibility for all can be maintained.

Where appropriate, shopfronts with large areas of glazing should have the option of fully opening to the street to encourage indoor/outdoor activity. Any seating or other uses associated with the shop should be carefully managed to avoid creating trip hazards or impeding access along the adjacent footway.

Movement:

Making places that are accessible and easy to move around

Proposals must create places which are accessible and easy to move around with attractive, green streets and spaces. The street network must be well-connected and prioritise active and sustainable travel modes. Streets and spaces must not be dominated by vehicles, parking or servicing.

Key Principles in this section:

- 4.1. Green and Healthy Streets
- 4.2. Access
- 4.3. Connected Street Networks
- 4.4. Prioritising Active and Sustainable Travel
- 4.5. Parking for Cycles
- 4.6. Parking for Vehicles
- 4.7. Refuse and Recycling
- 4.8. Services and Utilities

Local Guidance:

Calderdale Local Plan
Policy IM3: Safeguarding Transport Investment

Other Guidance:

Active Design: Creating active environments through planning and design
<https://www.calderdale.gov.uk/docs/placemaking/Active-Design.pdf>

4.1 Green and Healthy Streets

Streets must be designed as places, as well as routes and must be connected, legible, accessible, attractive and safe. Streets must also be designed to adoptable standards.

4.1.1 Street trees and landscaping should be incorporated in the design of new streets.

Street trees passively cool streets, providing shade and shelter, as well as increasing biodiversity and greening up the public realm.

4.1.2 Trees should be located in groups.

Species should be chosen to be hardy, easy to maintain, and characterful. Raised planters are a good option to contain planting, ease maintenance, reduce risk of damage, and ensure soil quality.

4.1.3 Consideration should be given to nature-based surface water drainage and storage solutions within the street, which can attenuate water run-off and provide opportunities for biodiversity.

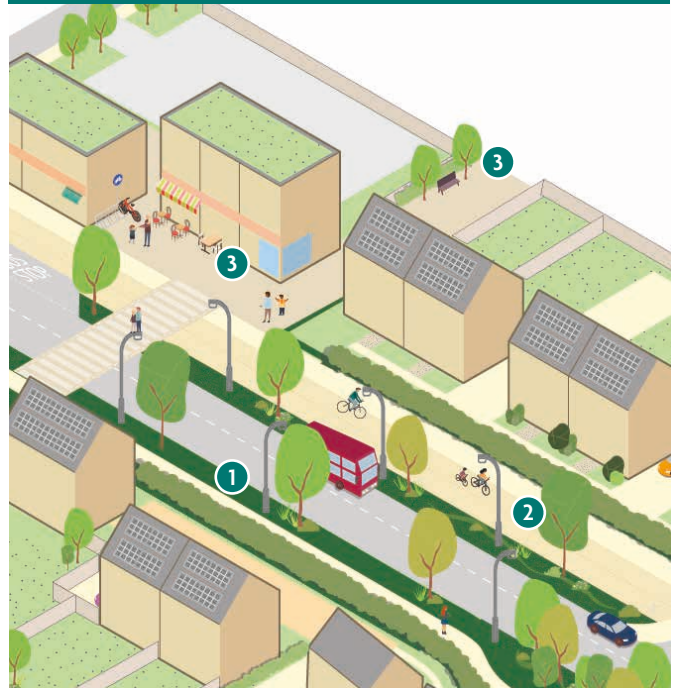
4.1.4 Streets should be free of physical and visual clutter.

Signage and advertising must maintain an accessible environment for all footway users, including the visually impaired. For this reason, the use of A frame boards is discouraged.

4.1.5 Street furniture should be designed as part of the overall public realm strategy, to emphasise the street as a place to meet.

The style of street furniture and street lighting can contribute greatly to the character of a place and it should be designed as a whole to complement the overall character of the street or space.

Green Streets for primary routes



Key

- 1 Generous green verges for street trees
- 2 Wider green verge to incorporate drainage and shrub planting
- 3 Street furniture to provide opportunity for meeting and socialising

Greening streets



Attractive green street - Mytholmroyd

4.2 Access

Access into the application site must be legible and integrated into the existing street network.

4.2.1 The entrance(s) into a new development should reflect the surrounding context, be safe, and well-overlooked.

Consideration should be given to gateway features, which should help define the character of a neighbourhood or area. There may be opportunities to create local distinctiveness through special boundary treatments, or public art.

4.2.2 Access for pedestrians and cyclists should enhance overall site permeability and offer additional routes through the wider neighbourhood.

Existing Rights of Way should be retained or thoughtfully diverted in a way which enhances their usability. Routes through green space should follow desire lines between destinations.

Buildings responding to access



Strong dual-fronted building at the site entrance – Lenton Green, Nottingham

Well-designed non-vehicular access



Proposals should prioritise access for pedestrians and cyclists – Marmalade Lane, Cambridge

Local Guidance:

Calderdale Local Plan

Policy BT4: Design and Layout of Highways and Accesses

4.3 Connected Street Networks

New streets must create a network of connected routes making it easy and safe for everyone to get around.

4.3.1 Proposals should reinforce and enhance the existing route network and hierarchy of streets.

Applicants should identify the existing characteristics of routes within the local and wider area and demonstrate how the proposals integrate into and enhance the movement network.

4.3.4 Proposals should demonstrate a clear hierarchy of street types with defined character and function.

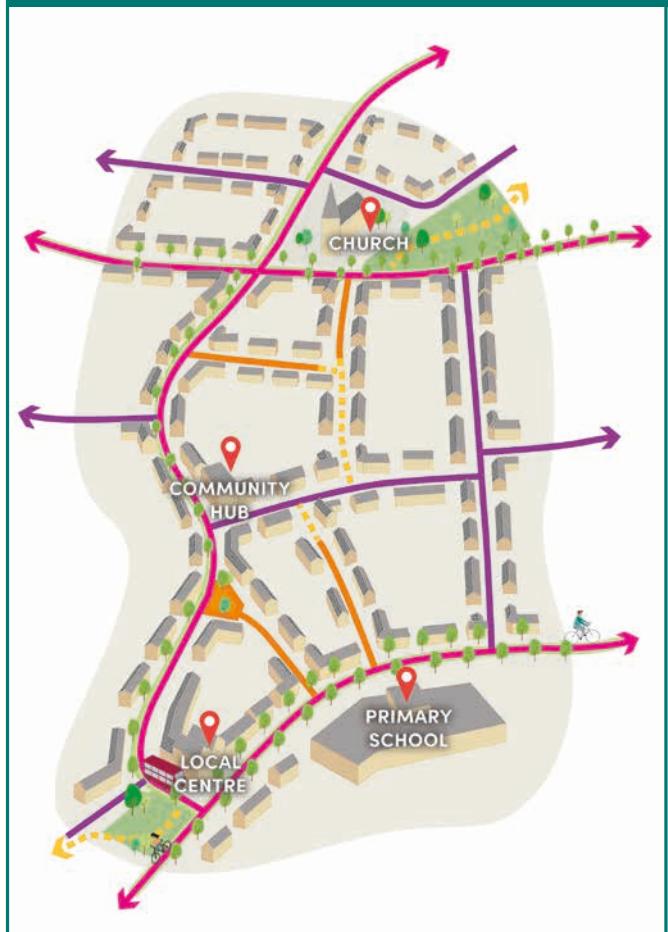
Well-designed places include a clear hierarchy of routes. In line with Manual for Streets guidance, the street hierarchy should put the needs of pedestrians and cyclists first, rather than designing road networks which maximise traffic flows. Primary streets should connect key destinations and provide clearly defined and direct routes through places. Secondary and tertiary streets should branch off from the primary routes to serve quieter residential neighbourhoods.

4.3.3 Pedestrian and cycle routes should be interconnected and not lead to dead ends.

4.3.4 Where vehicular routes reach a terminating space, pedestrian routes should continue beyond the space and connect to another public route or space unless there are exceptional reasons why this is not possible (e.g. topography).

Cul-de-sac arrangements should generally be avoided.

A Well Connected Street Network



Key

- Primary route
- Secondary route
- Tertiary/shared surface
- - - Pedestrian/cycle route
- Key locations

Permeable and connected pedestrian network



Proposals should aim to connect the pedestrian/cycle network where vehicular routes end

4.4 Prioritising Active and Sustainable Travel

New developments must provide opportunities for residents to improve their physical and mental health and wellbeing through the encouragement of walking and cycling, and easy access to public transport.

4.4.1 Safe and direct walking and cycling routes should be provided to encourage active travel.

Active travel routes should be green and pleasant, with good lighting and well-overlooked by homes and other street users.

4.4.2 The design of active travel routes should relate to their use and location, and follow desire lines.

The busiest routes will be those close to activity nodes such as schools, parks and mixed use areas. Busy active travel routes may logically follow key streets but it may be better for them to deflect away from the most congested carriageways. The width, section and geometry of active travel routes should be designed for ease and clarity of use, ensuring accessibility and safety for all.

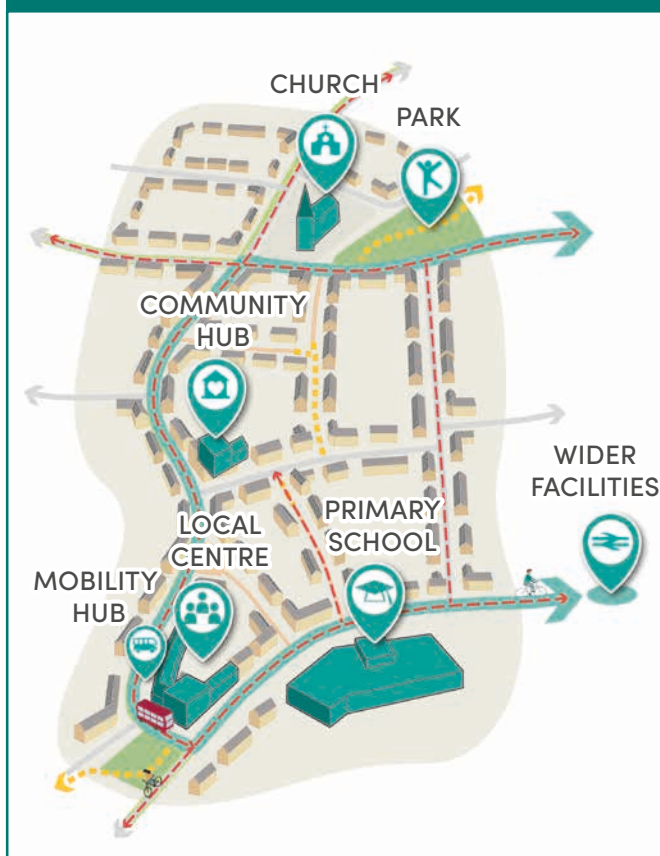
4.4.3 Active travel routes should connect key destinations.

Site analysis should identify key local destinations and identify how they can be linked to important destinations within a new development. Due to topographical constraints, routes may not be able to follow a straight line, but should follow best practice and be safe, well overlooked, and accessible.

4.4.4 A hierarchy of active travel routes should be provided on larger sites.

Primary routes should link key amenities for efficient movement, with secondary routes focusing more on leisure and amenity use. The width and character of these routes should be designed accordingly and clearly distinguished.

Linking Places by Active Travel



Key

- Bus route
- - - Active Travel route

Safe and attractive pedestrian network



Active travel routes should be green and pleasant, with good lighting and well-overlooked by homes

4.4.5 Active travel routes should be suitable for all abilities, in line with Building Regulations.

Suitable gradients, provision of alternative routes where necessary, and surface finishes must be carefully considered.

4.4.6 The design and position of junctions and crossings should support the prioritisation of active travel.

Crossings must be logically located adjacent to key destinations and activity nodes. Crossings and junctions can passively slow traffic, reducing overall speeds on the carriageway and reinforcing street hierarchy. The vertical and horizontal alignment of crossings must be carefully considered to ensure accessibility is maintained.

4.4.7 Traffic calming should be considered as an integral part of the design, and not simply a collection of 'bolt on' solutions.

The use of humps or cushions should be avoided, as these are unpopular with road users of all types, and can adversely impact the response times of emergency vehicles.

4.4.8 The availability of public transport in the local area should be assessed, so that the need for alternative modes of transport can be understood.

Good, reliable, accessible public transport, particularly in rural areas, is essential for disabled people to access places and services and to connect with communities and avoid isolation. Site analysis should identify existing bus routes and stops, including information on the frequency of services.

4.4.9 Convenient access to public transport should be planned into large new developments.

Every homes should ideally be within 400m of a bus stop. New bus stops should be well-overlooked, and ideally close to key activity nodes such as play areas or mixed-use areas. Bus stops should be integrated into the overall public realm strategy. On-street parking must not impede the easy movement of buses.

Pedestrian/cycle priority at junctions



Junctions should prioritise active travel within street design

Attractive active travel route



Pedestrian/cycle paths should be attractive and well-overlooked (by houses), providing a safe and convenient route

Local Guidance:

Calderdale Local Plan

Policy IM4: Sustainable Travel

Policy IM5: Ensuring Development Supports Sustainable Travel

4.5 Parking for Cycles

Cycle parking must be well-designed and located, so that it is convenient and accessible, encouraging the use of cycles for short-distance trips in place of the private car.

4.5.1 Secure cycle storage should be provided for homes and non-residential buildings, both for building occupants and for visitors, in line with Local Plan Annex 1: Car and Bicycle Parking Standards.

4.5.2 Visitor cycle parking should be located close to facilities, in a well-overlooked location which does not impede pedestrians.

Cycle parking which is well-located, secure, and sheltered from the weather will be better used and can contribute to the vitality of the street. Appropriate signage should be provided to identify who is expected to use the facilities. Consider providing enhanced facilities such as bike maintenance tools and information about local cycle routes.

Well-integrated and secure cycle parking



Cycle parking should be well-overlooked (by houses) and securely contained. Opportunity to provide small-scale green roof within parking structure.

Public cycle parking



Well located cycle parking integrated into public realm



Cycle maintenance station in public parking area

Local Guidance:

Calderdale Local Plan

Annex 1: Car and Bicycle Parking Standards

4.6 Parking for Vehicles

Parking must be well-designed and located, so that it is convenient and accessible, but does not lead to streets and spaces becoming visually dominated by vehicles.

4.6.1 Parking should be provided in line with Calderdale Local Plan standards.

Applicants should refer to the Calderdale Local Plan Annex – Car and Bicycle Parking Standards, which sets out the number of spaces required for different uses.

4.6.2 A variety of parking solutions should be used within larger developments to minimise the visual impact of vehicles within the street scene.

The use of a variety of surface materials and landscaping around parking spaces will also help.

4.6.3 Residential parking should be provided on-plot where the character of development allows to reduce problems of footway parking.

Driveways should be of a sufficient size to accommodate the required number of vehicles and allow access around them. In denser, urban developments, cars parked on driveways should generally not sit forward of the building line to reduce their visual impact.

4.6.4 Proposals should include electric charging points in accordance with current Building Regulations.

Charging facilities should be robust, easy to maintain and replace, and located conveniently. Innovative solutions for the provision of charging to vehicles parked on-street will be welcomed.

Vehicle parking with street design



Well integrated parking with cars concealed behind the building line

Garage set back from building line



Well integrated garage to ensure parked vehicles sit behind the building line

Well integrated EV charging points



EV charging points should be designed into the public realm and not be added as an afterthought

Local Guidance:

Calderdale Local Plan

Local Plan Annex 1: Car & Bicycle Parking Standards

Other References

Manual for Streets / Manual for Streets 2

www.gov.uk

4.6 Parking for Vehicles

4.6.5 Long, uninterrupted runs of parking spaces or large areas of grouped parking should be avoided, particularly where they create barriers to pedestrian movements.

Large areas of unrelenting tarmac surface will not be acceptable. Parking areas should be thoughtfully landscaped, paved with a variety of robust standard materials, and provide clear and accessible routes for pedestrians.

4.6.6 Car parking areas should be designed to accept and slow the rate of rainwater runoff.

Parking areas commonly use large expanses of tarmac which exacerbate the flow of rainwater from the site to surrounding drains. Proposals should incorporate permeable paving and/or regularly spaced areas of landscaping to slow the rate of runoff and mitigate flood risk.

4.6.7 Streets should be carefully designed to discourage inappropriate informal parking on verges or across footways.

Parking spaces should be clearly defined and parking in other areas discouraged through the positioning of trees, bollards and landscape features as appropriate.

Good example of parking court



Grouped parking area with spaces broken up by tree planting and clear zones for pedestrians to cross

Poor layout and treatment of parking court



Large areas of hard standing with no landscaping will not be permitted

Street dominated by parked cars



Informal on-street parking should be discouraged through street design and parking strategy

Case Study: The Avenue, Saffron Walden, Uttlesford

Developer: Hill Group

Architects: Pollard Thomas Edwards

Guiding Principles:

- The design responds sensitively to its mature landscape context, with an avenue of retained mature lime trees at the heart of the scheme.
- A series of character areas reflect the pattern and character of the neighbouring townscape and Conservation Area.
- Use of a traditional Essex material palette with contemporary architecture.
- The homes are arranged in courtyard clusters behind a new garden wall providing both privacy and a sense of community.
- Carefully considered hard landscaping material palette which avoids the use of concrete and tarmac.



Intimate shared surface with robust planting

4.7 Refuse and Recycling

Refuse and recycling facilities must be discreetly designed and located to minimise their visual impact on the street scene but be convenient to access.

4.7.1 Applicants should demonstrate how storage for waste and recycling has been planned into the site layout from an early stage.

4.7.2 The provision of waste and recycling facilities should comply with Calderdale Council standards.

Adequate internal and external space should be provided for waste and recycling containers.

4.7.3 The size and location of waste storage facilities and collection points should be carefully designed to avoid visual intrusion and nuisance, whilst ensuring ease of use and collection at all times.

4.7.4 Bins should be stored out of sight from the public realm on non-collection days, whilst remaining easily accessible for users.

4.7.5 The provision of bin storage to the front of dwellings should generally be avoided.

Where this is not possible, bin storage should be designed into the front elevation of the dwelling or located in purpose designed structures to provide adequate screening.

4.7.6 Facilities for storage and collection of separated waste at residential and non-residential premises will be provided to encourage the recycling of waste materials.

All homes with access to a private or shared rear garden space should be provided with home composting facilities or space to create one.

4.7.7 A strategy for the storage and collection of waste and recycling should be prepared for any major application.

Applicants should provide a waste strategy, including tracked drawings which demonstrate how collection vehicles will access each collection point. The strategy must be supported by the Local Authority Waste Management Team.

Lack of provision for bin collection



Footpaths should not be expected to double-up as bin collection areas – adequate bin collection areas should be provided

Well designed bin collection point



Well-defined bin collection area sited unobtrusively behind screen wall at entrance to parking court.

Local Guidance:

Calderdale Local Plan

Policy WA1: Planning for Sustainable Waste Management

4.8 Services and Utilities

Services and utilities should not be positioned in visually prominent locations unless all other options have been discounted.

4.8.1 Underground utilities should be installed beneath footways, cycleways, or roadways wherever possible to ensure easy access in the future.

4.8.2 All utilities should be located outside of play areas.

4.8.3 Street lighting and associated underground cabling must not compromise tree and shrub planting areas.

4.8.4 Telecommunication infrastructure should ideally be located below ground to avoid the need for an above ground box (i.e. use of a cast iron inspection cover instead).

If an above ground telecommunications utility box is required, it must be carefully positioned to avoid negative visual impact on the surrounding public realm, landscape and built context.

4.8.5 Electricity substations and water pumping stations should be easily accessible by vehicles but every effort should be made to locate them away from prominent locations that will detract from the streetscene.

It is accepted that their location may be constrained by technical requirements. Where it is not possible to locate them away from prominent locations they should be designed to be as unobtrusive as possible.

4.8.6 Substations and water pumping stations should be enclosed within well designed structures constructed from materials which are sympathetic to the adjacent built form and/or be screened by areas of dense landscaping or buildings.

4.8.7 Substation buildings should not be directly attached to residential dwellings, but ideally be integrated into adjacent spaces through the use of linking walls, rather than standing alone.

Landscape treatment of substation



Landscaping and boundary walls should be used to screen substations within the streetscene.

Location of substation



Substations should not be visually prominent within the streetscene.

Local Guidance:

Calderdale Local Plan

Policy IM6: Telecommunications and Broadband

Green Space:

Making places that enhance and optimize the natural environment

Proposals must protect and enhance existing natural features of the site as much as possible, integrate with the surrounding landscape setting and provide accessible green space for the existing and new community.

Key Principles in this section:

- 5.1. Reducing Flood Risk
- 5.2. Access to Green Spaces
- 5.3. Play and Recreation
- 5.4. Improving Access to Waterways
- 5.5. Enhancing Biodiversity
- 5.6. Existing Trees and Woodland
- 5.7. Community Growing Space
- 5.8. Views to Open Countryside

Local Guidance:

Calderdale Local Plan

Policy HW1-HW5: Health and Wellbeing

Policy BT3: Landscaping

Policy GB1: Development in the Green Belt

Policy GN1-GN5: Green Infrastructure

Other Guidance:

Active Design: Creating active environments through planning and design

<https://www.calderdale.gov.uk/docs/placemaking/Active-Design.pdf>

5.1 Reducing Flood Risk

Proposals must be designed to reduce potential flood risk – both current risk and that arising from future climate change – through the careful positioning of buildings and landscape spaces and the provision of flood mitigation measures.

5.1.1 New development should not be proposed in areas of high flood risk, unless buildings have been specifically designed to be resilient to flood events.

5.1.2 Proposals next to waterways should incorporate flood defence measures which minimise flood risk to buildings and avoid increased flood risk to adjacent areas.

5.1.3 Sustainable drainage systems (SuDS) should be included as part of landscape and building design strategies from the start.

A variety of SuDS features should be proposed, to store and attenuate surface water runoff as close to its source as possible, and as close to the surface as possible. SuDS features should not be over engineered, ideally creating attractive amenity space and the opportunity for habitat creation.

5.1.4 The design of SuDS schemes should follow the SuDS mitigation hierarchy.

The SuDS mitigation hierarchy sets out the ways in which surface water drainage can be dealt with, from the most natural and preferred solution to the least.

1. Allowed to infiltrate into the ground in a way that mimics natural drainage.
2. Attenuated for gradual release to a water body.
3. Released into a water sewer, highway drain, or another drainage system.
4. Released into a combined sewer.

5.1.5 Where possible, rainwater should be collected and re-used for on-site irrigation or non-potable uses (e.g. use in toilets and showers).

Creating high quality attenuation basins



Attenuation basins should be positioned in the low points of the site and should be attractive high-quality landscape features – Alconbury Weald, Cambridgeshire.

Integrating SuDS within street design



Swales integrated into the streetscape; SuDs can be provided at a variety of scales, in different types of development.

Local Guidance:

Calderdale Local Plan

– Policy CC2: Flood Risk Management
Flood Risk and Drainage SPD

Also refer to the Council website for guidance on updates to flooding legislation.

<https://calderdale.gov.uk/>

5.2 Access to Green Spaces

All homes must have easy access to public green space which is safe and has a clearly defined function. Spaces which provide a range of uses for a variety of demographics will generally be encouraged.

5.2.1 The quantum of open space provided must follow Local Plan guidance.

Refer to Calderdale Open Space, Sport and Recreation Standards [FIT standards]. Landscaped areas should be of a scale that reflects the local context and provides sufficient amenity space for the new homes provided. Proposals which also address a wider local open space shortfall will be welcomed.

5.2.2 Green spaces should be at the heart of the design strategy, integrated into the design concept, never a left-over space that cannot otherwise be developed.

5.2.3 Green spaces should form a connected network.

A network of green spaces provides a range of opportunities for residents to access nature and enjoy active and more passive activities. They also provide an important resource for nature, particularly in more urban areas, and are most valuable where they form part of a connected network.

Proposals for major applications should include a landscape strategy which demonstrates how the proposals will help to enhance the local and wider green network by creating new green spaces and providing linkages to other areas.

5.2.4 The landscape strategy should clearly define the proposed function of open spaces and ensure that the size and shape is appropriate for the intended uses.

Spaces should be optimised for safety, access and enjoyment by all members of the community.

Accessible open space within a connected network



Open green space should be distributed across an accessible network, with everyone ideally having access to greenspace within 400m of their home

5.2.5 Open spaces should be designed and located in a way which encourages people to meet and enjoy the space.

Open space must be safe. The perception of safety will be enhanced by the provision of clear points of access and routes through, well-considered planting, and robust but visually permeable boundary treatments. Open space must be well-overlooked from surrounding buildings and streets. Appropriate lighting should be provided, especially to paths and areas designated for informal sports and play areas.

5.2.6 Open spaces should be designed to reflect the distinct character of Calderdale.

The design of open spaces must demonstrate an understanding of the surrounding landscape character and reinforce the positive aspects of this identity.

5.2.7 Open spaces on steeply sloping sites should be carefully designed to optimise their value to the community as a whole.

It is likely that areas of green space will be used to take up level differences in the site. These areas may not be suitable to deliver active amenity space but can still play a valuable role in providing visual and/or ecological amenity as part of the creation of a characterful streetscene. Careful consideration should be given to ensuring that accessibility is provided where appropriate.

Open spaces for all



Large accessible green space creates a well-used community asset for all.

Open space on steeply sloping site



Attractive, incidental green space provided on steeply sloping site – Jubilee Gardens, Ripponden.

5.3 Play and Recreation

All homes must have easy access to play areas offering a range of opportunities for different age groups.

5.3.1 Applicants should identify the location and category of existing play areas in the vicinity of the proposal and demonstrate either that there is sufficient provision for all-ages play or identify how any deficit will be addressed.

5.3.2 Proposals should demonstrate that all proposed homes are within the catchment of existing or proposed equipped play areas, in line with Fields in Trust Guidance for Outdoor Sport and Play.

Play areas should be located within a convenient distance of homes. Play areas must provide a minimum area and be designed in line with Fields in Trust quality guidelines.

5.3.3 Play areas should be inclusive, providing a variety of environments for all abilities, genders and social groups to meet and play.

Play areas should be located away from main roads and adjacent to complementary uses (e.g. community uses or open space). They should include a landscape buffer to surrounding homes, but ensure that spaces are well-overlooked for security. Play areas should be designed with an awareness of design issues that can help vulnerable groups to feel more secure through their facilities, location and character.

The design of boundary treatments must enhance the biodiversity of the area, and not form barriers for wildlife, as well as increasing the perception of safety for users.

5.3.4 Play-on-the-way should be incorporated into the landscape strategy.

Proposals should include opportunities for informal 'play-on-the-way' as well as formal play, especially along key routes to schools and community facilities. Informal play areas should incorporate natural play features such as stones and timber elements and might incorporate existing landscape features such as level changes and existing areas of planting.

Inclusive play space for gathering



Non-typical play provision should be considered for a wider inclusion of users.

Incidental play integrated into proposal



Smaller play interventions should be considered as part of the overall landscape and play strategy.

Local Guidance:

Calderdale Local Plan
Policy GN6: Protection and Provision of Open Space, Sport and Recreation Facilities

Other Guidance:

Safer Parks: Improving access for women and girls
www.makespaceforgirls.co.uk

5.4 Improving Access to Waterways

Proposals adjacent to waterways (canals and rivers) must optimise access to, and visibility of, the water in key locations for the benefit of residents and visitors. Design solutions should be sensitive to the prevailing character of historic development in these locations.

5.4.1 Proposals adjacent to waterways should respond positively to the opportunities they present for distinctive design solutions which should have wider community benefits.

Calderdale's waterways are a defining characteristic of the Borough, and provide an opportunity to knit together heritage, local distinctiveness and townscape. However, applicants should also be very mindful of issues associated with flood risk and design accordingly (see section 5.1).

5.4.2 Proposals should address waterways with active frontage.

Waterfront development and redevelopment should positively address the water, providing views to canals and rivers for building users and increasing the safety and amenity value of the waterway.

5.4.3 Accessibility to and along waterways should be optimised for all users.

Developments adjacent to waterways should improve the perception of safety at the water's edge and provide routes to and through proposals that are accessible for all, through their vertical as well as horizontal alignment.

Active frontage along the canal



Buildings along the canal should positively address the canal path, to create a well-overlooked safe route.

Accessibility to the canal



The relationship of the street to the canal should be designed to be accessible for all.

5.5 Enhancing Biodiversity

Proposals must deliver biodiversity net gain by incorporating new and improved natural habitats within sites and seeking to make connections to a wider network where possible.

5.5.1 Proposals should support biodiversity through retention and enhancement of existing landscape features, and offer mitigation where habitats are impacted by development.

Proposals must be developed with regard to the Calderdale Wildlife Habitat Network, Habitats of Principal Importance and general green infrastructure networks. Development should seek to avoid damaging habitat, then to mitigate any damage, and only if this is not possible, to consider replacement habitats.

5.5.2 Wetlands and orchards contribute greatly to habitat value and should be considered as part of the landscape and blue infrastructure strategy.

Wetlands should be designed to be safe, well overlooked, and avoid over engineered solutions which can compromise their visual amenity. Adequate space should be provided for the design of safe wetlands. Planting should include the use of native species.

5.5.3 Street trees and incidental landscaped space should be provided as part of any proposals unless there is not enough space to do so.

Street trees should be grouped in the public realm, to support their growth. Tree locations should minimise footway heave from roots.

5.5.4 Habitats should form a network which connects with the wider context.

Habitat creation should inform the landscape strategy for all proposals. Proposals which disconnect or form barriers to wildlife corridors will not be acceptable. It may be possible to bridge the network with built elements, but this should be discussed with the Local Authority at early design stage to ensure acceptable continuity of the network.

Wild and wild green spaces



Areas of wetlands and biodiversity enhancement should be set within a framework of existing landscape features – Channels, Chlemsford.

Small scale biodiversity



Areas of incidental space should not be left blank. Tree and shrub planting should be incorporated to contribute to biodiversity enhancements

Local Guidance:

Calderdale Local Plan

Policy CC3: Water Resource Management

Biodiversity Net Gain SPD

5.5.5 Green verges should be provided within the public realm to aid definition of the street, create a green and attractive place, provide habitat and ecological benefits, and help attenuate and store surface water runoff.

Green verges should ideally be planted with a variety of wildlife-friendly planting and trees, which will be much more attractive and biodiverse than simple grass strips. It is also likely to require less maintenance. The design of green verges should avoid the following issues: Verges can create separation between the footway and carriageway so care should be taken to ensure that the character of streets does not encourage an increase in vehicle speeds.

- The provision of landscaped areas smaller than 2x1m will not be acceptable since they will be difficult to manage and susceptible to degradation.
- Dropped kerbs should be carefully positioned to avoid facilitating parking on green verges.
- Trees and planting should not be located within junction visibility splays.

5.5.6 Proposals should support wildlife and enhance wildlife connectivity.

The following guidance should be followed, but for major applications it is recommended that applicants consult with an ecologist.

- 50% of new dwellings should include bird or bat boxes, in line with CMBC guidance. Such features should be integrated into the fabric of the buildings wherever possible so that they are less visually intrusive, more durable, and less likely to be removed by future homeowners.
- Where appropriate, and subject to topography, a 'Hedgehog Gap' should be provided at the base of new boundary walls and fences such that all gardens and greenspaces are effectively inter-connected.
- Where possible, ponds or other water features should provide shallow sloped sides and/or shelves with appropriate marginal planting to encourage wading birds and amphibians.
- Where surveys show that notable species are present in a particular area, bespoke compensation features must be provided.

Attractive, biodiverse green verges

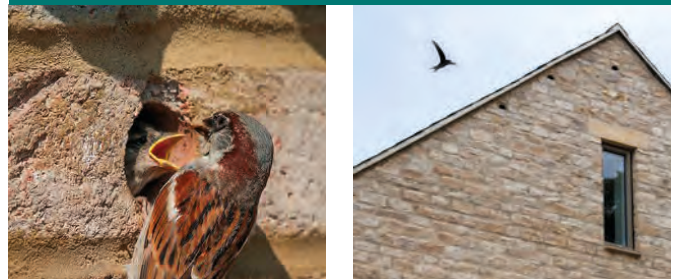


Green verge with biodiverse planting and rainwater attenuation lines the street



Green verge with biodiverse planting and rainwater attenuation - Sovereign Square, Leeds (Slow the Flow)

Making space for wildlife



Examples of bird boxes integrated into the fabric of the building - Bird Brick Houses Ltd © All rights reserved

5.6 Existing Trees and Woodland

Existing woodlands, trees and hedgerows must be retained and enhanced wherever possible as part of any development.

5.6.1 Proposals should seek to retain existing trees and hedgerows wherever possible.

The retention of trees and hedgerows as part of a development will help to provide an instant sense of maturity and retain important biodiversity, cultural and heritage value. Individual trees and areas of woodland should be incorporated into a wider green network rather than forming islands of green, to ensure continuity of habitat. Protective buffers of complementary habitat should be provided around these features as part of any proposals.

5.6.2 Development which would result in significant loss or damage to trees and hedgerows without good justification will not be permitted.

Any removal of existing trees, hedgerows and tree groups must be justified and mitigated through the provision of new planting as part of a well-considered landscape strategy.

5.6.3 For major applications and those where existing trees are in close proximity to the development site, a survey of existing trees and hedgerows should be undertaken to inform the proposals.

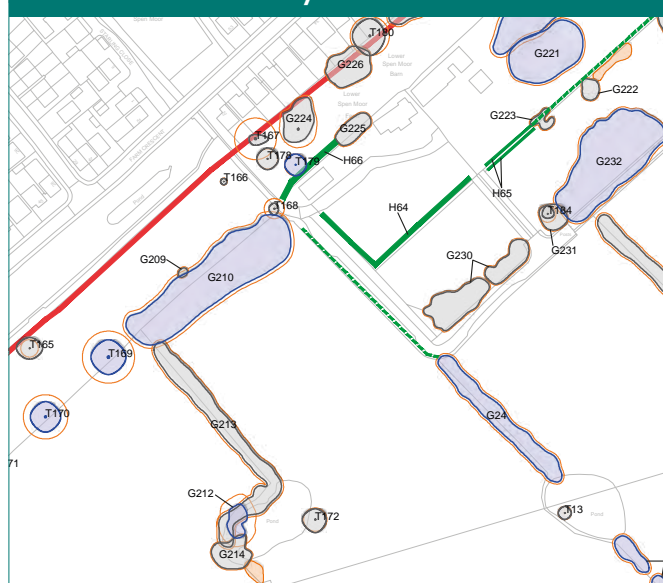
A survey must be commissioned and submitted in line with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations". The survey will identify the species and grade of existing trees, as well as information about the size of the root protection area (RPA) which should be retained around the tree to ensure its long-term health. Note that on smaller sites, development may have an impact on trees immediately outside the site boundary.

5.6.5 Significant land re-profiling adjacent to existing trees which are to be retained, should be avoided.

5.6.6 Ancient Woodland, wood pastures defined as ancient, and historic parkland must be retained, no removal of trees will be acceptable.

A buffer of at least 15 metres should be provided from the boundary of the woodland. An increased buffer may be appropriate in some cases, particularly on sloping sites, to decrease the visual impact of development on the woodland.

Extract of a tree survey



A tree survey identifies the species, category of tree and extent of root protection area (RPA) to be protected during development

Development integrated with tree belt



Proposals should sensitively incorporate development into the existing landscape setting – Derwenthorpe, York

5.7 Community Growing Spaces

Community growing spaces should be incorporated into all new public space where possible. These can be provided at a range of scales.

5.7.1 Opportunities for local food production should be included in major applications, along with proposals for how they will be managed.

Communal growing areas offer opportunities for people to come together in a productive way, learn new skills and benefit from the health and economic benefits of home-grown fresh fruit and vegetables. The nationally recognised Incredible Edible network began in Todmorden and has inspired countless other communities across the country.

5.7.2 The location of communal growing areas in a proposal should be informed by an understanding of existing facilities, to maximise the benefits of new spaces for existing and proposed communities.

The availability of existing allotments and/or community gardens should be identified through site analysis. Communal areas of an appropriate and sustainable scale should be provided, in a location close to other facilities and amenities, eg near play areas.

5.7.3 Community growing space should be provided in a variety of ways to suit the size of the proposals and to meet the needs of different communities. It should also be inclusive to all.

Examples of community growing space include:

- **Community orchards** should include local varieties of fruiting tree species and consider how the underplanting of trees may contribute to biodiversity enhancements. Orchards may also incorporate play, active travel, and general amenity space.

- **Community growing areas** provide a less formal alternative to allotments and encourage all sections of the community to become involved in the communal growing of food for the benefit of all. A secure building/structure should be provided to store communal tools and supplies, as well as acting as a base for coordinating activities and holding educational events. Space should also be provided for communal social activities eg. BBQs and tables with benches.
- Formal **allotments** may be appropriate as an alternative to Community Growing Areas. Where provided, allotments should offer a range of plot sizes and incorporate storage facilities, water points, communal areas and parking.

Community allotments and gardens



Spaces for community growing should be accessible and well-integrated into new development or existing spaces.

Local Guidance:

Calderdale Local Plan
Policy GN7: Allotments

Other Guidance:

The Orchard Project
www.theorchardproject.org.uk

5.8 Views to Open Countryside

Characteristic long views to the surrounding countryside should be retained and enhanced by proposals, and new ones created.

5.8.1 Sites which benefit from long views up and across to the surrounding countryside should identify and retain key views as part of the proposals.

Applicants should consider how the proposed development might impact key existing views from the public realm. They should also consider the impact of development on views from the countryside. The local authority may require formal visual impact assessments to be carried out and/or seek mitigation where impact is deemed to be great.

5.8.2 Streets and buildings should be orientated to optimise open views to the countryside, or create views to closer open space and greenery.

Many streets in Calderdale frame views to the surrounding countryside and this characteristic should be repeated in key parts of new developments. In other parts of the development, shorter views to more local greenspace will provide attractive outlook and create a sense of connection to nature.

Calderdale's open countryside views

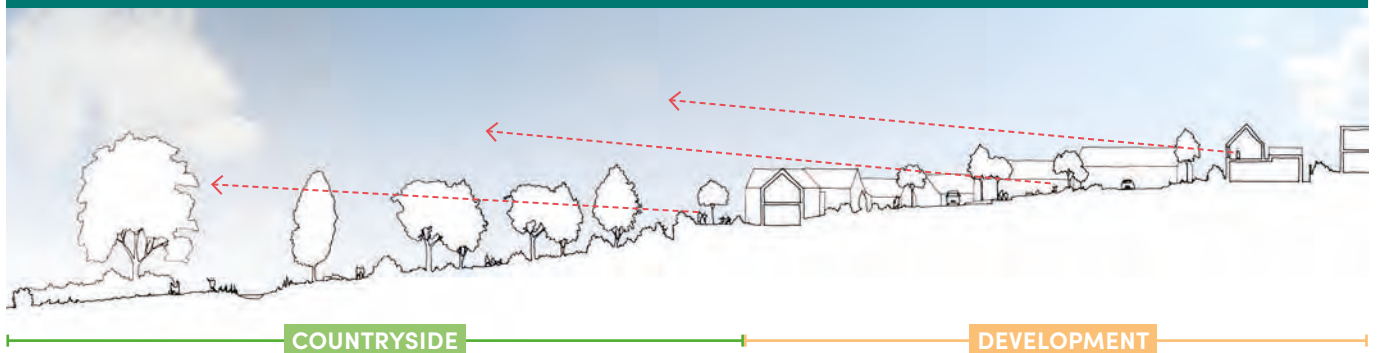


Proposals should demonstrate how the development responds to long views from the site and into it

Enhancing and responding to long views

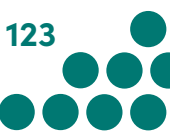


Responding to long views



Proposals should orient and align to maximise views to open space

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Public Spaces:

Making places that are safe, social and inclusive

Where new public spaces are provided they must be appropriately sized and located, safely overlooked and designed to be inclusive for all; creating attractive, sociable places where a range of activities can take place.

Key Principles in this section:

- 6.1. Places for People
- 6.2. Inclusive Design
- 6.3. Community Safety

Other Guidance:

Active Design: Creating active environments through planning and design

<https://www.calderdale.gov.uk/docs/placemaking/Active-Design.pdf>

6.1 Places for People

Streets and public spaces must be designed as places as well as routes.

6.1.1 Streets and spaces should be places to meet – places that are safe, attractive and accessible to people of all abilities.

6.1.2 Public spaces should be appropriately sized for the expected use and be surrounded by active uses.

Successful places are accessible, have a comfortable scale, and create unexpected opportunities to meet people. They will be surrounded by activity, ensuring that they feel safe and vibrant, but offer protection from traffic noise and disruption.

6.1.3 Major proposals should identify places within the site layout that will naturally form public or semi-public meeting places for residents and visitors.

These places will help to build a strong community which is resilient and mutually supportive, allowing rich connections to flourish. Meeting places can be large or small, offering the opportunity for different types of activity to take place in them.

6.1.4 Areas of planting should be included in new and existing streets and spaces.

Street trees and planted areas help to soften harsh environments and can contribute to an improved micro-climate making streets and spaces more attractive to linger in. Even relatively small interventions can have a big impact, although very small areas of landscape which will be difficult to manage effectively should be avoided.

Inspired by local distinctiveness



Public spaces should respond to the character of Calderdale – Woolshops, Halifax.

Creating thriving places



A place to meet, rest, play and socialise – Granary Wharf, Leeds.

A place to meet



A variety of uses and activities attracting a wide range of people – Piece Hall, Halifax

6.2 Inclusive Design

Public spaces must be inclusive and cater to all sections of the community.

6.2.1 Public spaces should serve all sections of the community equally by ensuring accessibility and safety for the most vulnerable people from the outset.

Successful places are busy and active, welcoming to all members of a community. The cultural needs of a community may also influence the design of a space and the activities which take place there.

6.2.2 Proposals must be accessible to all people including those with mobility, visual, hearing and mental impairments, as well as those with general ill health.

6.2.3 The design of public spaces should aim to be age-inclusive.

Age-inclusive places foster autonomy and independence, health and wellbeing, social connectedness, and safety and resilience. Strategies for supporting ageing communities include:

- Creating walkable environments
- Ensuring easy access to transport
- Providing wayfinding information
- Providing connections to nature
- Promoting inclusion and civic participation
- Creating inter-generational spaces
- Preparing for extreme climate events
- Designing safe streets
- Promoting dementia safety
- Design for Vulnerable People

Interventions for accessibility and inclusion



Local Guidance:

Calderdale Local Plan

Policy BT1: High Quality Inclusive Design

Policy BT6: Access for All

6.3 Community Safety

Public space must be designed to be safe and inclusive for all.

6.3.1 Public space must be well-overlooked by active uses, with continuous frontage to mixed-use areas.

6.3.2 There should be clear boundaries between public and private areas.

This may be achieved through physical boundaries such as walls and fences, differentiation in surface paving, or in more public areas, implied boundaries created by the form of the buildings.

6.3.3 Larger public spaces should include a variety of separate areas allowing different groups to meet independently.

This ensures that spaces are inclusive for all by preventing one particular group from taking over the whole space. Areas of planting and the use of different surface materials can help to zone different areas.

6.3.4 All public spaces should be adequately lit, but the lighting design should be sensitive to the character of a particular place.

The choice of lighting can have a big impact on the look of a place and how safe it makes people feel. The wrong lighting will create places where people do not want to go or linger. It is also important to consider the effect lighting might have on adjacent natural areas. The Council should be consulted regarding the specification of lighting which will be adopted.

Creating safe spaces



Public spaces should be well-overlooked with activity throughout the day – Great Kneighton, Cambridge.

Sensitive lighting



Lighting should provide a well-lit, safe environment but be sensitive to adjacent buildings and limit light pollution – Alconbury Weald, Huntingdon

Local Guidance:

Calderdale Local Plan

Policy BT5: Designing Out Crime

Other References

Secured by Design

www.securedbydesign.com

Mix of Uses:

Making places where different uses are mixed and integrated

Proposals must include an appropriate mix of uses for the size of development, considering site location, local need, and how the proposals can contribute to the development of a stronger, more integrated community.

Key Principles in this section:

- 7.1. Good Mix of Housing Types
- 7.2. Mixed Uses

Local Guidance:

Calderdale Local Plan

Policy SD5: Allocated Mixed Use Sites

Policy EE1: Safeguarding Existing Employment

Policy EE2: Economic Activity Outside the Main Urban Areas

7.1 Good Mix of Housing Types

Applicants must propose a housing mix that meets local policy and suits the full range of needs of the local area's residents.

7.1.1 Proposals should create a housing mix that meets local policy and suits the full range of needs of the local area's residents.

Applicants should consider the needs of different age groups as well as income groups. A broader range of housing types and tenures is likely to offer greater flexibility for the future.

7.1.2 Affordable housing should be provided in line with policy requirements as a minimum, although provision above this threshold will be welcomed.

Proposals that introduce innovative housing tenure such as co-housing will be supported; refer to Affordable Housing SPD.

7.1.3 Affordable homes should be well-distributed throughout a larger development and be designed to be tenure blind.

Tenure blind development is where there are no significant, discernible differences between houses of different tenures in relation to external detailing and use of materials. This approach encourages the development of a greater sense of community.

Creating tenure blind developments



Developments which cluster affordable homes in one location, segregated from the private homes will not be permitted.

Key



Affordable property

Local Guidance:

Calderdale Local Plan

Policy HS3: Housing Mix

Policy HS6: Affordable Housing

7.2 Mixed Uses

Community facilities and mixed uses will be supported as part of a sustainable neighbourhood. A suitable mix of non-residential uses should be provided in appropriate locations to strengthen the development of walkable neighbourhoods.

7.2.1 Applicants should assess the range of facilities and services available in the local area and identify shortcomings in provision.

Where appropriate, the Council will ask for missing provision to be made as part of the proposals or seek a financial contribution towards its provision by others. The provision of community buildings and non-commercial premises is encouraged to foster community spirit, but proposals will need to identify how these buildings will be managed and maintained in the long-term. The provision of low-cost flexible space for retail and community use is welcomed.

7.2.2 Proposals should aim to reinforce the principle of walkable neighbourhoods through the clustering of uses in locations which are within easy walking or cycling distance of a significant number of homes or create new focal points where they do not already exist.

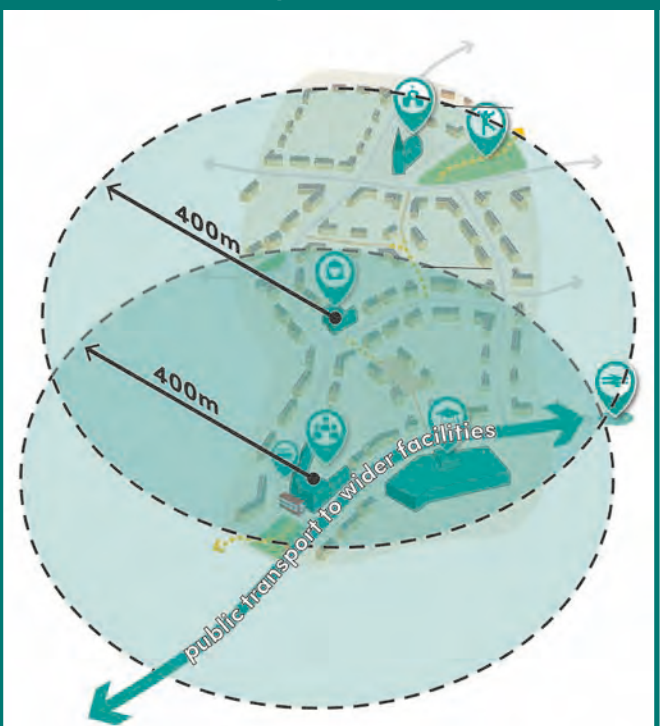
Safe and secure cycle parking must be integral to proposals.

7.2.3 Non-residential uses should front onto, and provide pedestrian access from, the public realm. Parking-dominated frontage will not be acceptable.

7.2.4 Applicants should demonstrate that the design of mixed-use buildings contributes positively to the character of the area, and successfully mitigates any impacts on surrounding dwellings.

Applicants should consider access, servicing and use of the building at different times and days of the week.

Accessible community facilities



Local facilities should be accessible from every home, with convenient public transport to wider facilities.

Local Guidance:

Calderdale Local Plan

Policy RT4: Local Retailing and Servicing Provision
Outside of Centres

Policy RT6: Cultural and Leisure Provision

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Homes and Buildings:

Making homes and buildings that are functional, healthy and sustainable

All homes and buildings must provide healthy, attractive living and working environments which will provide popular, flexible accommodation to meet the needs of Calderdale's residents for many years to come.

Key Principles in this section:

- 8.1. High Quality Homes
- 8.2. Healthy Homes and Buildings
- 8.3. Outdoor Space

8.1 High Quality Homes

Homes must be well-designed internally and externally, creating attractive, healthy homes fit for the future.

8.1.1 New homes should have a strong and distinctive style which is nevertheless recognisably of Calderdale.

Generally the architecture should be fresh and distinctive in style. Where a more traditional approach is appropriate, careful attention should be paid to the form and detailing of existing buildings, to avoid a pastiche of past styles. Dwellings should utilise simple forms and a limited but refined palette of materials; enhanced by careful detailing and high-quality craftsmanship. The use of standard house types which can be seen anywhere in the country will not be acceptable.

8.1.2 Proposals should maximise daylight within the home to create attractive living environments and reduce the need for artificial lighting.

Windows to primary living spaces should be generously sized, taking account of the need to avoid overheating. Deep floorplans should be avoided as they limit access to daylight in the centre of the plan. Rooflights can be a useful way of introducing daylight into central areas where site constraints make deeper floor plans unavoidable.

8.1.3 Proposals should aim to create flexible spaces which can be used in a variety of ways by different people.

Having the opportunity to use space in a variety of ways to suit individual requirements and future users helps to futureproof the building stock and deliver more sustainable development. The use of building structures which allow internal walls to be easily moved around is encouraged. Houses should be designed with appropriate space to allow home working and flexibility to adjust to other social changes in the future.

8.1.4 Layouts should create a strong relationship between indoors and outdoors.

Designs should optimise views and access between internal spaces and gardens with generous amounts of glazing and easy access from principal living spaces. This will also deliver good access to fresh air, daylight and sunlight within the home.

High quality new homes



Channels, Chelmsford



Woodgate, Pease Pottage

8.2 Healthy Homes and Buildings

Proposals must create healthy living and working environments which are fit for the future.

8.2.1 Internal layouts should provide good access to natural daylight and sunlight through appropriate orientation and fenestration patterns.

Single aspect, north facing homes will not be acceptable. Where sites slope, consideration must be given to an increased distance between buildings to ensure adequate daylighting.

8.2.2 Proposals must adhere to the privacy distances set out in Appendix 2 of the Calderdale Local Plan.

Refer to Table A2.1 - "Privacy, Daylighting and Amenity Space Guidance" which includes guidance on minimum separation distances in different circumstances. Other guidance includes the 25 degree rule: all built development facing a back window should be below the 25 degree line (see adjacent diagram).

8.2.3 Proposals should adequately mitigate noise pollution from identified sources.

Design solutions may include locating principle living spaces away from noise sources, using the built form as a barrier, planting and the installation of triple glazing.

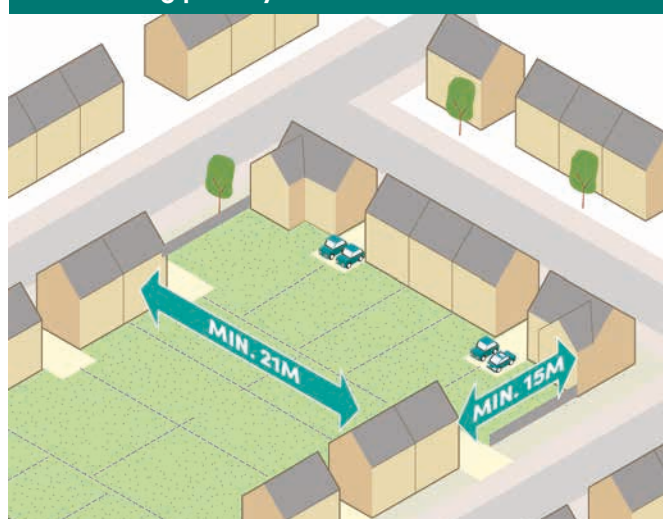
8.2.4 Buildings should be comfortable to inhabit and must be easily heated and cooled, with adequate internal ventilation delivering good internal air quality.

A Mechanical Ventilation and Heat Recovery (MVHR) system is likely to be a key component of any strategy. The inclusion of plants in interior spaces should also be considered.

8.2.5 The materials used to construct the dwelling should create a healthy living environment.

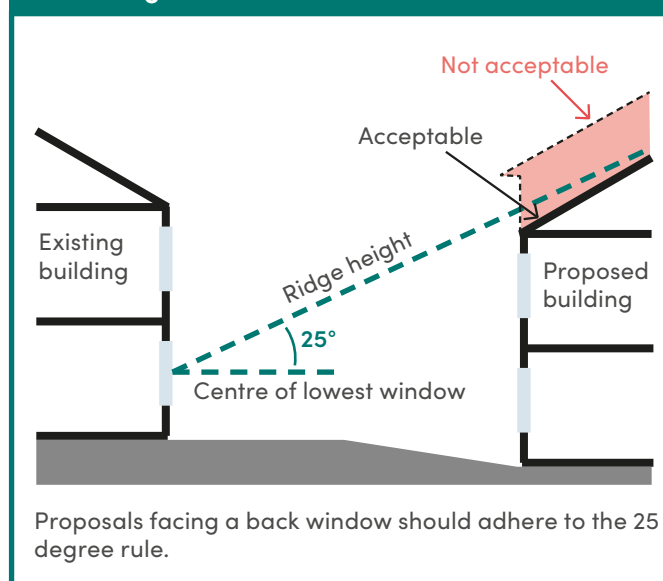
Designers should consider the specification of materials with low volatile organic compound (VOC) emissions.

Maintaining privacy



Proposals should adhere to back-to-back distances of 21m and back-to-side of 15m.

The 25 degree rule



Proposals facing a back window should adhere to the 25 degree rule.

Local Guidance:

Calderdale Local Plan

Policy BT2: Privacy, Daylighting and Amenity Space

8.3 Outdoor Space

All homes must have easy access to external amenity space for recreation and play.

8.3.1 All homes should have easy access to some form of private external amenity space unless a suitable alternative communal space of better quality can be provided nearby.

Private amenity space may be provided in the form of balconies, terraces or gardens and should be directly accessible from the home. Some homes will include a combination of these types of space.

8.3.2 Gardens should be of a usable shape and appropriately sized for the expected number of people in a dwelling.

Family sized homes should provide enough space for play as well as a seating area.

8.3.3 Gardens on steep slopes should be carefully designed to maximise usable area.

An area of level, usable garden ground should be provided adjacent to the home. Battered slopes and terraces may provide space for planting; however, these must be designed to be robust, safe, and accessible for maintenance. Surface water drainage must be carefully designed to avoid water runoff towards buildings.

8.3.4 Private and communal spaces should be overlooked by the associated dwelling(s), ensuring that they feel safe and will be well-used.

8.3.5 The boundaries between private, communal, and public outdoor spaces should be clearly defined, generally with high quality boundary treatments such as walls and fences.

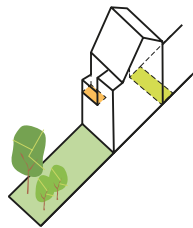
8.3.6 Applicants should consider the provision of shared communal gardens as an alternative to providing larger private gardens.

The provision of shared communal gardens surrounded by dwellings may be a good way of providing additional usable space where the provision of larger private gardens is not possible or desirable. It may also help to build a sense of community, which can be particularly beneficial for older people, young families, and students.

Minimum amenity space recommendations

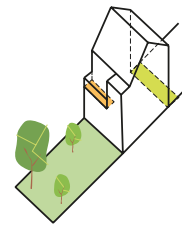
Houses

2 bedroom
(3-4 people)



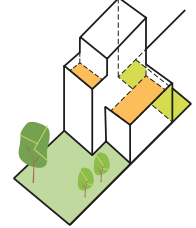
35m²
front/back/
side gardens &
terraces

3 bedroom
(4-5 people)



50m²
front/back/
side gardens &
terraces

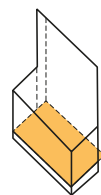
4 bedroom
(5-6 people)



60m²
front/back/
side gardens &
terraces

Apartments

1 bedroom
(2 people)



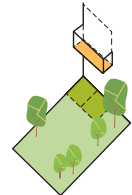
5m²
private balcony

2 bedroom
(3 people)



6m²
combined total
area of private
balconies serving
dwelling

2 bedroom
(4 people)



8m²
6m² of private
balconies & 2m²
communal space

Proposals should deliver a high-quality living environment for all residents by providing external private amenity space for all homes.

Local Guidance:

Calderdale Local Plan

Policy BT2: Privacy, Daylighting and Amenity Space

Resources:

Making places that are efficient and adaptable to change

Proposals must aim to minimise embodied carbon and maximise building performance to deliver homes, buildings and new places which minimise their environmental impact and are fit for the future.

Key Principles in this section:

- 9.1. Retrofit First
- 9.2. Energy Performance
- 9.3. Sustainable Construction
- 9.4. Renewable Energy
- 9.5. Water Saving

Local Guidance:

Calderdale Local Plan

Policy CC1: Climate Change

Policy EN1-EN3: Environmental Protection

9.1 Retrofit First

Proposals should re-use and improve existing buildings where possible in preference to demolition, to conserve existing heritage assets and reduce carbon emissions.

9.3.1 Proposals must justify the demolition of existing buildings.

Retrofit first principles mean following the assumption that any building on a site will be reused. Consideration will be given to the importance of placemaking in the context of proposals, particularly if demolition of ancillary, poor quality and temporary structures is justified; however, loss of any building of substantial construction that could be integrated into a scheme will be resisted.

9.1.2 Retained buildings should be retrofitted to improve their energy efficiency and overall sustainability.

The retrofit approach should focus on improving the building fabric to reduce the heating demand as much as possible and installation of low carbon heating systems and renewable energy systems where appropriate. This will make the building easier to heat and able to retain that heat for longer. Works may also include changes to the internal layout to better meet the needs of future occupiers.

9.3.3 Proposals should consider the heritage value of an existing structure when proposing a retrofit methodology.

Proposals for buildings with a heritage designation, distinctive character and/or traditional construction will be required to conserve the aesthetic qualities and therefore alternative retrofit techniques may need to be considered. Often such buildings will have to utilise other appropriate retrofit methods, taking a holistic 'whole building' approach, rather than external cladding techniques. Internal insulation in historic buildings should be breathable in order to prevent condensation and be technically compatible with the building's construction. Such insulation should not conceal internal original features of interest.

Conversion of Victorian mill buildings



Conversion of 16 Grade II listed Victorian mills into a vibrant community of office, leisure and retail spaces – Dean Clough, Halifax

Conversion of former hospital



Conversion of former hospital to provide apartments and community uses – St Clement's, London

9.2 Energy Performance

Proposals must be designed to maximise their energy performance, to reduce environmental impact and make buildings which are more comfortable and efficient to run.

9.2.1 All buildings must be designed to meet Building Regulations standards current at the time a Detailed Planning application is submitted but the targeting of higher standards will be welcomed.

9.2.2 The design of buildings should maximise opportunities for passive energy gains, while including measures to limit overheating from afternoon summer sun.

The potential for passive energy gains can be optimised by orientating buildings so that their principal elevations are aligned either on a NE-SW or NW-SE axis. Areas of glazing on elevations facing S, SE and SW should be optimised and those on other elevations minimised. Principal living spaces should be located where they will benefit from access to the sun.

The topography of Calderdale, the desire to capture views, or the need to provide street facing windows may limit the ability of designers to address these principles but every effort should be made to seek the optimum solution.

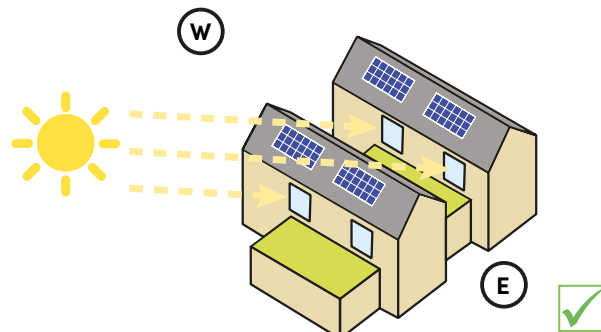
9.2.3 Proposals should adopt a 'fabric first' approach to energy performance.

A 'fabric first' approach to building design maximises the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

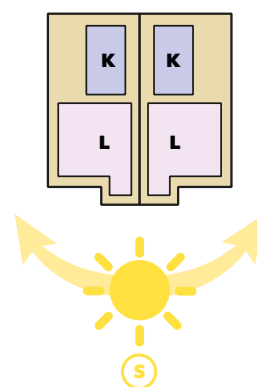
9.2.4 Proposals should use compact building forms to minimise unwanted heat losses.

The heat loss form factor is one way of measuring the efficiency of the building form. It calculates the ratio of surface area that can lose heat (the thermal envelope) to the floor area that gets heated. The lower the Form Factor, the better the thermal performance.

Optimising building orientation and floorplans



Optimise building orientation for passive energy gains e.g. maximise south facing roofs for the installation of PV panels. Consider running the ridge from front to back on east-west facing houses.



Design floorplans so that principal living spaces benefit from access to the sun, e.g. living rooms facing south, and kitchens/bathrooms facing north.

Efficient building form - the heat loss form factor

	Type	Form Factor	Efficiency
	End mid-floor apartment	0.8	Most efficient
	Mid terrace house	1.7	
	Semi-detached house	2.1	
	Detached house	2.5	
	Bungalow	3.0	Least efficient

9.3 Sustainable Construction

Proposals should utilise sustainable construction methods and aim to reduce embodied carbon in the construction of buildings, streets and infrastructure projects.

9.3.1 Proposals should reduce embodied carbon in line with local and national net-zero carbon targets.

Embodied carbon refers to the CO₂ emissions resulting from the construction of a building, space or structure. It includes the extraction of raw materials, the manufacturing and refinement of materials, transportation, installation and disposal of old supplies.

9.3.2 Proposals should use more sustainable construction methods wherever possible.

Many traditional construction methods – such as brick and block or steel frame – include a lot of embodied carbon. Alternative methods such as timber frame, structural insulated panels, and modular building systems have significantly less and can often be delivered more quickly and efficiently than traditional methods.

9.3.3 Proposals should use locally sourced materials where possible to limit the environmental impact of increased transportation distances.

Locally sourcing materials will often dramatically reduce the embodied carbon in a building due to the impact of carbon emissions associated with road haulage.



Housing modules manufactured off-site and quickly assembled on-site – Airport Road, Bristol.

9.4 Renewable Energy

Proposals should include low emission energy generated from renewable resources.

9.4.1 Low emission energy generation should be used for space heating, hot water, and electricity (including electric vehicle charging). Gas will not be permitted.

This includes air or ground source heat pumps, photovoltaic panels (PV) and other technologies. Buildings should be designed to accommodate these technologies from the outset, including the plant and associated systems needed to make them function (e.g. mechanical ventilation with heat recovery (MVHR) units).

9.4.2 The inclusion of micro-renewables including photovoltaic (PV) and solar thermal panels is strongly encouraged. The design and positioning of panels should be optimised for efficient performance but carefully consider their visual impact.

Optimising the orientation of PV and solar thermal panels may inform the siting of the building, the proposed form of the roof and its angle, but the impact this may have on the wider street scene must also be considered. The appearance of panels can be detrimental to the street scene and character of place, so the fitting and arrangement of panels is key and installations which are recessed into the roof or utilise solar slates are preferred.

9.4.3 The provision of high volume storage batteries in conjunction with solar generation is welcomed as a way to prevent unnecessary loss of energy. Groups of homes may be linked in a network to improve efficiency.

Example of renewables



Air source heat pump for a residential building – Marmalade Lane, Cambridge.

Design and positioning of photovoltaic panels



Photovoltaic panels should be well-integrated into the composition of the roof and ideally recessed. Additional installation frames will not be permitted.

Local Guidance:

Calderdale Local Plan

Policy CC5: Supporting Renewable and Low Carbon Energy

Policy CC6: Proposals for Renewable and Low Carbon Energy

Renewables and Low Carbon SPD

9.5 Water Saving

Proposals should include features which help to save water and slow down rainwater run-off from buildings and hard surfaces.

9.5.1 Proposals should incorporate water saving measures.

Water saving measures are key in light of the climate crisis where droughts will become increasingly common.

9.5.2 All buildings should include water butts to gather rainwater for the irrigation of gardens and landscaped areas.

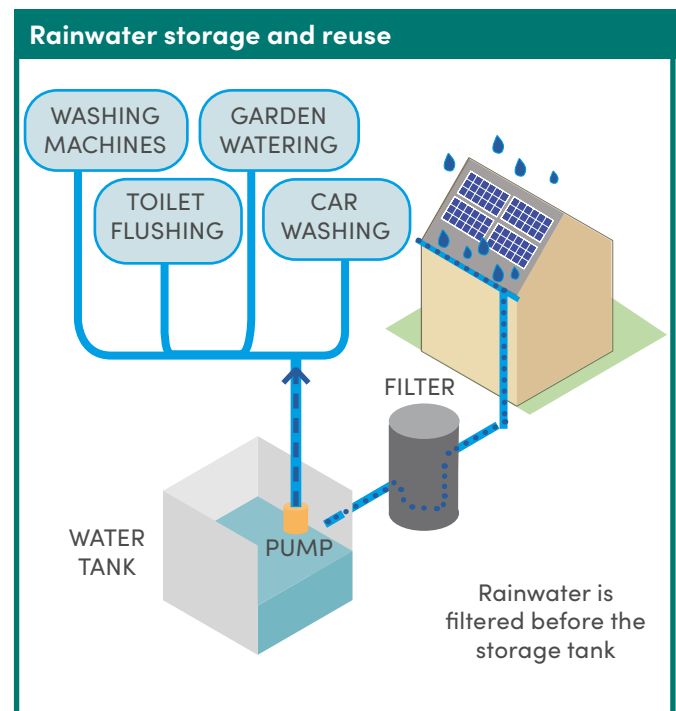
The collection of rainwater helps to slow down surface water runoff and reduce the potential for flooding in the event of heavy storms. The use of green/brown/blue roofs is also useful for storm water attenuation.

9.5.3 Applicants should consider gathering and storing rainwater for non-drinking water use within and around the building.

Suitable uses include toilet flushing, washing machines and car washing. Rainwater gathering for garden irrigation and non-drinking water use in buildings reduces the load on the main water system.

9.5.4 Buildings should ideally include low water-use systems.

This may include showers, baths and sinks fitted with tap aerators, dual-flush toilets, and dishwashers and washing machines with higher water efficiency ratings.



Lifespan:

Making places that are built to last

Buildings and places must be designed to be robust, easy to maintain and flexible to change; involving local communities in their design and management.

Key Principles in this section:

10.1. Adaptable Buildings and Plots

10.2. Stewardship

10.3. Participation in Design

10.1 Adaptable Buildings and Plots

Buildings must be designed with consideration for how they might be adapted over time to suit new uses or requirements and minimise the need for wasteful demolition in the future.

10.1.1 Buildings should be designed to last and be flexible enough to adapt to different uses and occupant requirements over their lifespan. Consideration should be given to the whole building plot, not just the building itself.

Designs which have considered this from the outset will be more resilient to future changes and ultimately extend the lifespan of the building, making it more usable and reducing the environmental impact of future building work. The choice of construction method can fundamentally affect the ability of a building to be adapted over time. Those which allow easy movement of internal walls and spaces without major building works will be the most flexible.

10.1.2 Buildings should ideally be located on the plot in a way which does not prevent the possibility of future extension and adaptation.

Houses should be designed to allow expansion into roof spaces and extensions to the side and rear of homes, reducing the need to move home as families grow and change.

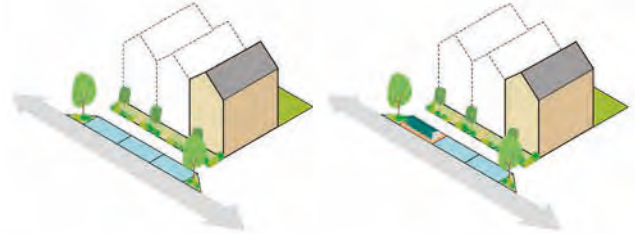
10.1.3 Mixed-use buildings should be designed to allow maximum flexibility of use.

Future users may wish to subdivide larger spaces or combine adjacent smaller units to suit changing needs. The appropriate degree of flexibility will be determined by the size and proposed use(s) of the building.

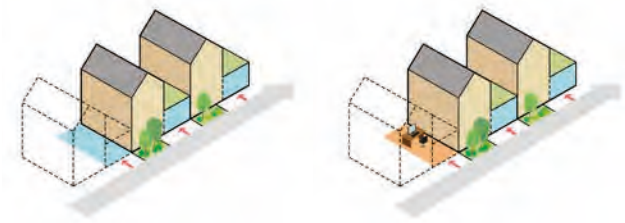
10.1.4 Parking spaces should be designed so that they could easily be converted to other uses in the future.

This is so that external spaces are not needlessly dominated by hard surfacing if the required number of parking spaces is less in the future. Refer to the diagram on the right for examples.

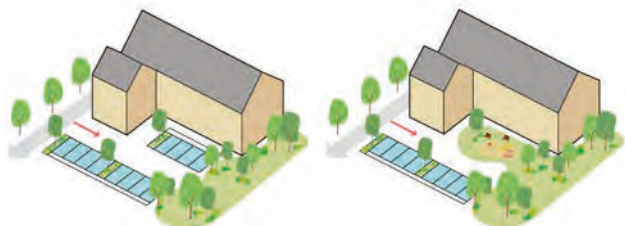
Ways of future proofing parking



Converting on-street parking bays into secure cycle storage units



On-plot, integral garage is converted into home office or additional storage space



Conversion of some grouped parking spaces into a small pocket park for local residents

Local Guidance:

Calderdale Local Plan

Chapter 6: Planning for Growth

10.2 Stewardship

Proposals must identify clear and robust strategies for future management and maintenance of communal and public spaces. Where possible these strategies should include the active participation of local people/organisations.

10.2.1 Proposals should be designed to be easily and safely maintained throughout their lifespan.

10.2.2 Proposals which include community assets such as village greens, allotments and orchards, sports facilities, children's play areas, community buildings and public art should include a long-term stewardship plan.

Ideally this should include engagement with community members and organisations to ensure sustainable, community-led stewardship and governance of public assets and community development.

10.2.3 Proposals should include a clear adoption strategy which facilitates easy maintenance and upkeep.

A clear management and maintenance strategy



10.3 Participation in Design

Applicants should aim to engage with the local community and key stakeholders on every major application. The appropriate amount and type of engagement will depend on the scale of the project (refer also to Part D).

10.3.1 Designers of major applications should ideally engage with community members and groups as early as possible in the design process.

Community members and groups have extraordinary knowledge regarding local context, history, and opinion. Through discussion with them proposals are able to better reflect the wants and needs of those within the area and build a sense of ownership of the emerging design proposals.

10.3.2 A variety of engagement methods should be used to involve community members in the design process.

Co-design is a process in which community members have direct input into the design process. Common co-design methodologies include drawing workshops, community panels/forums, events, and exhibitions. Events may be held online or in-person. Using a broad range of events and holding them at different times of the day allows a greater number of people to become involved.

10.3.3 The developers of large, phased developments should undertake post occupancy evaluation with residents after each phase is occupied, to assess building performance and user satisfaction.

Post occupancy evaluation is key in building an understanding of where projects have succeeded and failed. Through detailed engagement with existing residents, there is the potential for improved design and delivery of future phases.

Types of community engagement





Part D

Submitting An Application

Part D provides information about the process of submitting a planning application and the material that is needed to support it.

The Planning Application Process	148
Pre-application meetings & Design Reviews	150
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Preparing a Design & Access Statement	152



The Planning Application Process

This is a summary of the key steps in the planning application process. For more detailed guidance refer to the Council's website and the Planning portal.

Is planning permission required?

Under the Town and Country Planning (General Permitted Development) Order (2015), some development is permitted without the need for planning permission and some is permitted as long as the prior approval of the Local Planning Authority has been obtained first. Further details can be found on the Planning Portal.

Submitting a planning application

You can submit a planning application online or by email. The information that needs to be submitted as part of the application depends on the type, size and location of the development.

The essential national requirements include:

- A standard application form
- Payment of a fee
- Location plan identifying site boundary
- Site/block plan
- Notices and declarations
- Design & Access Statement (where required)

The Council also has a list of local requirements including specific plans, drawings and reports which must be submitted. This list is regularly updated to take account of changing policy and it is important that applicants review it before submitting each application. To assist with this process, the Council is producing a Validation Checklist setting out the information which is required for different types of application. This will be published on the Council's website.

After submission

The application will be logged by Planning services and checked to ensure that the application is valid and that all necessary documentation/fees have been submitted. If it is, the applicant will receive a letter containing the application reference number, contact details for the allocated planning officer (case officer) and a target date for the decision. If any of the required information is omitted or incorrect the application will be invalid and the applicant will be informed in writing and given 14 days to provide the missing information.

Publicity

All valid applications are published online and also publicised locally in various ways depending on the nature and location of the proposal. The public has 21 days to comment on the application.

Consultation

The Council will consult with various 'statutory consultees' including the Council's highways service, Parish and Town Councils, and the Environment Agency, as well as non-statutory consultees, like local amenity bodies and other Council Services (such as Environmental Health and Education). All consultees have 21 days to respond.

Planning officer assessment and report

The case officer will undertake an initial review of the application and undertake a site visit. Changes may need to be made to the application following the site visit, consultation responses or representations from the public. If so, the case officer will negotiate with the applicant to make amendments to the original proposal.

Very minor changes will not be publicised, but otherwise, the public will be invited to make further comments, usually for a period of 14 days.

Local Guidance

<https://www.calderdale.gov.uk/planning-and-building-control>

Find out about the planning application process in Calderdale and search for planning applications.

National Guidance

www.planningportal.co.uk

Information about planning and building regulations in England and the national online planning application service.



At the end of the assessment, the case officer will write a report, summarising the proposals and setting out their recommendation for whether the application should be permitted.

Most applications can be decided by senior planning officers under delegated powers. In these cases, the case officer will prepare a Delegated report, which will be made available online once the decision has been made.

If the application needs to go to the Planning committee, the case officer will prepare a Committee report, which will be available online five days before the date of the planning committee.

Planning Committee

The Planning committee meets every third Tuesday. It considers planning applications that cannot be decided under delegated powers. Applicants and those who have made representations on an application, can attend Planning Committee. At the Chair's discretion, they may also make a brief statement about the application.

After the planning officer has summarised the application and been questioned by the planning committee there is the chance for those objecting to the proposal to speak, followed by ward/parish councillors and finally the applicant, or their representative. After members of the committee have asked questions of these individuals, the application will be debated by the committee members before they take a vote on it. Applicants will be notified in writing of the decision.

The planning decision

When a planning permission is granted, it is usually subject to a number of conditions. These conditions might require additional approvals for specific aspects of the development (such as the colour of materials) or might restrict the use of the site (for example limiting operating hours).

Planning permission will not be valid if development begins before the 'details required by conditions' have been approved. If you do not

comply with planning conditions, you may be asked to comply by the Enforcement Service. If you continue to fail to comply you will be at risk of formal enforcement action.

Non material amendment

After getting planning permission, small changes to applications can be made by applying for a non-material amendment. This amends the original application and is submitted in the same way as other planning applications.

Examples of small changes include:

- adding an additional window to a house;
- repositioning an opening;
- re-siting a building by a small amount; or
- increasing the height of an extension.

Section 73 application

An applicant may submit a Section 73 application to the Council seeking to remove or vary planning conditions following the grant of planning permission. This process can also be used to secure minor material changes as long as the scheme is not fundamentally different to the approved scheme. A section 73 application can only be made if development is yet to start within the approved timescale. A successful application will generate a new permission.

If an application is refused

An application can be resubmitted following a refusal but applicants are advised to address the reasons for refusal before doing so. The reasons for refusal should be discussed with the planning officer that dealt with the original application, with the aim of redesigning the proposals to overcome them. An application can be resubmitted up to one year after it was withdrawn or determined.

Appeal

If planning permission has been refused, or the applicant has an issue with a condition that was attached to the permission, the applicant may also take the decision to appeal the decision. Ideally, this should be seen as the last resort, if other means to resolve the issues have been unsuccessful.



Pre-Application Meetings and Design Reviews

Reviewing the design of a proposed development before a planning application is submitted can help applicants by reducing the risks and costs associated with delays in the planning process resulting from poor design quality. The design review process can help to identify weaknesses in the design and suggest how these can be addressed so that the proposals are more likely to gain planning approval.

Pre-application meetings

The Council offers pre-application advice for major developments, for which a fee is payable.

A major development is defined as a proposal which includes one or more of the following:

- Creation of 10 or more new dwellings or residential development sites of 0.5 hectares or more.
- Creation of 1,000 square metres or more of new floor space.
- Site area of 1 hectare or more.
- Applications for the winning and working of minerals and associated landfill operations.

Design Review

Schemes in Calderdale that are likely to have a significant landscape or townscape impact in terms of design, public interest or impact on a locality, will be expected to undertake a design review as part of the application process.

For Calderdale, a regional design review service is available through Integreat Plus, a peer-review panel who operate in keeping with the principles and practice guidance agreed by Design Council CABE (Commission for Architecture and the Built Environment), the Royal Institute of British Architects (RIBA), the Royal Town Planning Institute (RTPI) and the Landscape Institute (LI). Design review is most effective during the initial stages of the planning application and provides a positive opportunity to improve scheme design at an early stage in the process.

Local Guidance

<https://www.calderdale.gov.uk/planning-and-building-control/do-i-need-planning-permission> Major developments

National Guidance

www.designcouncil.org.uk

Design Review: Principles and Practice



Stakeholder Engagement and Consultation

Pre-application engagement with the local community and relevant local stakeholders is strongly encouraged, in accordance with National Planning Guidance.

There are a wide range of techniques and methods available to engage the community. Applicants must also especially consider means to reach those sectors of the community that are difficult to engage and/or whose views are often underrepresented or seldom heard. The results should be summarised in a Statement of Community involvement to be submitted as part of any planning submission.

Best practice community engagement

Meaningful community engagement in the planning process ensures diverse perspectives are considered, fostering inclusivity, ownership and avoiding biases. Engaging through a variety of methods, at regular time intervals ensures the whole cross section of the community gets a chance to have their voice heard. Methods outlined in the NMDC cover everything from in-person structured workshops and charrettes to more forward thinking digital methods such as social media strategies, Apps and websites.

These initiatives should not cease at planning. Efforts should be made to engage the community at all stages of a project to ensure developers are held accountable for the decisions they are making and offering the chance to resolve any issues arising through the construction process. Community focused post-occupancy evaluation (POE) will help to confirm if the community's design ambitions have been physically realised, maximising chances of positive social impacts from increased levels of wellbeing stemming from early involvement in the design process.



Example of community engagement: Discussion around plans



Example of community engagement: Public exhibition



Example of community engagement: Site walkabout

National Guidance

www.gov.uk

National Model Design Code: Part 2 - Guidance
Notes (pages 85 - 89 - Community Engagement)



Preparing a Design and Access Statement

“A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting; and demonstrate that it can be adequately accessed by prospective users.”

National Planning Practice Guidance (NPPG), Ministry of Housing, Communities and Local Government, 2014

When is a DAS required?

Outside of a conservation area, a DAS is only required for:

- Buildings with 1,000 sqm or more of floor space
- Housing developments of 10 dwellings or more
- Development of a site with an area of 1 hectare or more
- Developments requiring listed building consent.

Inside conservation areas, a DAS is required for single dwellings or buildings with 100 sqm or more of floor space.

What should it include?

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The Statement must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

A DAS accompanying an application for listed building consent must in addition explain how the design principles and concepts have taken account of the special architectural or historic importance of the building, the particular features that justify its designation, and the building's setting. It should provide information on any consultation undertaken and how the outcome has informed the proposed works.

What is its status?

The DAS supports the planning application, but the content is not usually approved as part of it. For this reason, while the DAS will include a number of drawings, which should be accurate and based on the scheme being applied for, it is the separate application drawings which will be approved.

Who is it for?

A well written DAS will enable everyone who is interested in a planning application to better understand the development proposals and the analysis that underpins the design. This includes the local planning authority, elected Members, the local community, and all other stakeholders.

The DAS is an opportunity to bring together all the key information about a development in one place and present it in a non-technical way to make the information accessible to as many people as possible. For this reason, the use of clear and concise language is recommended.

National Guidance

www.gov.uk

Guidance/ Making an application - Design and Access Statement



How long should it be?

Applicants are encouraged to keep the DAS as concise as possible, while ensuring that they include enough information to properly explain the design proposals. The document should explain how the proposals apply the design guidance in this document or justify why they do not.

Suggested structure and contents list

The document should be structured in a clear and logical order. Ideally it should tell a story, with a clear beginning, middle and end. This will help people to understand the proposals more easily.

The box on the right sets out a recommended structure and contents for the DAS. However, there may be reasons for adjusting this to suit individual proposals. The amount of detail provided will depend on the type and scale of development.

Planning officers can provide further advice on appropriate contents for individual projects and this should be discussed as part of the pre-application process.

Some other things to think about

- The document should look appealing and be easy to navigate. Use a combination of text, drawings and diagrams to tell the story in a compelling way and explain why this is the best design solution for the site.
- The language used in the DAS should be as clear and concise as possible. Avoid the use of jargon or technical language which may be unfamiliar and off-putting to a non-technical audience.
- Ideally the DAS should be formatted as an A4 sized, printed document but give consideration to how it will appear when viewed on a screen, since many people will access it in this way.
- Add captions to photographs and plans to explain what they are showing (e.g. identify key road/place names and landmarks) and provide a key plan where the location of a particular viewpoint is important.

Suggested DAS Structure

1. Introduction/Executive summary

2. Understanding the Context

Demonstrate an understanding of the context of the site and identify the elements which will inform the design proposals. This will include consideration of the following:

- Physical context
- Social context
- Economic context
- Planning policy context

3. Involvement

Say who has been consulted with as part of the design development process and explain what was learnt from this process and how it has affected the proposals.

4. Design Proposals

Explain the design proposals, showing how they have been informed by the site and context analysis and the design team's evaluation of it. Show how the design has developed through negotiation and testing of options. Refer to the design principles set out in this design guide and relevant planning policies, setting out how the proposals address the requirements, or justify why they do not.

Make sure that you explain:

- the amount of development proposed;
- the site layout;
- the scale of buildings & spaces;
- the types of open space and their function;
- what buildings and spaces will look like and what they will be made of;
- the access strategy; and
- how the proposals respond to the climate emergency.

5. Conclusion

Provide a summary of the proposals, highlighting the key benefits which the proposals will deliver.





Appendices

Supporting information and further guidance.

A1 Glossary of terms	156
A2 References to further guidance	160
A3 Presenting design proposals	162
A4 Image Credits	167

A1: Glossary of Terms

The following glossary defines some of the common urban design and placemaking terms used within this document which may not be familiar to all readers.

Word or Phrase	Definition
Accessibility	The ability of people to move around an area and reach places and facilities - including elderly and disabled people, those with young children, and those carrying heavy luggage or shopping.
Active frontage	The continuous business/retail uses or building accesses that open directly to the footpath; these uses provide activity on the street.
Active travel	Getting around or making journeys in physical ways like walking, wheeling and cycling.
Adoption	The final confirmation of a development plan or Local Plan status by the Local Planning Authority.
Affordable housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Amenity	Elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the relationship between them, or less tangible factors such as tranquillity.
Ancient woodland	Defined as sites that have had continuous woodland cover since at least 1600 AD.
Biodiversity	Biodiversity is short for biological diversity. Biodiversity is all the different kinds of life you'll find in one area - animals, plants, fungi, and even microorganisms.
Blue infrastructure	Water containing elements, like rivers, canals, ponds, wetlands, floodplains, and water treatment facilities. Ideally these elements will create a linked network that mimics natural processes.
Boundary treatment	Elements used to mark the boundary between different land ownerships or uses. Typically walls, fences or hedges, but sometimes also changes in surface treatment or site level.
Brief	A document that provides information on the type and size of development required for a particular site to meet the needs of future users.
Building footprint	The area of a site covered by a building.
Building frontage	The front face of a building, where it has its main doors and windows.
Building line	The actual or apparent line created by building frontage along a street.
Building setback	The distance between the building frontage and the plot boundary or back of pavement.

Word or Phrase	Definition
Character	A term relating to conservation areas or listed buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Context	The physical surroundings of topography, landscape, movement patterns and infrastructure, built form, and uses, the governance structures, and the cultural, social and economic environment.
Curtilage	The area normally within the boundaries of a property surrounding the main building(s) and used in connection with it.
Defensible space	The buffer between the building structure and the surrounding public realm. Adequate defensible space acts as a barrier to maintain privacy for inhabitants as well as to slow or halt the progress of fire.
Density	In the case of residential development, a measurement of the number of dwellings per hectare (abbreviated to dph) of developable site area.
Design Code	A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan or other design and development framework for a site or area.
Design Guide	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority with a view to retaining local distinctiveness.
Designated Heritage Assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Dual aspect	A layout in a room or building in which windows on adjacent walls allow for views in more than one direction.
Elevation	The actual façade (or face) of a building, or a plan showing the drawing of a facade.
Embodied carbon	Embodied carbon refers to the CO2 emissions resulting from the construction of a building. It includes the extraction of raw materials, the manufacturing and refinement of materials, transportation, installation and disposal of old supplies.

Word or Phrase	Definition
Enclosure (sense of)	The degree to which streets and other public spaces are visually defined by buildings, walls, trees, and other elements. In an urban context, a good sense of enclosure typically creates more attractive and comfortable places, where people want to visit and stay.
Fabric first	An approach to designing buildings by maximising the performance of the components and materials that comprise the building fabric itself, before considering the use of mechanical or electrical building services systems.
Façade	An external vertical face of a building envelope, such as an external wall.
Fenestration	The arrangement, quality, quantity or aesthetic characteristics of all the windows on a building's façade.
Flood plain (flood zone)	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
Formal layout	Buildings, routes and spaces arranged in a linear, often grid-like geometry (in contrast to an Informal layout).
Garden suburb	The planned expansion of a city or town which can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
Gateway	A space or building at an entrance or key corner of a development which creates a local landmark through its distinctive layout or design.
Green Belt	A planning designation policy that aims to prevent urban areas or cities from urban sprawl, by maintaining openness and keeping the area largely undeveloped.
Green corridor	A strip with a significant presence of vegetation that links existing or proposed natural areas; these corridors allow for wildlife movement through developed areas.
Green infrastructure	A network of multi-functional green space and other green features including parks, open spaces, playing fields, and woodlands. Also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS), and soils.
Habitable room	A room or enclosed floor space within a dwelling unit used, or designed to be used, for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers or communicating corridors, closets, and storage spaces.
Housing association	A common term for the 2,000 or so independent, not-for-profit organisations that work with councils to offer flats and houses to local people.
Impermeable	In urban design, a lack of connections or routes for people or vehicles to move through a developed area.
Inclusive design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
Infill development	The development of a relatively small gap between existing buildings.
Informal layout	Buildings, routes and spaces arranged in a loose, more organic geometry (in contrast to a Formal layout).

Word or Phrase	Definition
Layout	The way buildings, routes and open spaces are placed or laid out on the ground in relation to each other.
Legible	In urban design, a legible place is one where buildings, streets and spaces are designed and organised in a coherent way so that people can easily recognise different places and find their way around.
Net Zero	The United Nations defines net zero as cutting greenhouse gas emissions to as close to zero as possible, with any remaining emissions re-absorbed from the atmosphere, by oceans and forests for instance.
Passive (or natural) surveillance	The ability to see into and out of an area. It involves the placement of physical features, activities, and people in ways that maximize the ability to see what is occurring in a given space. This increases the perceived danger of attempting criminal activity by making potential offenders more visible to the general public.
Permeable layout	In urban design, a permeable street layout is one that is well-connected, offering a choice of direct routes to destinations and encouraging walking and cycling. Cul-de-sac layouts create poor permeability because they include lots of dead ends, making pedestrian journeys longer and less interesting.
Overbearing	A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.
Retrofit	Work to existing buildings to improve their energy efficiency; making them easier to heat, able to retain that heat for longer, and replacing fossil fuels with renewable energy.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainable Drainage Systems (SuDS)	Sustainable drainage systems are a natural approach to managing drainage in and around development. They work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
Urban Extension (e.g. Garden Suburb)	Involves the planned expansion of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
Urban Fringe	The urban fringe is the transitional area between urban areas and the countryside. It can provide a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land within urban areas to meet provision

A2: References to Further Guidance

There are many other guides to urban design and placemaking that provide more detailed guidance on the themes set out within this document. The following key references are adapted from the list provided in the National Model Design Code.

Key references

National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 2023, <https://www.calderdale.gov.uk/docs/placemaking/NPPF-sept-2023.pdf>

Context

Understanding Place, Historic Area Assessments, Historic England, 2017, <https://www.calderdale.gov.uk/docs/placemaking/Understanding-place-historic-area-assessments.pdf>

Movement

Active Design, Sport England, <https://www.calderdale.gov.uk/docs/placemaking/Active-Design.pdf>

Cycle infrastructure design (Local Transport Note 1/20), Department for Transport, 2020, <https://www.calderdale.gov.uk/docs/placemaking/cycle-infrastructure-design-ltn-1-20.pdf>

Highway Tree Management Operations Note 51, Forestry Commission, 2019 <https://www.calderdale.gov.uk/docs/placemaking/Highway-tree-management-operations-note-51.pdf>

Inclusive Mobility, Making transport accessible for passengers and pedestrians, Department for Transport, 2005, <https://www.calderdale.gov.uk/docs/placemaking/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf>

Traffic Signs Manual, Chapter 6 Traffic Control, Department for Transport, 2019, <https://www.calderdale.gov.uk/docs/placemaking/dft-traffic-signs-manual-chapter-6.pdf>

Traffic Signs Regulations and General Directions, an Overview, Department for Transport, 2016, <https://www.calderdale.gov.uk/docs/placemaking/Traffic-signs-regulations-and-general-directions.pdf>

Nature

Environment Bill 2020, Department for Environment, Food & Rural Affairs, <https://www.gov.uk/government/publications/environment-bill-2020> (forthcoming)

National Framework of Green Infrastructure Standards (forthcoming guidance to be announced)

A Green Future: Our 25 Year Plan to Improve the Environment, Department for Environment, Food and Rural Affairs, 2018, <https://www.calderdale.gov.uk/docs/placemaking/25-year-environment-plan.pdf>

Improving access to greenspace A new review for 2020, Public Health England, 2020, <https://www.calderdale.gov.uk/docs/placemaking/Improving-access-to-greenspace-2020-review.pdf>

Flood risk emergency plans for new development, Environment Agency and ADEPT, 2019, <https://www.calderdale.gov.uk/docs/placemaking/Flood-risk-emergency-plans-for-new-development.pdf>

Nature Nearby – Accessible Natural Greenspace Guidance (NE265), Natural England, 2010, <https://www.calderdale.gov.uk/docs/placemaking/nature-nearby.pdf>

Sustainable drainage systems: non-statutory technical standards, Department for Environment, Food and Rural Affairs, 2015, <https://www.calderdale.gov.uk/docs/placemaking/sustainable-drainage-technical-standards.pdf>

The Biodiversity Metric 2.0(JP029), Natural England, <http://publications.naturalengland.org.uk/publication/5850908674228224>

The Mosaic Approach: Managing Habitats for Species (B2020009), Natural England, 2013, <http://publications.naturalengland.org.uk/publication/6415972705501184>

The Right Tree in the Right Place for a Resilient Future – Urban Tree Manual, Forestry Commission and Forest Research, <https://www.calderdale.gov.uk/docs/placemaking/7111-fc-urban-tree-manual-v15.pdf>

The SuDS Manual (C753), CIRIA, 2015, <https://www.calderdale.gov.uk/docs/planning/ciria-c753-the-suds-manual.pdf>

Built Form

Increasing Residential Density in Historic Environments, Historic England, 2018, <https://www.calderdale.gov.uk/docs/placemaking/Increasing-residential-density-in-historic-environments.pdf>

Identity

Streets for All, Advice for Highway and Public Realm Works in Historic Places, Historic England, 2018, <https://www.calderdale.gov.uk/docs/placemaking/HEAG149-streets-for-all-national.pdf>

Public Space

Influence of bollards on pedestrian evacuation flow (TAL 01/16), Department for Transport, 2017, <https://www.calderdale.gov.uk/docs/placemaking/tal-1-16-influence-of-bollards.pdf>

Integrated Security, A Public Realm Design Guide for Hostile Vehicle Mitigation – Second Edition, Centre for the Protection of National Infrastructure, 2014, <https://www.calderdale.gov.uk/docs/placemaking/Integrated-security-guide.pdf>

Using bollards to reduce threats from vehicles (TAL 02/13), Department for Transport, 2017, <https://www.calderdale.gov.uk/docs/placemaking/tal-2-13-bollards-pedestrian-movement.pdf>

Vehicle security barriers within the streetscape (TAL 01/11), Department for Transport, 2011, <https://www.calderdale.gov.uk/docs/placemaking/tal-1-11-vs-b-within-the-streetscape.pdf>

Resources

Future Homes Standards changes to Part L and Part F of the Building Regulations for new dwellings, Ministry of Housing, Communities and Local Government, <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

A3: Presenting Design Proposals

The following types of information should be used to help explain and justify design proposals:

Documents

A key document will be the Design and Access Statement and/or Planning Statement, which offers a chance for applicants to describe why their proposals have been designed as they have and explain how this responds to the design guidance. Applicants are encouraged to refer to specific elements of the guidance in their explanation and use diagrams and illustrations in addition to the text, to explain these ideas as clearly as possible. Further guidance on the Council's preferred format and content for a Design and Access Statement is included in Part D of this design guide.

Drawings and Diagrams

Drawings are essential for explaining the proposals and their relationship to the site and surroundings. Applicants are recommended to include as much detail as possible, and the use of full colour images and 3D drawings is particularly encouraged as it makes it easier for everyone to understand what is proposed.

Computer generated images (CGI) – also called visualisations – and artists' impressions are a really good way of showing what a development will look like when built. Depending on the scale of the proposals, a variety of different views might be considered:

- Street level views should provide a realistic impression of how people will experience the building(s) within the site and from the surrounding streets.
- Aerial or Birds-eye views provide a convenient way of understanding how the proposal sits within its immediate (or wider) context.
- Some proposals may be visible from a distance due to the undulating topography of Calderdale and officers may identify the need for views from particular viewpoints.

Diagrams are a useful way of explaining design decisions in a clear and simple way. Any associated annotation should be concise and easy to read at the scale most people will be viewing it.

Photographs

Photographs are helpful to explain the character of the existing site and surroundings to those who may not be familiar with the site or be able to visit. Photographs of existing buildings or places can be used as precedents to help people understand what the proposals will look like when built.

Models

Models, both physical and digital, are a valuable tool for discussion during pre-application meetings and design review sessions, and particularly at public consultation events as they allow people to easily understand the relationship between existing and proposed buildings. Digital models do not necessarily need to be very detailed to be helpful – a simple SketchUp block model can provide valuable information at an early stage of the design process.

Specific Recommendations for Drawings

The table on the following pages provides recommendations for the types of drawing which might be used to demonstrate an understanding of, and compliance with, the guidance in each of the 10 sections of general design guidance set out in Part B and Part C. This list is not exhaustive and certain material may not be appropriate for all types or scales of development, but following this guidance will help to explain proposals clearly and demonstrate that they are well considered. Depending on the scale of the proposal, it may be appropriate to combine several issues on one drawing.

SPECIFIC RECOMMENDATIONS FOR DRAWINGS (1 OF 4)

Drawings and other material which might be used to demonstrate an understanding of, and compliance with, the guidance.

1. Understanding Context

1a. The Site and its immediate context: understanding the factors which should have a direct impact on the design solution.

Site plan clearly identifying the red line boundary of the site and existing physical features.

Cross-section drawings through the site and extending beyond it, showing the topography of the site and the relationship to neighbouring buildings. Larger sites and those with greater variation in levels across them will need a greater number of cross sections to adequately explain the situation.

3D models of the site and immediate surroundings, either physical or digital. This will be particularly useful for infill development sites within existing settlements or where the site levels are particularly complex.

Drawings (or photographs) of the main elevations of buildings immediately adjacent to the site.

A plan showing all existing site constraints which have the potential to impact the design solution. This should include physical and environmental features, both above and below ground. A more detailed explanation of what this might be expected to show is included in Part B.

1b. Wider context: Understanding the factors which should inform the broader design aims and the approach to character and identity.

Plan showing existing land uses.

Plan showing existing building heights.

Plan identifying local amenities such as schools, shops, places of worship, green spaces, and community buildings.

Plan showing the existing movement network, including the hierarchy of streets, bus routes and stops, cycle routes, and footpaths.

Photographs of buildings, streets, and spaces in the area around the site, to illustrate the existing character and provide design cues for the proposed development.

Diagram(s) analysing the form, scale and proportions of existing buildings, to provide a rationale for the proposed built form.

Diagram(s) analysing the scale and proportions of existing streets, to inform the design of new streets.

Diagram(s) showing the historical growth of the settlement, to suggest contextually appropriate development patterns.

Plan identifying heritage assets, both designated and non-designated, including conservation areas.

Note: Many of these drawings and diagrams will be used as a base for subsequent drawings showing the design proposals in context. This should show why the proposed design is appropriate for the site and demonstrate how it reinforces the character and identity of the local area.

Continued on next page

SPECIFIC RECOMMENDATIONS FOR DRAWINGS (2 OF 4)

Drawings and other material which might be used to demonstrate an understanding of, and compliance with, the guidance.

2. Identity

Coloured street elevation(s) showing the relationship between proposed buildings and buildings immediately adjacent to the site boundary. These should accurately reflect changes in site levels and retained landscape features.

Diagram(s) explaining how the proposals respond to the character of existing buildings in the vicinity. This may include, the size and positioning of windows and doors, the use of specific construction details, or the design of porches, chimneys and feature windows.

Annotated drawing(s) providing information about the proposed use of materials and how they respond to the existing character of the area.

3. Built Form

Plan showing the proposed building height(s) in the context of surrounding building heights.

3D drawings/models illustrating the form and massing of the proposals in relation to existing buildings.

Plans and cross-sections through key parts of the site, illustrating the relationship between the proposals and neighbouring buildings. It may be useful to add key minimum dimensions where the relationship is close. This is particularly important where there are significant changes in level, potentially leading to issues with privacy and amenity.

On steeply sloping sites, plans and cross-sections explaining how the proposals minimise land reprofiling while optimising accessibility for all.

Diagram explaining the scale and proportions of any proposed streets, and how these relate to the scale of existing streets in the wider area.

Diagram showing how the proposed building line responds to local development patterns.

Plan/diagram showing how public and private spaces are clearly demarcated and an explanation of the different boundary treatments used to define the division between them.

For sites incorporating multiple buildings, plan/diagram identifying focal buildings and gateways and how views towards them have been incorporated into the proposals.

4. Movement

Plan showing proposed vehicular access into the site, demonstrating how it will be attractive and responsive to local character.

Plan/diagram showing proposed pedestrian/cycle routes and how they connect into the wider active travel network.

Plan/diagram showing how proposed streets connect into the surrounding street network to reinforce the existing street hierarchy and movement patterns.

SPECIFIC RECOMMENDATIONS FOR DRAWINGS (3 OF 4)

Drawings and other material which might be used to demonstrate an understanding of, and compliance with, the guidance.

4. Movement (continued)

Diagram illustrating proximity of proposed dwellings to public transport, typically shown as within 400m radius (5-minute walk) of a bus stop.

Plan/diagram showing how the site layout will make access to local amenities easier.

Plan/diagram showing the location of cycle parking, with a distinction between resident and visitor provision.

Plan/diagram showing the location of vehicle parking, with a distinction between resident and visitor parking.

Diagram showing the refuse and recycling storage and collection strategy. For larger developments, drawings demonstrating that proposed streets have been designed to accommodate refuse collection vehicles.

5. Green Space

Plan showing different types of green space within the development, identifying play space, general amenity space, sports provision, space for nature, allotments, etc. (as appropriate). This should be accompanied by a schedule setting out how the provision accords with policy standards in the Local Plan.

Where no significant open space provision is being made on site, a plan/diagram identifying how far away existing facilities are.

Plan/diagram showing how green spaces on the site will contribute to a wider green network to benefit residents and wildlife.

Plan showing the sustainable drainage strategy.

Plan showing existing trees and hedgerows on the site to be retained with information about how they will be protected during and after construction. May be combined with the plan below.

Plan showing proposed trees and landscaping with information about the specification of plants. The appropriate level of detail will vary depending on whether it is an outline or detailed planning application.

Proposed views of key landscape spaces to show how they are expected to be used and their intended character. To explain why they will be safe and attractive places that residents will want to use.

6. Public Spaces

Diagram(s) identifying key public spaces within the proposal, explaining how their design makes them safe and attractive places for people to meet.

Diagram(s) showing how new public spaces contribute to a wider network of spaces within the local area.

Plan showing proposed trees and hard and soft landscaping with information about the specification of plants and materials. The appropriate level of detail will vary depending on whether it is an outline or detailed planning application.

Continued on next page

SPECIFIC RECOMMENDATIONS FOR DRAWINGS (4 OF 4)

Drawings and other material which might be used to demonstrate an understanding of, and compliance with, the guidance.

6. Public Spaces (continued)

Proposed views of key public spaces to show how they are expected to be used and their intended character. To explain why they will be safe and attractive places that residents will want to use.

7. Mix of Uses

Diagram showing the distribution of different dwelling types/sizes within a building and/or across the site.

Diagram showing the distribution of different tenures within a building and/or across the site.

Diagram indicating the location of mixed-uses within the proposals and/or within the surrounding area, to demonstrate the availability of important amenities to new residents.

8. Homes and Buildings

Internal layout plans of individual dwellings, demonstrating good access to daylight in all habitable rooms.

Site layout plan showing the entrances and main windows of existing and proposed buildings, demonstrating that there is appropriate privacy between adjacent buildings.

Plan/diagram identifying the location of private and shared amenity space for new dwellings. An accompanying schedule of areas may be a helpful addition.

9. Resources

Plan/diagram showing that the orientation of principle living spaces in dwellings has been optimised.

Drawings showing detailed proposals for the retention and enhancement of existing buildings on site. Information about the reuse of materials from buildings that are proposed to be demolished.

Plan/diagrams showing how renewables will be incorporated into the proposals in a sensitive manner.

10. Lifespan

Diagram(s) showing how the proposals might be adapted over time, demonstrating flexibility for simple change of use or extension.

A4: Image Credits

Page Number	Description	Credit
30	Shaw Lodge Mills	Matt Radcliffe
40	Hebden Bridge landscape view	Matt Radcliffe
40	Brighouse Canal	Matt Radcliffe
40	Elland town centre	Matt Radcliffe
45	Halifax Library	Matt Radcliffe
56	Market Street, Hebden Bridge	Matt Radcliffe
57	The Piece Hall	Matt Radcliffe
69	Sowood Green	Sean Brockbank
81	Interior view looking out into countryside	Zeus Land and Architecture Ltd
89	Green roof	Slow The Flow
139	Dean Clough building	Matt Radcliffe

