



Todmorden Neighbourhood Plan

Referendum Submission Version

2023-2032



TODMORDEN TOWN COUNCIL



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SETTING THE SCENE: CELEBRATING TODMORDEN

Todmorden is a Market town with a magnificent history, a wonderful civic heart and a grand Town Hall celebrating the town's pride and marking its stature as a historically successful thriving cotton and wool mill town.

The moors embrace Todmorden and helped shape its beginnings as the terrain, early farming, exploitation and management of water and natural resources led to an abundance of opportunities centred on wool. The landscape influenced the area's economic growth, and distinctiveness of its early settlements with their artisan weaver cottages shaping the architecture and design of the places. The human hand shaped this landscape, profoundly influencing the area and the town's evolution transitioning from rural to industrialised place. At the beginning the houses were built south facing for the benefit of hand weavers; then as new technologies were introduced and industrialization gathered pace the cottages, then the mills were quickly superseded by the factories cascading down to the Valley's bottom meeting the great canal and railway networks. Todmorden and the surrounding settlements have always demonstrated strong self-belief and resilience whether confronting great global conflicts, recessions, or latterly, as witnessed by the community's response, to the 2012 and 2015 floods. It possesses great sporting, musical and cultural heritage, boasting exceptional talent with two Nobel Prize winners.

However, as with many northern towns, cities and communities Todmorden has had to absorb many knocks and body blows to its confidence, adjusting to many challenges as it moved from its industrial past to a post-modern, post-industrial Britain. Whilst many people must work out of town taking advantage of a direct train services to Manchester or across to Leeds as employment patterns have shifted as more and more jobs have clustered around the major conurbations, the Coronavirus Pandemic may influence a shift back to working from home for some.

The Neighbourhood Plan provides an opportunity to reflect on Todmorden's future spatial development over the next 9 years as the town absorbs deep social, environmental, cultural, demographic, economic and climate changes, with the additional focus on improving virtual connectivity to enable homeworking to be a realistic alternative. It provides a context to shape future directions able to create the space for a parallel set of economic, social, cultural and environmental ambitions and initiatives to emerge, helping to create the conditions for a new sense of place and optimism, underpinned by planning proposals that support these aims.

Over the recent past most of the innovation and exciting initiatives embracing change have been largely community-led and locally rooted. Many of these place food, making and housing innovation at their core while balancing respect for traditional farming methods with new technologies, leading to embracing new approaches such as stimulating fresh interest in growing across many unorthodox, unexplored and unclaimed spaces. Todmorden possesses a richness of grassroot, voluntary community organisations and groups (Todmorden in Bloom, Tod Civic Pride, Friends of Centre Vale Park, Todmorden Food Drop In, Kindness Hub, University of the Third Age, Incredible Edible Todmorden, Dementia Friendly Todmorden, Todmorden Orchestra....to name but a few) with many helping to shape the Todmorden Neighbourhood Plan.

At its heart Todmorden is ethnically diverse, and culturally rich. Its many communities embrace change and opportunity characterised by an approach that 'asks for forgiveness not permission' with 'kindness' at its heart. But in the end, as at its beginning, Todmorden will always need to celebrate and embrace the landscape which shaped it, offsetting its burdens with its blessings.

This Neighbourhood Plan sets out the vision, objectives, aspirations and policies for the growth of Todmorden over the period 2023 - 2032. It has been produced on behalf of the community and local enterprises by a project group and a wider steering group.

Extensive community engagement and consultation in a variety of forms has informed the scope and content of this Plan to ensure it addresses key local issues, reflects local aspirations and meets the needs of the community.

All demographics have been engaged in the process and where necessary additional targeted engagement has been undertaken to reach out and listen to often marginalised groups within the community. All views and representations have been considered in the making of the Plan.

All policies will be monitored and reviewed every 5 years and updated where necessary to ensure the Plan is up to date and meets requirements.



Vision Statement

“Todmorden will be an innovative and resilient town that responds effectively to the changing needs of its community. Emerging economic sectors will provide new jobs and new housing will be developed in line with community aspirations so that people of all ages have access to appropriate housing of a high quality. Tourism and leisure opportunities will be expanded to develop Todmorden as a thriving town for residents and visitors alike.”

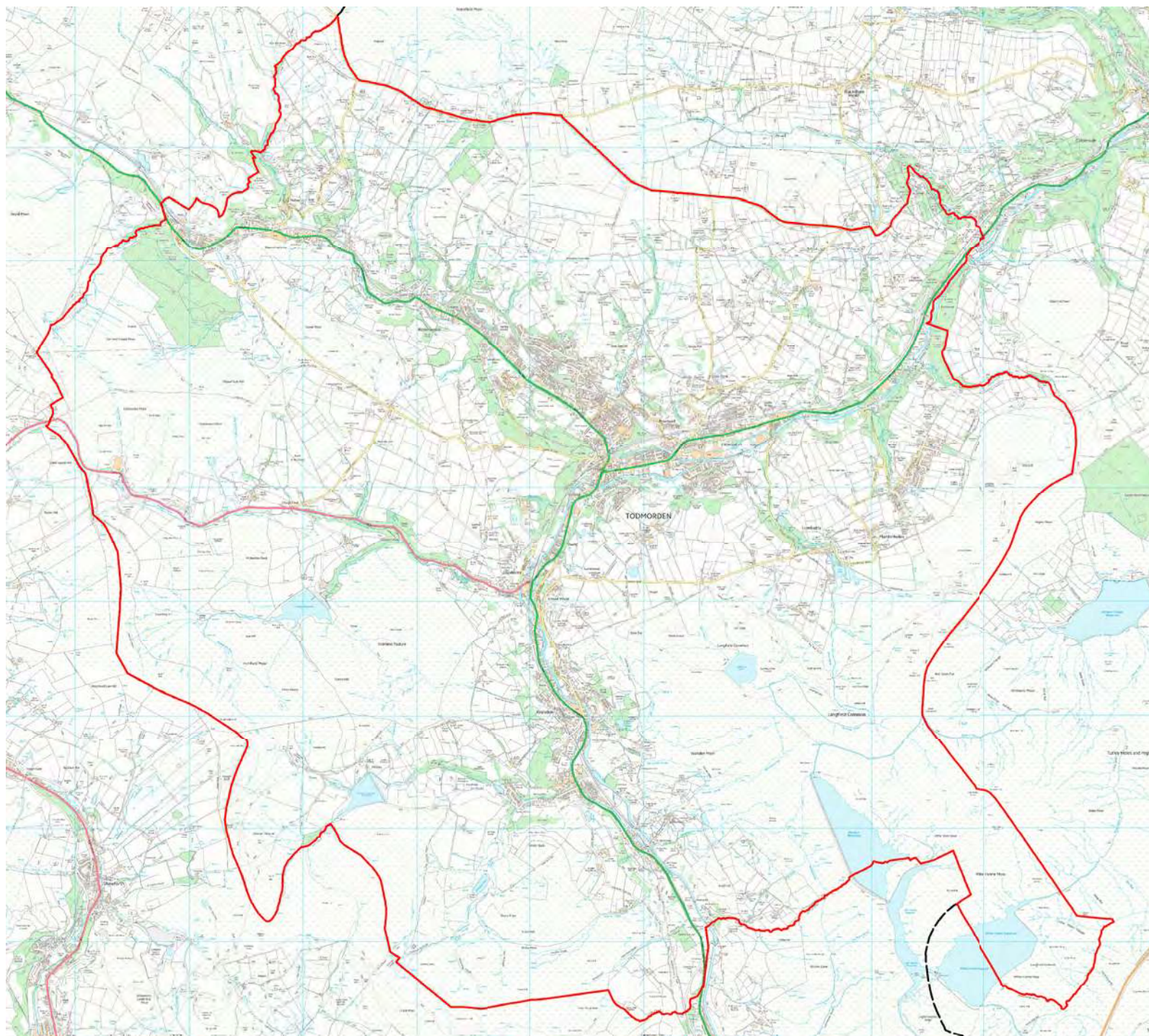
1.1 INTRODUCTION

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| <p>1.1.1 The Neighbourhood Plan covers the whole of the Civil Parish of Todmorden as indicated on the Proposals Map.</p> | <p>1.1.4 The strategic planning policy background to the Neighbourhood Plan is provided by Calderdale Local Plan 2023 which establishes the Strategic Policy framework for the Borough.</p> | <p>1.1.7 At the time of writing Todmorden secured £17.5m of funding under the Town Deal Levelling Up Programme to deliver several major projects for regeneration of the Town Centre. Policies within this document support such regeneration proposals.</p> |
| <p>1.1.2 The Neighbourhood Area was designated by Calderdale Council on 27 April 2017 (and was subsequently redesignated on 28 November 2022). The designation of the Neighbourhood Area satisfies a requirement in line with the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).</p> | <p>1.1.5 The Neighbourhood Plan covers the same period as the Calderdale Local Plan: 2023 -2032.</p> | |
| <p>1.1.3 The Plan has been produced on behalf of Todmorden Town Council having regard to relevant statutory provisions and to policy and guidance contained in the National Planning Policy Framework (NPPF) (2023) and Planning Practice Guidance (PPG) published by the Government.”</p> | <p>1.1.6 The Local Plan includes development Management policies to help determine planning applications, as well as setting requirements for the amount of housing, retail and employment land needed in the district to 2032, and allocates land for housing, employment and greenspace to meet the requirements. The Neighbourhood Plan seeks to build on the strategic priorities set in the Local Plan by providing detailed neighbourhood-level applications for them - for example, defining the role of good design and what it means for Todmorden.</p> | |

Figure 1

Todmorden
Neighbourhood
Plan Area

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1.2 TODMORDEN

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|--|---|---|
| <p>1.2.1 The area now known as Todmorden dates back around 1000 years. The Domesday book records the settlement of Stansfield in 1086, but there is no mention of Todmorden. The first record of 'Tottmerden' is in 1246 when most people lived in isolated hilltop agricultural settlements or scattered farms. It became a separate township in the 1660s.</p> | <p>1.2.4 The trans-Pennine railway was extended to Todmorden in 1841 after the construction of embankments, bridges and viaducts, which have become a distinctive feature of the landscape.</p> | <p>1.2.7 A great amount of building work was completed around mid to late 19th century - Christ Church was opened in 1832; the Endowed School rebuilt in 1851; the Unitarian Church was built in 1869, many shops and almost 700 houses were built between 1876 and 1886; the Town Hall was completed in 1875 and the Co-operative store on Dale Street was built in 1888. By the early 20th century Todmorden had developed largely into the town it is now.</p> |
| <p>1.2.2 The area developed in the late 18th - early 19th century thanks to early roads and the construction of the Rochdale canal which opened up trade routes from industrial Lancashire and the east coast.</p> | <p>1.2.5 The arrival of the railway propelled the transformation of Todmorden from a rural settlement to an important industrial town. The expansion and growth of the town saw development moving down from the hillsides into the town and valley bottom below.</p> | <p>1.2.8 The town has avoided excessive post-war development and can still be characterised by its distinctive physical townscape.</p> |
| <p>1.2.3 In the early part of the industrial revolution cotton was the key driver in the economy, forging closer links with Manchester.</p> | <p>1.2.6 Throughout the rest of the 19th century Todmorden grew at an astonishing pace, developing rapidly into a prosperous Victorian Mill town and becoming a borough in 1886.</p> | <p>1.2.9 The boundary between Yorkshire and Lancashire originally ran through the centre of town, down the middle of the Town Hall. Todmorden is now officially part of West Yorkshire.</p> |

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- | | |
|--|--|
| <p>1.2.10 The landscape, geography and ecology of Todmorden has played an important role in shaping the town.</p> | <p>1.2.13 At its height in 1901 the town had a population of around 25,000, many of whom were involved in the textile industry. Today the population is closer to 15,000.</p> |
| <p>1.2.11 Todmorden stands at the meeting point of three valleys carved deep into the Pennine hills. The contrast between the narrow confined valleys and the open rolling moorland above provides the town with its highly distinctive setting.</p> | <p>1.2.14 Todmorden is a town with a rich history of innovation, heritage and culture. It is home to two Nobel Prize winners: Prof. Sir John Cockcroft (Physics 1951) and Prof. Sir Geoffrey Wilkinson (Chemistry 1973).</p> |
| <p>1.2.12 The steeply sloping landscape has informed development patterns and styles over many centuries and continues to today.</p> | <p>1.2.15 Todmorden also has a history of radicalism and social reform. The Factory Act of 1847 was led by local cotton mill owner and later MP, John Fielden. The Act restricted women and children (13-18) to working no more than 10 hours per day.</p> |

1.2.16 Today Todmorden is a vibrant market town, blessed with beautiful scenery, distinctive architecture and a diverse range of small and independent shops. The indoor and outdoor markets stock a range of locally produced food and are highly valued by residents and visitors.

1.2.17 Recently Todmorden has gained a reputation for its ground-up approach to sustainability and the growth of locally produced food. These provide great opportunities for inter-generational and cross-cultural interaction and learning.

1.2.18 The town's proximity to the countryside provides many opportunities for leisure and recreation including, hiking, cycling and horse riding. The Rochdale Canal supports boating and its route offers views of the Pennine landscape.

1.2.19 Despite the town's rural location it is well connected to Leeds, Manchester, Bradford, Halifax, Rochdale and Burnley.

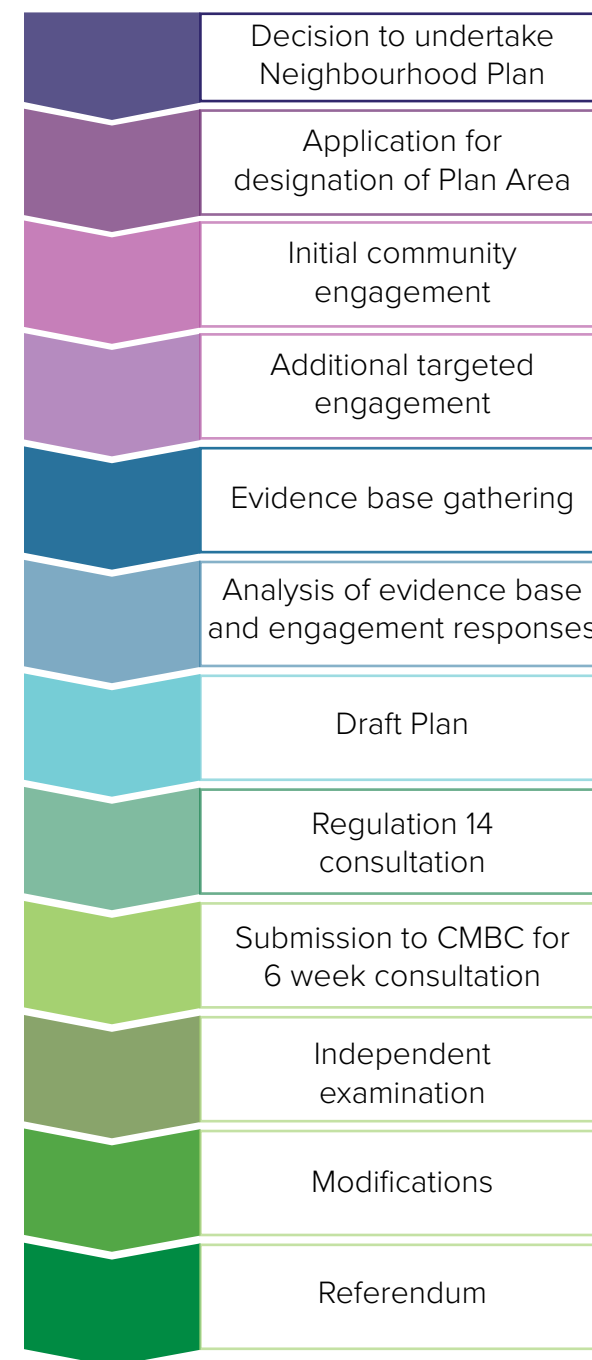
1.2.20 The train and bus connections are well used and many people commute to Leeds and Manchester for work. Todmorden does however have a highly localised workforce and this may increase further through the move towards increased home working as traditionally office based operations reprocess how they deliver their services following the Coronavirus Pandemic.



1.3 NEIGHBOURHOOD PLANNING PROCESS

- 1.3.1 Following a period of discussion between local groups and the Town Council and formal approval of the Neighbourhood Plan Area, Integreat PLUS were appointed to guide and assist the Town Council in 2015.
- 1.3.2 A large stakeholder group and a smaller working project group, comprising members of the Town Council and representatives of local community groups and organisations, was established to oversee production of the Neighbourhood Plan. Minutes of all Steering Group meetings are available on the Town Council website.
- 1.3.3 In addition to Steering Group meetings, a series of local workshops and exhibitions were held which were advertised throughout the Neighbourhood Plan area and were open to any interested persons wishing to attend. Reports from all the workshop sessions are available on the Town Council website and are summarised in the Statement of Consultation.
- 1.3.4 In addition, various meetings were held with individuals and groups representing a wide range of community views and interests within the Neighbourhood Plan area.
- 1.3.5 In 2022 a request for a screening opinion under the Environmental Assessment of Plans and Programmes Regulations, 2004, and the Conservation of Habitats and Species Regulations, 2010, was submitted to statutory consultees. Only one response was received, which agreed with the initial opinion that a full assessment is not required.
- 1.3.6 Throughout the process, close contact was maintained with various sections of Calderdale Council from whom valuable guidance and assistance was obtained at regular intervals.

Figure 2
Todmorden
Neighbourhood
Plan Process



1.3.7 In total, 9 community workshops were staged on the following dates:

1. Saturday 12th March 2016
10.00am - 3.30pm
The Fielden Centre
2. Saturday 19th March 2016
10.00am - 3.30pm
Walsden St. Peter's Primary School
3. Saturday 2nd April 2016
10.00am - 3.30pm
The Old Library Cornholme
4. Saturday 9th April 2016
10.00am - 3.30pm
Todmorden Town Hall
5. Saturday 28th January 2017
10.00am - 3.30pm
The future of key sites
Todmorden Town Hall
6. Saturday 11th February 2017
10.00am - 3.30pm
The future of housing
Todmorden Town Hall



7. Saturday 25th February 2017

10.00am - 3.30pm

Exploring local Infrastructure needs
Todmorden Town Hall



8. Saturday 15th July 2017

10.00am - 1.00pm

Town Council Visioning Session

9. Saturday 22nd July 2017

1:30pm - 4.00pm

Issues, Opportunities & Challenges
Central Methodist Church

10. Thursday 21st September 2023

4pm-9pm

Regulation 14 Consultation
Todmorden Town Hall



11. Saturday 23rd September 2023

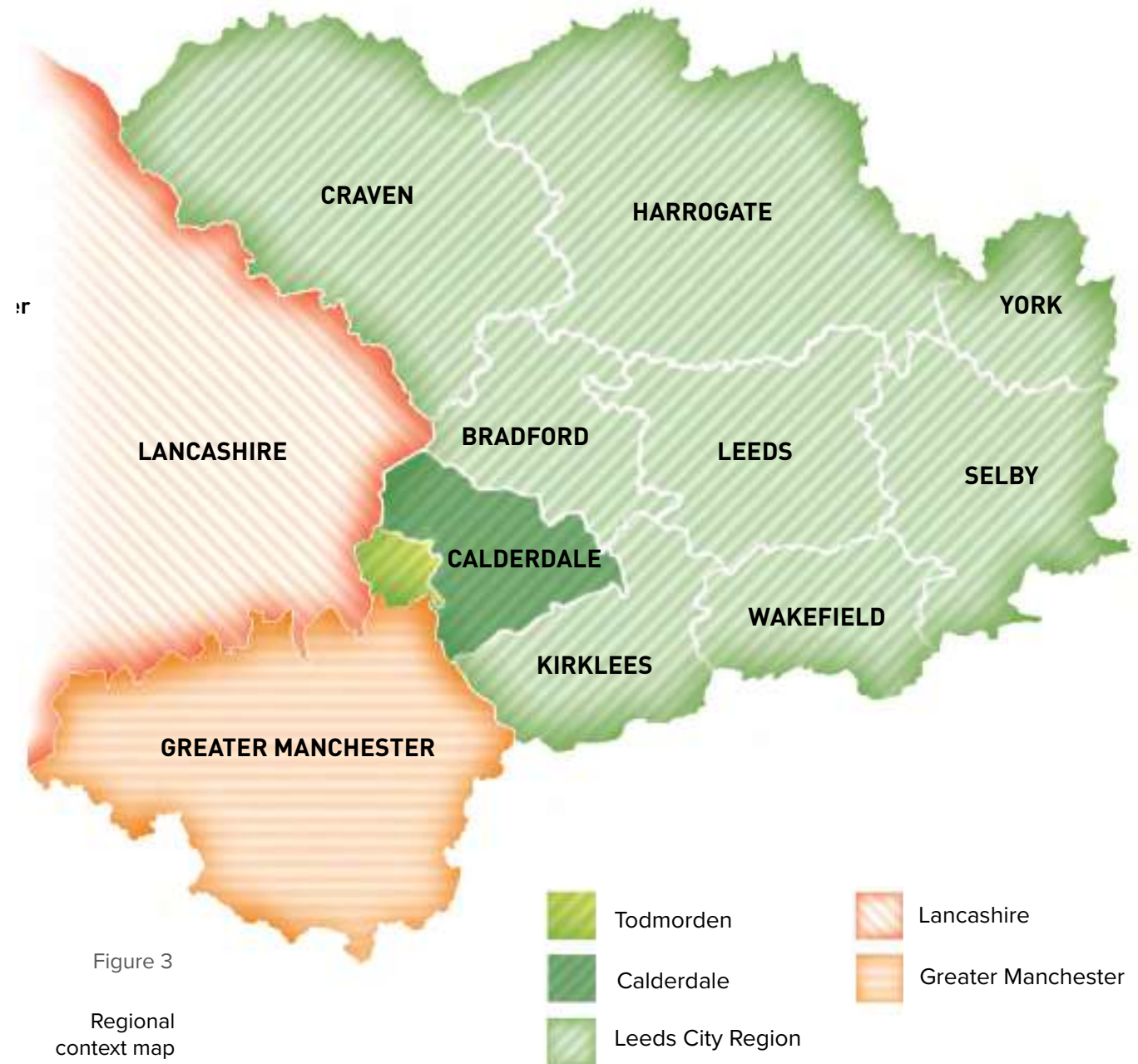
10am - 3pm

Regulation 14 Consultation
Todmorden Town Hall



1.4 REGIONAL CONTEXT

- 1.4.1 Todmorden is at the extreme western point of West Yorkshire, it has borders with Lancashire to the west and Greater Manchester to the South.
- 1.4.2 It forms part of the Leeds city region but also has economic, social and cultural links to Manchester and Lancashire.



1.4.3 LOCAL CONTEXT

The Neighbourhood Plan area covers the whole Civil Parish of Todmorden. Within this area are many smaller settlements along the gateways into the town centre and up on the surrounding hillsides.

This includes:

- Eastwood
- Walsden
- Cornholme
- Mankinholes
- Lumbutts
- Robinwood
- Lydgate
- Portsmouth
- Priestwell
- Shade
- Stansfield
- Dobroyd
- Ferney Lee
- Gauxholme
- Cross Stone
- Langfield
- Stoodley

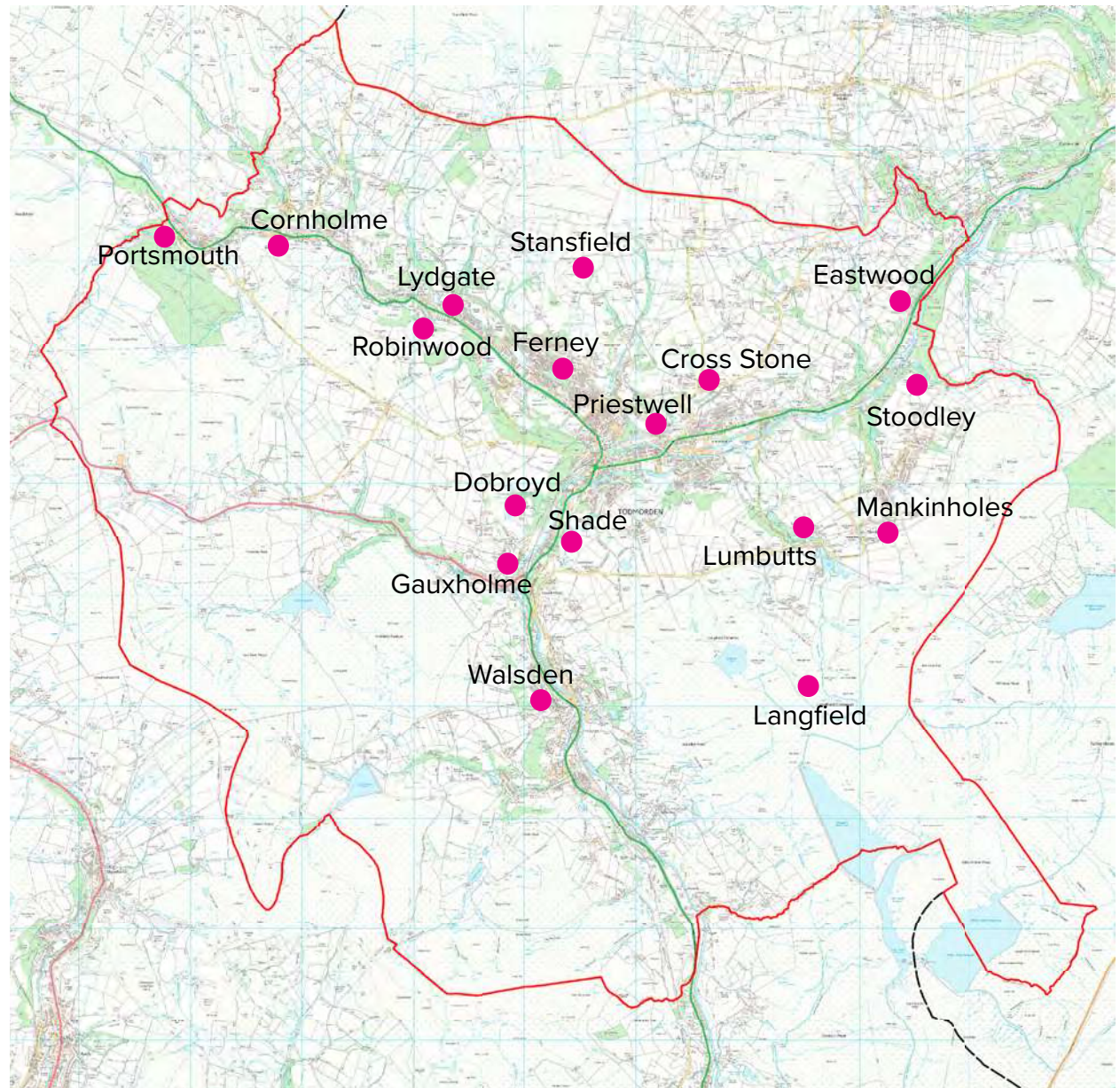


Figure 4

Local context map showing settlements within the plan area



2.0 VISION

2.0 Vision for Todmorden

2.1 Community Aspirations

2.2 Inclusivity & Accessibility

2.3 Food Growing

2.4 Developing Sills

2.5 Flooding & Water Management

2.6 Economic Development

2.7 Retail Vibrancy

2.8 Aims and Objectives

2.0 VISION FOR TODMORDEN

A workshop was held with the town councillors aimed at developing a consensus about how the town should develop and to create an over-arching vision. A concise vision is contained in the executive summary but the following statement is one of the outcomes of the workshop.

“The Todmorden Neighbourhood Plan has been produced, first and foremost, for the benefit of people living, working, visiting, or just simply passing through, the town and its environs, helping to reinforce, consolidate, and promote the area as a tolerant, creative, kind, resilient, and healthy place.

The plan encourages and welcomes visitors, new residents and inward investment whilst at the same time - and with equal emphasis - seeking to improve the facilities and opportunities available for young people, encouraging them to remain in the area for education, employment and leisure activities.

The plan also aims to ensure that suitable infrastructure and services for an ageing population are developed, namely housing and facilities to support an active and healthy lifestyle.

Todmorden is what it is and its people are what they are - and the Neighbourhood Plan does not anticipate the need to promote fundamental changes to either the physical or social fabric of its community. Existing assets should be retained and improved, and essential services and infrastructure provided where they are lacking.

Todmorden has always encouraged visitors, and in continuing to do so relies heavily on road, rail, and water-borne forms of transport - all of which the Neighbourhood Plan seeks, where possible, to enhance, thereby maintaining and reinforcing the outward looking and welcoming approach of its residents.

In anticipation of future energy shortages, an increasing incidence of air pollution, and an acknowledged need to promote healthy lifestyles, the Neighbourhood Plan encourages walking and cycling within the town and its environs and will seek to facilitate both forms of transport in preference to motor-based journeys wherever possible.

Todmorden seeks to maintain, enhance and promote a lively community spirit showcased and celebrated through a broad range of community events and festivals, enjoyed by all. Community events are integral to developing and maintaining social cohesion and help contribute to a diverse and inclusive community.”

2.1 COMMUNITY ASPIRATIONS

2.1.1 Throughout the engagement and consultation process the local community have stated that the Neighbourhood Plan provides an excellent opportunity to address key issues which are important to the town. These are firmly embedded throughout the Plan rather than included as separate topic areas.

Issues include :

- Accessibility & inclusivity
- Food growing
- Skills development
- Flood and water management
- Climate change

2.1.2 The above issues are considered as key strands which form an essential part of the Plan and its content. These themes will be included or referred to in the policy sections within the Neighbourhood Plan. An explanation will be provided to illustrate how the policy and its aims and objectives relate to the issue and how it works with the overall vision for Todmorden.



2.3 FOOD GROWING

- 2.3.1 Agriculture and food production has been a mainstay in Todmorden since it was first inhabited. There are still many active farms throughout the Parish and many locally based food producers. In the last decade Todmorden has become renowned for its radical approach to communal food growing and food based initiatives. The birthplace of Incredible Edible, Todmorden is internationally known for developing approaches to food based solutions.
- 2.3.2 The Neighbourhood Plan supports and encourages the continued development of food based initiatives, recognising the key role it has in the daily lives of residents, its positive impact on businesses, tourism and leisure and contribution to food security for the local community.
- 2.3.3 The Town Council will look, where possible, to support new sites for food growing within the town and support other food based initiatives that will contribute to the local economy, food security, skills development and education.



2.4 DEVELOPING SKILLS

- | | |
|--|---|
| <p>2.4.1 Developing and enhancing skills is vital for present and future generations in Todmorden. Offering new opportunities for learning and gaining skills can provide people with the experience and qualifications needed to thrive in key economic sectors.</p> | <p>2.4.4 A dedicated learning centre to provide opportunities for learning and skills development is supported.</p> |
| <p>2.4.2 Opportunities based around environmental and ecological construction, food science and technology, digital and creative industries and high skilled manufacturing can help provide the skills necessary to grow the local economy in the future with development supported that incorporates “incubator units, small workshops perhaps as managed space options that provide opportunity for small business start-up.</p> | <p>2.4.5 Essential to delivering and developing skills and supporting digital and creative businesses is improving broadband coverage in the area.</p> |
| <p>2.4.3 Enabling people of all ages and abilities to learn new skills and access education and training will help assist people in finding employment and can provide the experience necessary to start their own businesses.</p> | <p>2.4.6 Todmorden college has recently to been taken on as a community asset to help deliver educational courses and programmes with a strong emphasis on climate related activity and learning.</p> <p>2.4.7 By offering a variety of courses including both mainstream and niche programmes, Todmorden will be able to provide skills for people who currently must learn elsewhere whilst also attracting people looking to learn niche skills not offered anywhere else locally or regionally.</p> |

2.5 CLIMATE CHANGE, FLOODING AND WATER MANAGEMENT

- 2.5.1 Calderdale Council and Todmorden Town Council recently declared a climate emergency.
- 2.5.2 Failure to act will see a significant increase in sea levels and flooding, extreme changes to weather patterns, crop failures, extinctions of plant, insect and animal species and global economic disruption.
- 2.5.3 The Todmorden Neighbourhood Plan supports the climate emergency and provides both policies and design guidance to help deliver these ambitions at the local level. This includes addressing issues such as flooding and surface water management, enhancing biodiversity, protecting green spaces and encouraging spaces for local food production.
- 2.5.4 The Town Council recognises the devastating impact flooding has had on local people and businesses over the years and has a firm commitment, where possible, to help reduce the impact and likelihood of future floods in Todmorden and as part of that commitment, seeks to influence Calderdale MBC to increase the burden on developers through planning conditioning to introduce enhanced flooding mitigation measures in known areas of flooding frequency.
- 2.5.5 The Neighbourhood Plan promotes flood alleviation best practice, better Moorlands management and collaborative working with other relevant organisations (including slow the flow) and through these enable a more holistic approach to reducing the inherent risk of water run-off from our steep hills and supporting Natural Water Management philosophies.
- 2.5.6 “Slow The Flow Calderdale” was set up to look scientifically at the issue of why and how the Calder Valley floods and to look at natural flood prevention measures and solutions to slow the volume of water which comes down the hillsides into the River Calder.
- 2.5.7 The Neighbourhood Plan promotes the measures outlined in the Slow the Flow report and recognises the potential positive impact they could have.
- 2.5.8 The Town Council will look to work alongside Slow the Flow Calderdale, the Environment Agency, Yorkshire Water, Treesponsibility, Northern Powergrid and supports the Calderdale Flood Alleviation Programme.
- 2.5.9 The Town Council will, wherever possible, encourage and support action to be taken which will help manage the risk of flooding and help slow the flow.

2.6 CALDERDALE FLOOD COMMISSION REPORT

2.6.1 Calderdale Flood Commission Report July 2016

“Any solution must involve the full range of risk management techniques in a systems based approach, as no one solution will address the problems. This should be based upon the concept of managing water throughout the Calder catchment, understanding the water cycle and starting at the point the rain falls.

2.6.2 It should include a combination of traditional engineering and natural flood risk management solutions, management and maintenance of watercourses, drainage and assets, property based approaches and community initiatives, as part of a menu of options.

2.6.3 Dealing with flood risk and managing flood incidents and their consequences must be a very high priority for Calderdale, including Calderdale MBC and its partners, and be reflected in all relevant strategic documents.

2.6.4 Whatever the weather, the overriding aim is to make sure that the events experienced on Boxing Day 2015 will never impact the communities and businesses in the same way again.”

Steps which could help mitigate the potential for flooding include:

- Introducing leaky dams into the river channel
- Introducing plate weirs into brooks and ditches
- Tree planting on the higher catchment
- Re-establishing peat uplands
- Promoting the use of Sustainable Drainage systems (SuDS)
- Constructing new flood attenuation ponds
- Investigating old infrastructure such as mill ponds for re-use as attenuation ponds
- Constructing water deviators on tracks and footpaths to turn water into pasture or woodland



2.7 AIMS AND OBJECTIVES

AIM AND OBJECTIVE

POLICIES

01

Encourage the right sort of development in the right places to meet the present and future needs of the community.

H1

H2

H4

H6

H7

02

Encourage the best in design and placemaking that responds to and reinforces the local built environment.

H3

TC1

03

Address issues relating to flooding and water management.

H4

H8

NE1

04

Promote sustainable economic development.

ED1

ED2

ED3

ED4

ED5

05

Encourage better levels of accessibility in existing and new developments and throughout the public realm.

H7

TC2

TM1

TM2

06

Protect and enhance the natural environment.

NE1

NE2

NE3

CR1

CCR4

07

Secure suitable, sustainable housing provision for young families, single people and older people, including affordable housing provision.

H2

H4

H7

AIM AND OBJECTIVE

POLICIES

08 Support food growing in and around the town.

CCR2

09 Reduce traffic, congestion and air pollution and encourage sustainable methods of travel and movement.

TC3

TM1

TM2

10 Enhance and develop new skills and training facilities.

CCR1

11 Promote Todmorden as a visitor and tourist destination.

ED3

CCR1

12 Encourage the promotion of arts, culture and leisure throughout the town through the use of flexible community space

CCR1

13 Retain and conserve heritage buildings to reinforce the distinctive character of Todmorden.

HG1

14 Promote and enhance the level of community facilities and services.

CCR1

CCR2

CCR3

CCR4

AA1

The policy disk references refer to the individual policies in Section 4.0 of this document

3.0 NEIGHBOURHOOD PROFILE

3.1 Neighbourhood Profile

3.2 Neighbourhood Survey Results

3.1 NEIGHBOURHOOD PROFILE

3.1.1 Population

The population of Todmorden grew by 1,044 between 2011 and 2021 from 14,749 to 15,793. This is compared to an increase of 483 between 2001 and 2011. (Source, ONS, 2023).

3.1.2 Household Size

35.2% of households in Todmorden are occupied by just one person. 35.1% of households in Todmorden are 2 person households. 14.6% of households in Todmorden are occupied by 3 people, and 10% of households are occupied by 4 people. 3.3% of households are occupied by 5 people and only 1.1% of households are occupied by 6 people, and the remainder being 'other' (Source, ONS, 2023).

3.1.3 Accommodation type

54.6% of house types in Todmorden are terraced properties. 18.7% of properties are semi-detached homes and 14.8% of homes are detached properties. 7.8% of properties in Todmorden are purpose built flats or apartments, and 1.6% of homes are part of a converted building. (Source, ONS, 2023).

3.1.4 Tenure

34.8% of homes in Todmorden are owned outright. 30.2% of homes are owned with a mortgage or loan. 13.8% of homes are socially rented. 18.3% of homes in Todmorden are private rented. (Source, ONS, 2023).

3.1.5 Number of bedrooms

41% of homes in Todmorden have 3 bedrooms and 30.1% of homes have 2 bedrooms. 19.3% of homes have 3 or more bedrooms with only 9.6% of homes having 1 bedroom. (Source, ONS, 2023).

3.1.6 Car or van availability

45.4% of households in Todmorden have access to one car. 25% of households have access to no vehicles. 23.1% of households have access to 2 vehicles, and 6.5% of households have access to 3 or more vehicles. (Source, ONS, 2023).

3.1.7 Economic activity

Of those who live in Todmorden and are not in full-time employment 78.2% are in employment as employees. 16.9% are self-employed and 5% are unemployed. (Source, ONS, 2023).

3.1.8 Distance travelled to work

31.3% of workers in Todmorden work from home. 12.5% of workers in Todmorden work less than 2.5km from their homes. 13.3% of workers work between 2.5km and 10km from their home. 16.9% of workers work between 10km and 20km from their home. 8.8% of workers work between 20km and 40km from their home, with the remaining 15.5% having no fixed work address. This data may change as at the time of the census Covid-19 was still heavily influencing how and where many people worked. In general though Todmorden has a highly localised workforce.

3.1.9 Method used to travel to work

Of those that do travel to work 47.7% use private vehicles, 10.2% walk to work, 3% commute via train, and 3.2% via buses.

3.1.10 Ethnic group

The population of Todmorden is 93.7% white British, with 3.8% being Asian or British Asian, and 1.8% being mixed or multiple ethnicities.

3.2 NEIGHBOURHOOD PLAN SURVEY RESPONSES

3.2.1 An online survey was created to collect the views of local stakeholders. There were 158 different representations to the survey. It was created to maximise the number of people engaged in the process and to provide an opportunity for those that could not attend the workshops and drop-in sessions to participate.

3.2.2 The content of this Neighbourhood Plan has been derived from and informed by the responses from the online survey and other engagement activities.

3.2.3 The whole survey and responses are included as an appendix but a snapshot of the key responses are included here to evidence some of the policies and direction of travel for the Plan.

3.2.4 The questions to the survey were jointly produced by the Project Group and were aimed at gauging people's aspirations for the future of Todmorden, along with establishing what people valued and disliked about the town and their neighbourhood.

What are the 3 most important factors in any new development?

131 people responded to this question. The top 9 responses were, in order:



01 Flood resilience and mitigation



02 New development is sensitive to existing heritage



03 Green and /or open spaces are preserved



04 New development responds to and reinforces local architecture



05 There is a clear community benefit arising from new development



06 New development is located on brownfield land or reuses an existing building



07 Sustainably designed and constructed

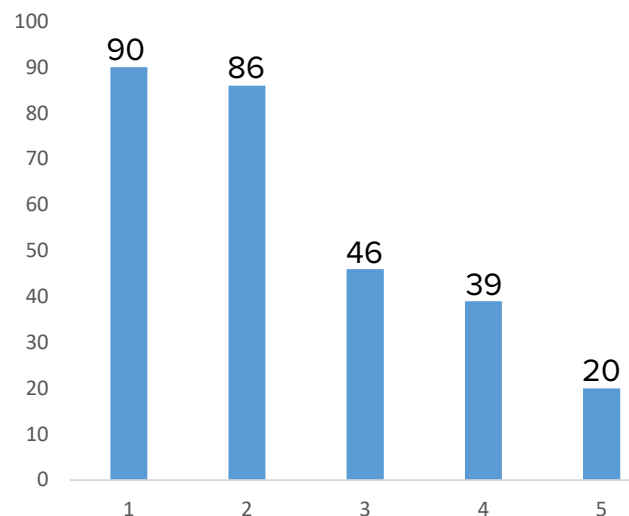


08 Impact on traffic and congestion



09 There are local economic benefits to the development

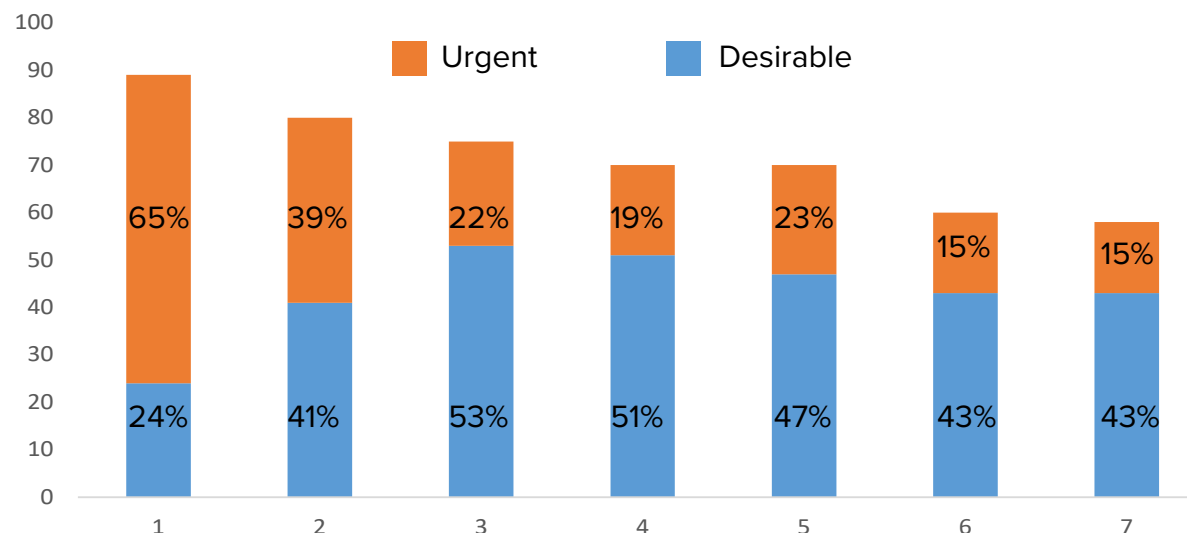
What do you value the most about Todmorden? (up to 3 answers)



151 people responded to this question. The top 5 responses in descending order were:

- 1 Natural Environment / Countryside (90)
- 2 Community Spirit / People (86)
- 3 Indoor & Outdoor Markets (46)
- 4 Local Independent Businesses (39)
- 5 Transport links and infrastructure (20)

What new development does Todmorden need?



1 89% of people feel Todmorden needs more flood defences (135 responses)*

2 80% of people would like to see more open spaces in the town centre (132 responses)

3 75% of respondents think Todmorden needs more space for economic activity such as workshops and light industrial space (116 responses)

4 70% of people think there needs to be more office space in Todmorden town centre (108 responses)

5 70% of people would like to see more leisure facilities in the town centre (133 responses)

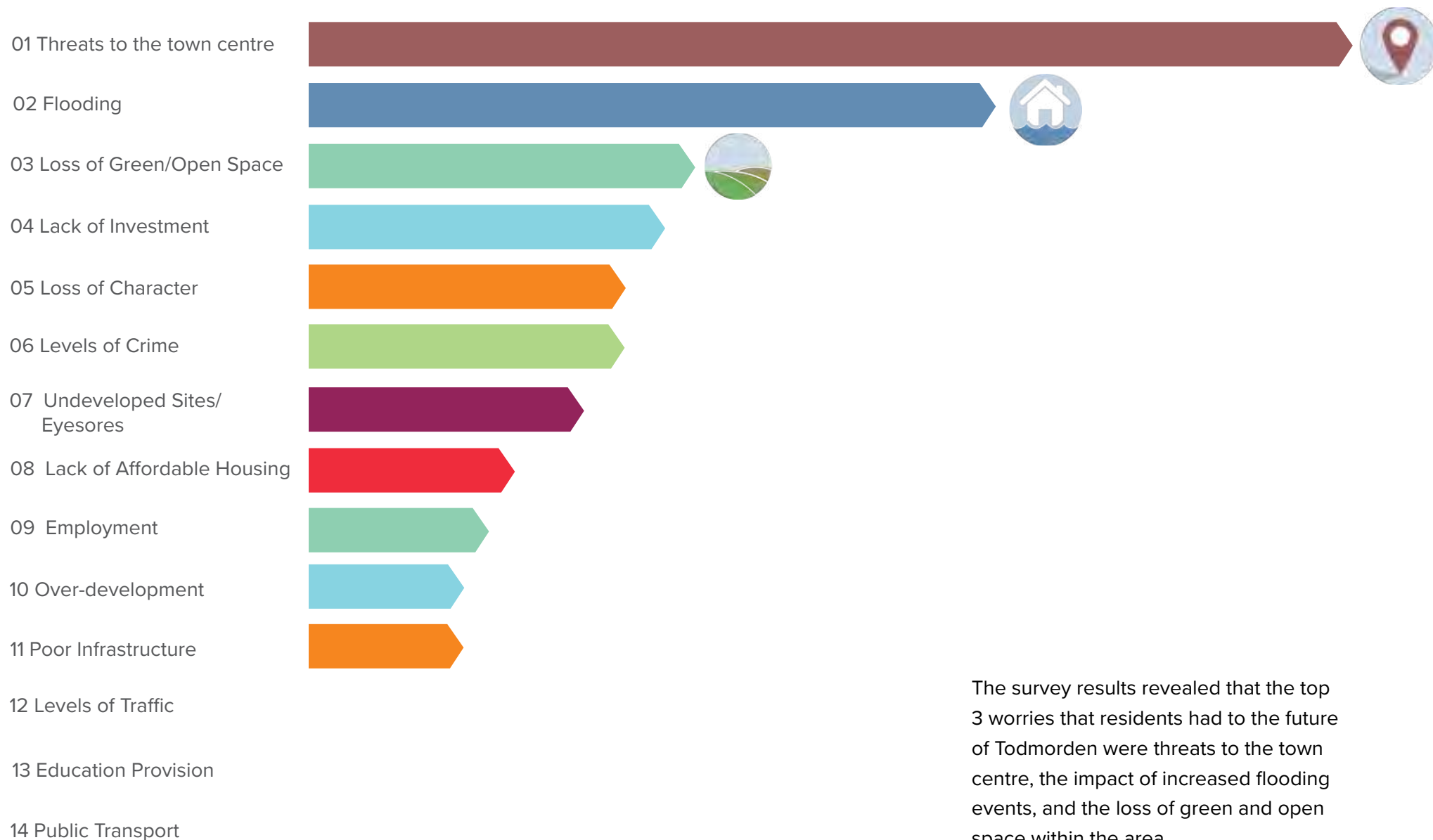
6 58% of people think Todmorden needs more shops (121 responses)

7 58% of people feel there should be more leisure facilities in rural locations (115 responses)

*the number in brackets is the total number of people who responded to each individual question.

3.2 NEIGHBOURHOOD PLAN SURVEY RESPONSES

What are your worries for the future of Todmorden?



Neighbourhood Plan Survey Responses

Engagement exercises provided a great opportunity to speak to members of the local community. This helped us to develop a greater understanding of Todmorden, the issues it faces and the many qualities it has.

Here are some quotes received throughout various engagement exercises.

“Todmorden is great - full of liveliness and creativity - I hope that the future development of the town helps to reinforce this unique identity”

“I hope Todmorden becomes a sustainable and vibrant community where local groups and projects continue their good work and help to make Tod a wonderful place to live, work and visit”

“I hope that Todmorden can build its reputation as a place to create, to make, to innovate and to build.”

“I’m optimistic about the future of Todmorden, I hope the local arts and cultural scene continues to thrive and grow”

“I worry that climate change will increase the risk of flooding. We need better flood defences whilst keeping communal green space and community spirit”

“Todmorden should retain and reinforce its identity as a radical rural town with a strong environmental ethos that pioneers new thinking about local resilience and placemaking”

4.0 POLICIES

The following section of the Neighbourhood Plan contains planning policies to help shape and influence development in the town.

4.0	HOUSING	Page 34
5.0	LOCAL ECONOMIC DEVELOPMENT	Page 40
6.0	NATURAL ENVIRONMENT	Page 46
7.0	TOWN CENTRE	Page 54
8.0	CANAL AND RIVERSIDE	Page 58
9.0	TRANSPORT, ACCESSIBILITY AND MOVEMENT	Page 60
10.0	HERITAGE	Page 64
11.0	COMMUNITY, CULTURE & RECREATION	Page 80



4.0

HOUSING

HOUSING OVERVIEW

COMMUNITY ENGAGEMENT

4.0.4 AIMS & OBJECTIVES

4.0.1 Todmorden is planned to receive 243 dwellings over the Calderdale Local Plan period.

4.0.2 An independent Housing Needs Assessment (HNA) has been produced by Aecom to provide local level evidence around housing needs to help inform the housing policies in this section. This HNA does not take into account issues around deliverability of sites in Todmorden such as topography, flooding or other environmental constraints.

4.0.3 Community engagement identified strong support for smaller houses to support single people, young families and older people wishing to downsize. Single storey housing such as flats should also be prioritised to accommodate an ageing population and their housing needs. Additionally, accessible housing is in high demand from local people.

1. In total, 74% of people said that Todmorden needed more accessible homes in and around the town centre. Of this 51% felt it was desirable and 23% felt it was urgent. (116 responses)
2. 64% of people said that there should be more Affordable Housing built in and around Todmorden town centre. (127 responses)
3. 55% of people said that Todmorden needed more flats or apartments in and around the town centre. (113 responses)

- Secure the right type and size of houses to meet the present and future needs of the community
- Promote the best in design and placemaking so that new housing responds to and reinforces the local built environment
- Secure inclusive and accessible homes to suit the needs of an ageing population
- Provide a mix of house sizes, types and tenures to meet the needs of the community now and in the future
- Encourage the use of renewable energy provision and low carbon construction
- Reduce the impact of flooding and water run-off through design and use of SuDS
- Secure flood resilient housing
- Provide accessible housing for older people and/or people challenged with mobility

H.1 INFILL HOUSING

Development proposals for small infill sites, of five or less dwellings, whose siting and design demonstrably reflects and adds to the coherence and integrity of the immediate town/villagescape or rural setting, whilst also responding to the need to add to local provision will be supported.

4.1.1 Infill development can contribute to the overall number of houses built but in a more sensitive and discreet way with less visual impact than on large sites or on greenfield sites.

H.2 HOUSING MIX

New housing development of ten or more dwellings must have regard to up-to-date local housing needs assessments and comprise a mix of dwelling types, to include smaller 2 bedroomed homes.

4.2.1 Community engagement identified strong local preference for smaller properties, dwellings suitable for elderly people, and homes suitable those with mobility issues will be supported.

4.2.2 An independent Housing Needs Assessment (HNA) found that new development should include 35.4% 1 bedroom, 39.4% 2 bedroom, 18.2% 3 bedroom and 7% 4 bedroom dwellings, with no further dwellings of 5 or more bedrooms provided since these already predominate in the existing stock. Policy H.2 requires new development to respond to locally identified needs and in particular, it supports the provision of two bedroomed homes.

H.3 HOUSING DESIGN

Residential developments will be expected to be designed in a way that responds to and is respectful of Todmorden's distinctive local character and is sensitive to the wider landscape.

Building heights, scale and massing, materials, and boundary treatments must respect the surrounding context.

Development proposals within the Conservation Areas must conserve heritage assets in a manner appropriate to their significance.

Development proposals should have regard to the Todmorden Design Guide.

4.3.1 Throughout the engagement process local people made it clear that high quality design that responds to and reinforces local vernacular is a key priority in new developments.

H.4 INNOVATIVE HOUSING

Innovative forms of residential development, including community-led housing, proposals developed by Community Land Trusts, co-housing, self-build and shared equity schemes and those designed to be resilient to flooding will be supported.

4.4.1 Housing that is resilient to flooding will not only help meet the needs of local people but also more generally help promote and develop flood resilient house types.

4.4.2 Many people in the engagement process also said they would like to pursue either co-housing or self-build options and would like to see it promoted and encouraged as there is currently little emphasis on these forms of house-building.

POLICIES

H.5 REUSE & CONVERSION

New residential developments that re-use and convert existing buildings is supported. Development should provide for parking and in the case of the residential reuse or conversion of large buildings, including mills, this should be in the form of basement parking wherever feasible.”

4.5.1 Many local people value the current built environment of Todmorden, especially buildings which relate to and reflect the town’s heritage and industrial past. The retention and conversion of buildings into residential properties not only contributes to meeting housing targets but can also provide new uses for existing buildings in the local area in a sustainable way.

H.6 SUSTAINABLE HOMES

The use of sustainable construction methods, including the use of on-site renewable energy provision such as PV panels and air source heat pumps and achieving high energy and water efficiency standards will be supported.

4.6.1 Many local people are keen to see Todmorden develop as a place that embraces new technologies and champions sustainable construction. This will help reduce carbon emission and lower fuel usage and costs.

H.7 INCLUSIVE & ACCESSIBLE HOMES

The development of housing in places close to facilities and public transport and which meets enhanced accessibility and adaptability standards and/or the needs of people with dementia and other invisible disabilities will be supported.

4.7.1 One of the main concerns arising from the engagement process is that many homes are not fit for their occupants. This could be because of mobility issues or that the houses are difficult to retrofit to meet their current or future needs. The promotion of accessible homes and homes designed to address issues arising from old age should help deliver housing that is suitable for the local population.

H.8 SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

All major development in the Neighbourhood Area and development in areas at risk of flooding should include sustainable drainage systems (SuDS), including permeable surfaces and rainwater harvesting to help mitigate flooding and alleviate surface water runoff. Proposals should demonstrate how flooding and water management will be addressed, including a summary of the proposal's impact on flooding and water in cumulation with the surrounding properties and built environment. The retrofitting of SuDS to existing development will be supported where this has regard to local character and the amenity of neighbours.

Development proposals should take account of best practice and examples provided in the Todmorden Design Guide.

4..8.1 Flooding in and around Todmorden is a key issue. Several floods in recent years have severely damaged homes and businesses. It is vital that flood and water management is a key consideration in any new development. A full range of options for developers can be found at the [Slow the Flow: Calderdale website](#).

5.0

LOCAL ECONOMIC DEVELOPMENT



Photo credit: Donald Judge

TODMORDEN'S ECONOMY

5.0.1 The 2011 census shows that the most common types of employment for people in Todmorden are:



Manufacturing
14.4%



Health & social care
14.2%



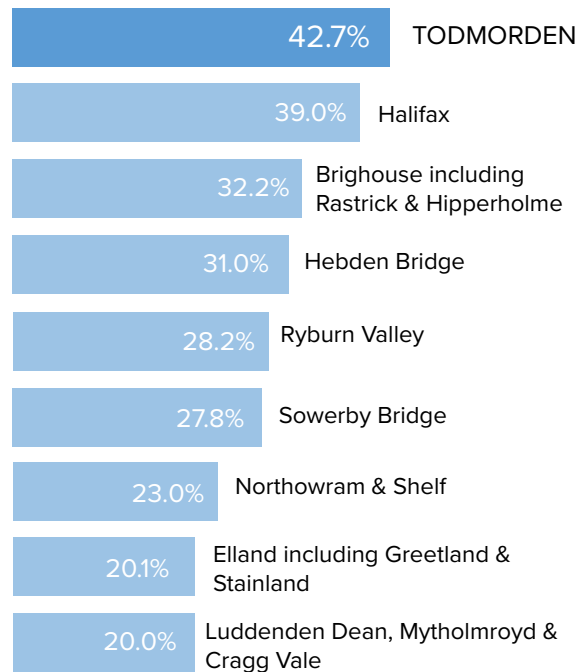
Wholesale & retail
13.8%



Education
12.1%

5.0.2 These 4 sectors account for over 55% of Todmorden's economically active residents.

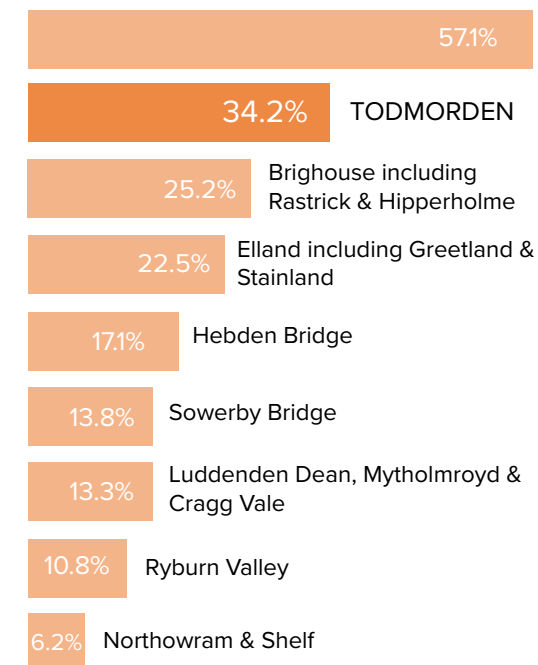
5.0.3 The chart below compares the percentage of workers that reside in the place they work, throughout Calderdale.



5.0.4 Todmorden has a highly localised workforce. 42.7% of Todmorden's workforce live in Todmorden. More than any other town or settlement in Calderdale.

Source: (Calderdale SHMA 2015)

5.0.5 The chart below compares the percentage of residents that work in the place they reside throughout Calderdale.



5.0.6 34.2% of Todmorden residents work in Todmorden. The second highest in Calderdale after Halifax.

*At the time of writing the 2021 census data available did not go into this level of detail

5.0.7 AIMS AND OBJECTIVES

- Protect valuable employment sites and unlock new ones
- Create new jobs in existing and emerging sectors
- Encourage and support small businesses
- Provide land, buildings and employment facilities for new and growing businesses
- Promote Todmorden as a town that supports innovation, enterprise and ideas
- Support to expand the retail offer
- Develop new opportunities for skills and education
- Promote facilities to support tourism and leisure
- Support use of public transport and cycling to encourage visitor tourism into Todmorden
- Support innovative approach towards energy production/climate based initiatives

5.0.8 Community consultation and engagement placed great value on the importance of local businesses, the indoor and outdoor markets and independent business in Todmorden.

5.0.9 Todmorden has the opportunity to become the main retail and service hub for the Calder Valley. This will be achieved by promoting and supporting:

- Small and microbusinesses
- Small scale food production
- Creative and digital industries
- Small scale manufacturing
- Environmental and ecological based industry
- Tourism
- Independent retailers
- Indoor and outdoor markets
- Key public and social services
- Further and higher education facilities
- Activities which involve making, selling and consuming
- High-speed fibre broadband connectivity
- Increased charging provision for electric vehicles

ED.1 REUSE OF SPACE

The reuse of redundant buildings for workspaces, studios and places for economic activity will be supported where development has regard to local character, residential amenity and highway safety.

5.1.1 This policy reflects local aspirations to see the retention and reuse of existing buildings, especially ones that contribute to the high quality built environment.

ED.2 INNOVATIVE WORKING

Development providing high tech, creative and climate-related technology business uses; and/or managed workspaces, locally-based co-operative businesses and day care facilities, will be supported where these have regard to local character, residential amenity and highway safety.

5.2.1 Results from the engagement process show that people value local and independent businesses in Todmorden.

5.2.2 It also showed that people feel there is a lack of suitable workspace for creative and digital industries.

ED.3 VISITOR ACCOMMODATION

Proposals designed to enhance the tourism offer of the town, including visitor accommodation will be encouraged where these:

- a) Are in keeping with its surroundings in terms of scale and design.
- b) Demonstrate that the proposals will serve to broaden the town's appeal to tourists.
- c) Provide a travel plan that considers the needs of staff, guests and other visitors and seeks to keep travel disruption to a minimum.

5.4.1 There is currently limited provision of overnight accommodation in Todmorden. The current offer is small B&Bs, holiday rentals, accommodation aimed at hiking/camping, with only one small hotel, The Queens Hotel (pub).

ED.4 RETAIL

Proposals which would result in the loss of existing retail facilities in the town centre will not be supported, unless:

- a) They include proposals for alternative retail in the town centre; or
- b) There is no reasonable prospect of viable continued use of the existing building or facility in its current or previous use and it has been demonstrated that the premises have been marketed for retail use for at least 6 months.

Support is given to the improvement of existing retail units in the town centre.

5.5.1 People highly value the retail and shopping experience in Todmorden due to the many independent and local businesses.

ED.5 HIGH-SPEED BROADBAND

All new housing development should be designed to connect to high quality communications infrastructure. The development of additional or improved connectivity infrastructure for the town will be supported.

5.7.1 Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

5.7.2 There is an increase in people choosing or being asked to work from home and enhanced communications infrastructure can support this. The Covid-19 pandemic has highlighted the importance of this both nationally and locally.



A landscape photograph with a green tint. In the background, a tall, dark stone obelisk stands on a grassy hill. In the foreground, a large, rustic stone cairn is built from many flat, grey stones. The sky is filled with soft, white clouds. The overall mood is serene and natural.

6.0

NATURAL ENVIRONMENT

NATURAL ENVIRONMENT

6.0.1 The surrounding countryside and natural environment is highly valued by residents and visitors. It is a vital resource and provides many opportunities for leisure, recreation and tourism. It contributes positively to the mental and physical wellbeing of the community and its proximity to the urban environment is what makes Todmorden so special.

6.0.2 The surrounding countryside has an important role to play in protecting Todmorden from flooding and small upland projects can help reduce the volume and speed of water making its way downhill towards town. Todmorden's natural environment is home to many different species of animal, flora and fauna.

6.0.3 Whilst not designated as Green Belt the Area Around Todmorden is subject to tight controls on development.

6.0.4 The Plan Area contains many different designations and areas of protection including: Special Protection Areas (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Special Landscape Area, Local Wildlife Site, Local Nature Reserve, Local Geological Site.

6.0.5 AIMS & OBJECTIVES

- Undertake tree planting and peat restoration
- Refurbish mill ponds and dams
- Limit surface water run-off
- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces
- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing
- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaption and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk
- Encourage enhancement of sites in line with their strategic objectives in relation to habitats and species. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators or the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries
- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, district and regional levels



NE.1 MILLPONDS, DAMS & ATTENUATION PONDS

Development proposals incorporating the restoration and/or creation of millponds, dams, and attenuation ponds will be supported.

6.1.1 Essential to the reduction of the likelihood and severity of future flooding is the refurbishment of millponds and dams on the hillsides to retain and slowly release water. These actions have been recommended by Slow the Flow Calderdale and the Calderdale Flood Commission.

NE.2 LOCAL GREEN SPACES

The following sites, identified on the plans below, are designated as Local Green Space and will be protected from development in a manner consistent with the protection of land within the Green Belt:

1. **Adelaide Street Land**
2. **Land adjacent to Roomfield Baptist Church**
3. **Patmos Garden on Burnley Road**
4. **St Mary's Church Yard**
5. **Brown Birks Street Land**
6. **Coal Clough Road (Pitts Estate) Allotments**
7. **Land adjacent to Vale Baptist Church**
8. **Centre Vale Parkland**
9. **Denis' Field, off Woodhouse Road**
10. **Land between Stoney Royd Lane and Owlers Walk**
11. **Land at Longfield Road and Longfield Grove**

6.2.1 Full Local Green Space assessments have been undertaken and are included as an appendix to this plan. Sites which have been filtered out are also included in the appendix.

6.2.2 The Local Green Space designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
- and where the green area concerned is local in character and is not an extensive tract of land.

6.2.3 These areas of Local Green Space have been assessed against the criteria set out in the National Planning Policy Framework, para 106 and National Planning Practice Guidance.



LGS 1 Adelaide Street



LGS 2 Land adjacent to Roomfield Baptist Church



LGS 3 Patmos Gardens



LGS 4 St Marys Churchyard



LGS 5 Brown Birks Street Land



LGS 6 Coal Clough Road (Pitts Estate) Allotments



LGS 7 Land adjacent to Vale Baptist Church



LGS 8 Centre Vale Parkland



LGS 9 Denis' Field



LGS 10 Land between Stoney Royd Lane and Owlers Walk



LGS 11 Land at Longfield Road and Longfield Grove

NE.3 GREEN INFRASTRUCTURE

The provision of green infrastructure, including that which connects with the existing Wildlife Habitat Network and/or Local Wildlife Sites will be supported.

Development should achieve biodiversity net gain and should not sever existing Wildlife Habitat Network and/or Local Wildlife Sites. The development of green infrastructure should enable the free movement of wildlife including, for example, hedgehog gaps and boxes for bats birds and insects. The development of green infrastructure should also respect local character and distinctiveness, having regard to habitats and local landscapes. New planting should take account of the potential for benefits to pollinators and wildlife.

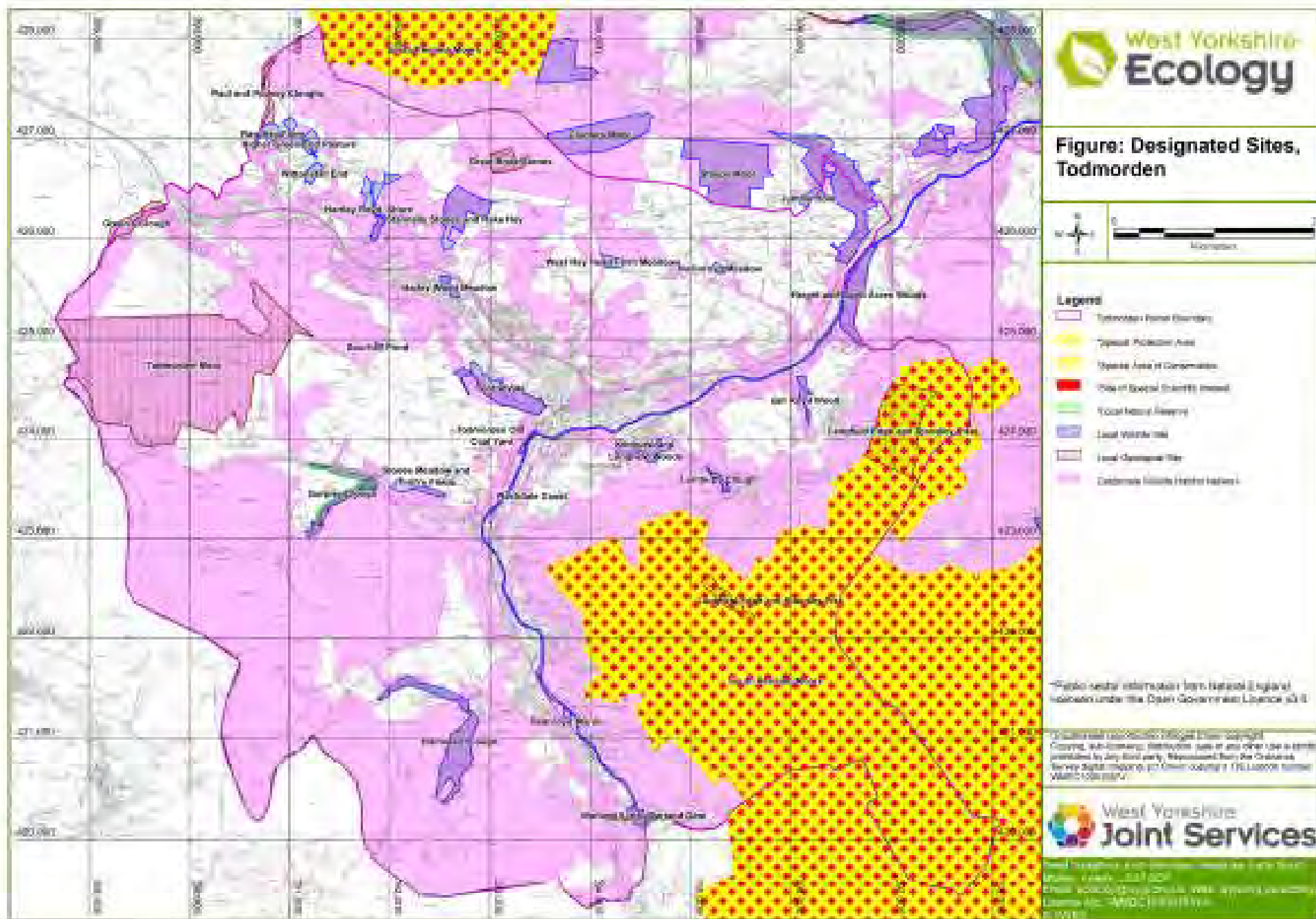
6.3.1 This policy seeks to encourage the provision of green infrastructure to help mitigate any negative effects development may have on local wildlife, biodiversity or the natural environment.

6.3.2 Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

6.3.3 The natural environment was raised throughout community engagement as a key factor that positively contributes to Todmorden and the lives of residents.

6.3.4 Todmorden has a variety of green infrastructure sites throughout the town and into the wider environment. This includes:

- Rochdale Canal
- River Calder
- Gorpley Clough
- South Pennine Moors
- Centre Vale Park
- Stannally Stones and Rake Hey
- Ramsden Clough
- Gut Royd Wood
- Sourhall Pond
- Denis' Field





TODMORDEN INDUSTRIAL & CO-OPERATIVE
SOCIETY LIMITED.

THE OLD CO-OP
CAFÉ BAR

THE OLD CO-OP
CAFÉ BAR

7.0

TOWN CENTRE POLICIES

TOWN CENTRE

7.0.1 Todmorden town centre plays host to a wide variety of local amenities and facilities including retail provisions, transport hubs and key local services.

7.0.2 The main attraction to the town centre are the indoor and outdoor markets which are well used by residents and attract visitors from around the region. Whilst the Town Centre is currently supported by several car parks, future use and size of offer will need to be balanced against the need to encourage more sustainable forms of access into the Town Centre, including reduction of the attractiveness of long term parking to help assist with creation of short stay parking spaces near retail offers that encourage greater turnover of parking spaces. There is a relatively low rate of retail vacancy and a diverse range of retail and services offered throughout the town. There is a strong level of consistency in terms of shop front design which contributes to the character of the town centre and reinforces the historic and cultural heritage of Todmorden.

7.0.3 The town centre provides the opportunity to host community events and festivals, a key requirement arising from community engagement. Additionally food based initiatives are supported and encouraged throughout the town centre.

7.0.4 AIMS & OBJECTIVES

- Support the existing retail offer and encourage new uses
- Provide spaces for community events and festivals
- Protect parking which contributes to the vibrancy and vitality of the town centre
- Promote temporary and meanwhile uses for unused and under-used spaces
- Increase social and community facilities
- Improve the public realm around key public infrastructure and spaces
- Prioritise pedestrian movement routes
- Promote better levels of accessibility throughout the town
- Promote tourism and encourage facilities for visitors
- Design guidance for shop fronts and key areas of public realm
- Balance the needs of existing residents and making the town more attractive to visitors

TC.1 SHOP FRONT DESIGN

New shop frontages should complement the design of existing building façades and relate well to adjacent properties, having regard to the Todmorden Design Handbook.

7.1.1 Inappropriate shop front designs can detract from the streetscape. Well designed shop frontages can contribute to creating a cohesive, complementary and high quality streetscape.

TC.2 PEDESTRIAN ROUTES

Pedestrianisation within the town centre, where this would provide a more pedestrian friendly environment, will be supported.

New and/or improved public rights of way between the town centre and wider countryside will be supported.

7.2.1 The reduction of vehicles and the prioritisation of pedestrians in the town centre can help reduce carbon emissions and help create a safer environment for non-vehicular users.

TC.3 PUBLIC REALM

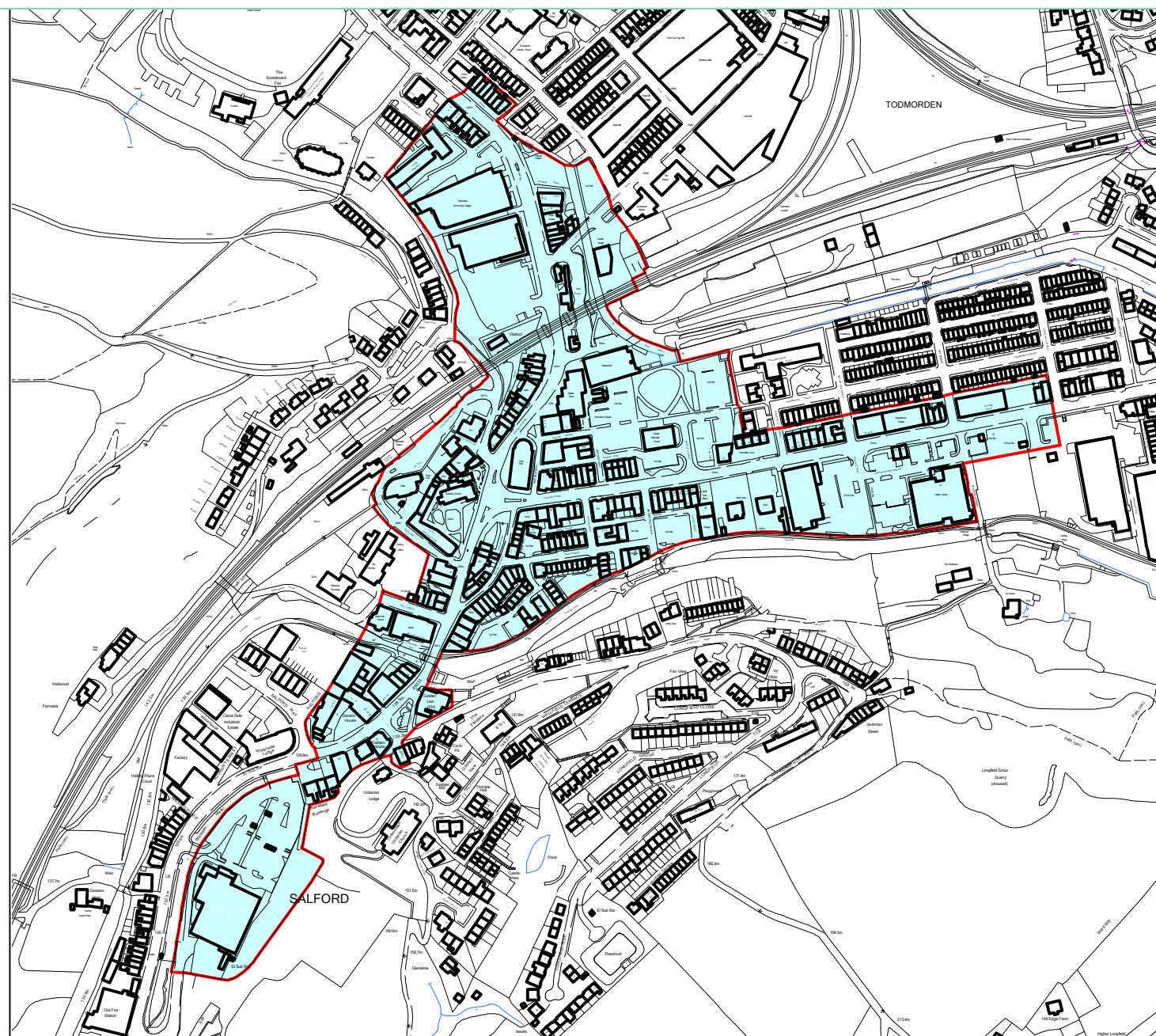
The development of public realm improvements around key public infrastructure such as the train and bus stations and the indoor and outdoor markets will be supported.

7.3.1 Improvements to the public realm can help create a more attractive and user friendly urban environment especially in key areas which receive high levels of footfall and users.

For the purposes of the Neighbourhood Plan the Town Centre policy area will be that which is designated by Calderdale Metropolitan Borough Council.

Figure 5

Map showing the area included in the 'Town Centre'



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8.0

CANAL & RIVERSIDE

CANAL & RIVERSIDE

8.01 The Rochdale Canal and River Calder are valuable assets which provide cultural, social, environmental and economic benefits and contribute positively to physical and mental health and a better quality of life for people in the Todmorden Neighbourhood Plan area.

8.02 Throughout the engagement and consultation process the local community has highlighted better use of the Rochdale Canal and River Calder as priorities for the Neighbourhood Plan.

8.03 The feedback has suggested these are under-utilised resources and would like to see greater use of them specifically for:

- Recreation
- Wildlife and biodiversity
- Walking & cycling

8.0.4 AIMS & OBJECTIVES

- Improve access and quality of canal and riverside routes
- Provide informal recreation areas
- Support and encourage sport, leisure and recreation
- Promote public green spaces
- Protect and enhance wildlife and biodiversity



CR.1 CANAL & RIVERSIDE IMPROVEMENTS

Improvements to public rights of way and to the public realm around, Todmorden's canal and riverside areas, will be supported.

8.11 Throughout the engagement process respondents cited the canal and riverside as under-utilised spaces that could support a variety of social, recreational and environmental activities and uses.

9.0

TRANSPORT, ACCESSIBILITY & MOVEMENT

TRANSPORT, ACCESSIBILITY AND MOVEMENT

9.0.1 Todmorden and the surrounding settlements are rural areas, meaning most residents rely on cars to travel and commute. This has increased issues of congestion, air pollution and road quality throughout the Plan area.

9.0.2 Connections to Leeds and Manchester on the train are popular for commuters and local bus routes are well used to nearby service centres.

9.0.3 The local community have stated, through the engagement and consultation process, that they would like to see greater support for sustainable transport methods including cycling and walking. People feel strongly around the provision of (free) parking in the town centre which enables and encourages people to use the markets and town centre shops, contributing to the viability and vitality of Todmorden town centre.

9.0.4 There is desire to see certain routes pedestrianised in town to create a more user friendly experience and to help improve air quality.

9.0.5 Accessibility has been a key issue throughout the engagement process and has been identified as an area the town should seek to address. Ensuring that people with disabilities and/or mobility issues can move freely through the town and are not impeded is important. Making sure streets and shops are accessible and that suitable street furniture is suitably placed to support people resting along their journey.

9.0.6 AIMS & OBJECTIVES

- Prioritise pedestrians and cyclists in the town centre
- Improve air quality and reduce Co2 emissions
- Reduce congestion and the impact on the road network
- Better utilisation of canal and riverside corridors for transport
- Address issues of accessibility and movement throughout the town to ensure people with disabilities and mobility issues can move around freely without impediment
- Improve built environment and public realm around train and bus station
- Promote increased use and accessibility of public transport
- Improve and promote access and routes to countryside

TM.1 WALKING & CYCLING NETWORKS

The enhancement of the Neighbourhood Area's walking and cycling routes will be supported.

9.11 The Neighbourhood Plan supports and encourages both walking and cycling as modes of transport but also recognises the role they play in recreation and tourism in Todmorden.

TM. 2 EV CHARGING POINTS

New housing should provide EV charging points. The development of new EV charging points that have regard to the character of their surroundings, residential amenity and highway safety will be supported.

9.3.1 To promote more sustainable travel habits the Neighbourhood Plan supports and encourages the inclusion of electric vehicle charging points in new housing developments.

9.3.2 It is expected that the use of electric vehicles will increase in the near future and Todmorden aims to secure the infrastructure needed to support this. Increased use of electric vehicles can help reduce carbon emissions and reduce the noise of traffic.





10.0

HERITAGE

HERITAGE

“A proud mill town with a wealth of exceptional buildings, set amidst dramatic Pennine scenery”

Todmorden Conservation Area Assessment

10.01 Todmorden and the surrounding areas boast a rich and varied built environment with many heritage assets which contribute to the distinct sense of place and character.

10.02 There are two conservations areas in Todmorden, the town centre and Lumbutts. In total there are 334 listed buildings or structures within the Neighbourhood Plan area.

10.03 The local community are keen to see the protection, retention and enhancement of heritage assets, important buildings and valued spaces wherever possible. Community engagement clearly stated that local history and heritage was a key area of interest and that it should be conserved and where possible, enhanced. It is considered a defining characteristic of the town and residents are concerned that key pieces of the town’s history will be lost or eroded.

10.04 AIMS & OBJECTIVES

- Identify key heritage assets in line with community aspirations
- Preserve and enhance heritage assets
- Support and encourage reuse of heritage buildings for future and alternative uses



Photo credit: Tim Green



10.0.4 The number of listed buildings in Todmorden is reflective of the town's social and cultural history. Many of the buildings that still exist today tell the story of the town's history and role as a key producer of textiles.

10.0.5 Livestock and textiles were the key industries pre-industrial revolution which helped to grow the town and bring prosperity. As its wealth and population grew, churches and chapels were built to serve the local population.

10.0.6 Early roads and canals built in the late 1700s and early 1800s enabled Todmorden to develop enhanced trading links with parts of Lancashire and other parts of Yorkshire. During the industrial revolution, the creation of steam power enabled the town's industries to grow further as steam replaced water as the dominant power source. The railway line came into central Todmorden between 1845 and 1849. The arrival of the railway line completed Todmorden's transformation from a rural settlement into an important industrial town, and provided fresh stimulus to trade. From 1800 onwards more people came to live and work in Todmorden, with both industry and population moving down from the hillsides to the town below which expanded across the valley floor.

10.0.7 Todmorden Town Hall (right) was completed in 1875. The pediment features two central female figures linked in friendship are seated on a pedestal inscribed 'Lancashire/ Yorkshire'. To either side groups depicting the Lancashire cotton industry and the engineering and agriculture of Yorkshire.



10.0.8 The Leeds - Manchester railway viaduct by George Stephenson was completed around 1840 and sits over Burnley Road. Major engineering works were required to accommodate the railway through the difficult terrain. The viaduct, and other infrastructure relating to the railways became a distinctive feature of the local landscape.



10.0.9 Stansfield Hall was built in 1640 for James Stansfield and was later extended by Joshua Fielden, local MP.





10.0.10 Stoodley Pike (left top) is a monument that was originally erected in 1815 to commemorate the surrender of Paris to the Allies after the Napoleonic Wars. Rebuilt, after collapse, to a new design by John Green (Portsmouth, Todmorden) in 1856 by public subscription.



10.0.11 Laneside House (top right) was the Fieldens' first spinning mill. By the 1850s it is estimated that at least 20% of Todmorden's population was dependent, directly or indirectly, on the Fielden brothers who accumulated more capital in business than any cotton firm in Britain before the watershed of the American Civil War.



10.0.12 No.29 Rochdale Road (middle left) is believed to date to the early-mid C19 and was probably used as a residence before being used as commercial premises. In c.1910 the building was converted by the Todmorden Industrial & Co-Operative Society Ltd.

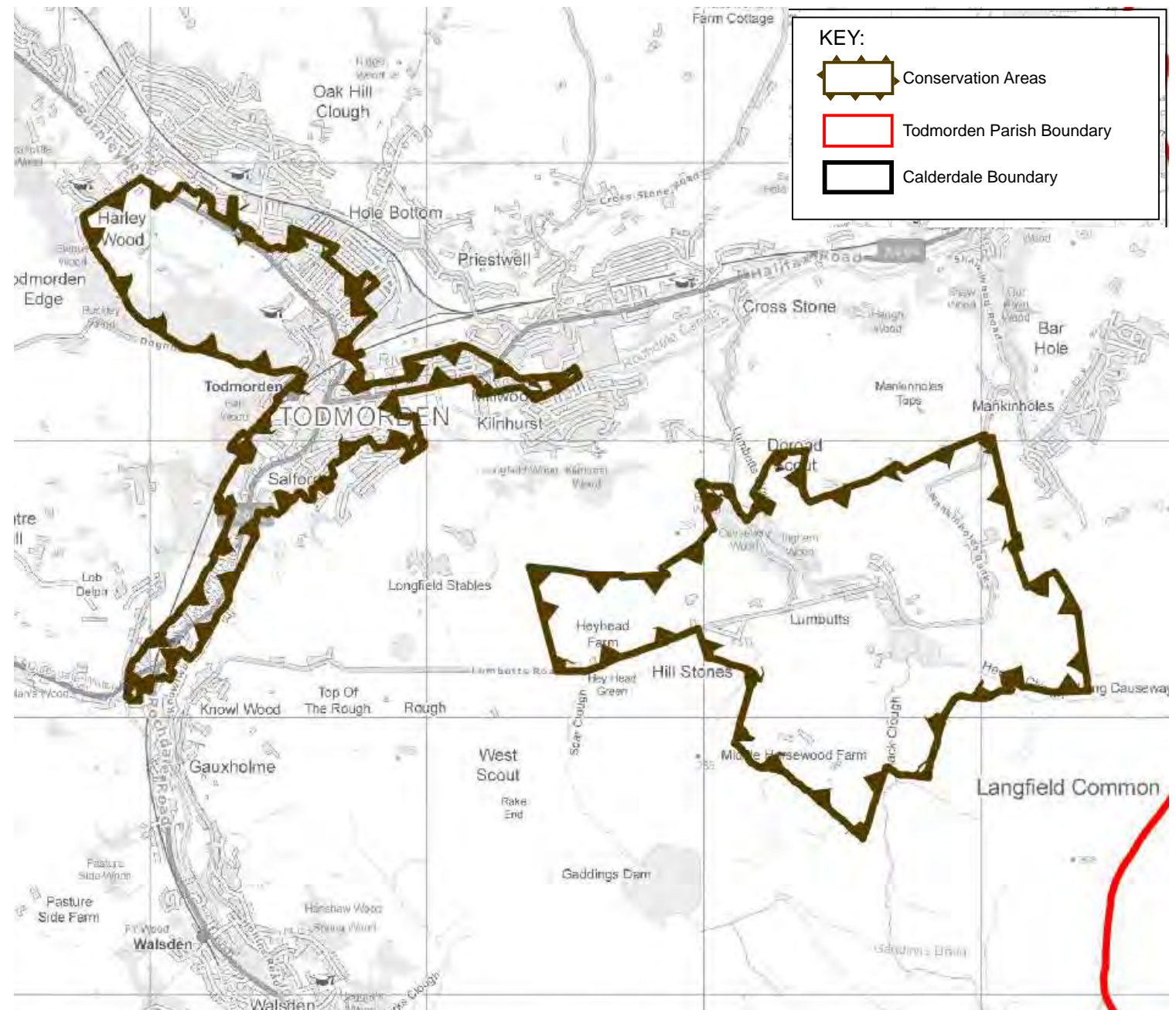


10.0.13 Unitarian Church (bottom right), 1865 to 1869 by John Gibson for Samuel, John and Joshua Fielden.

10.0.14 St Mary's Church (bottom left) built in 1770.



Figure 6
Map showing
the location of the two
conservation areas in
Todmorden



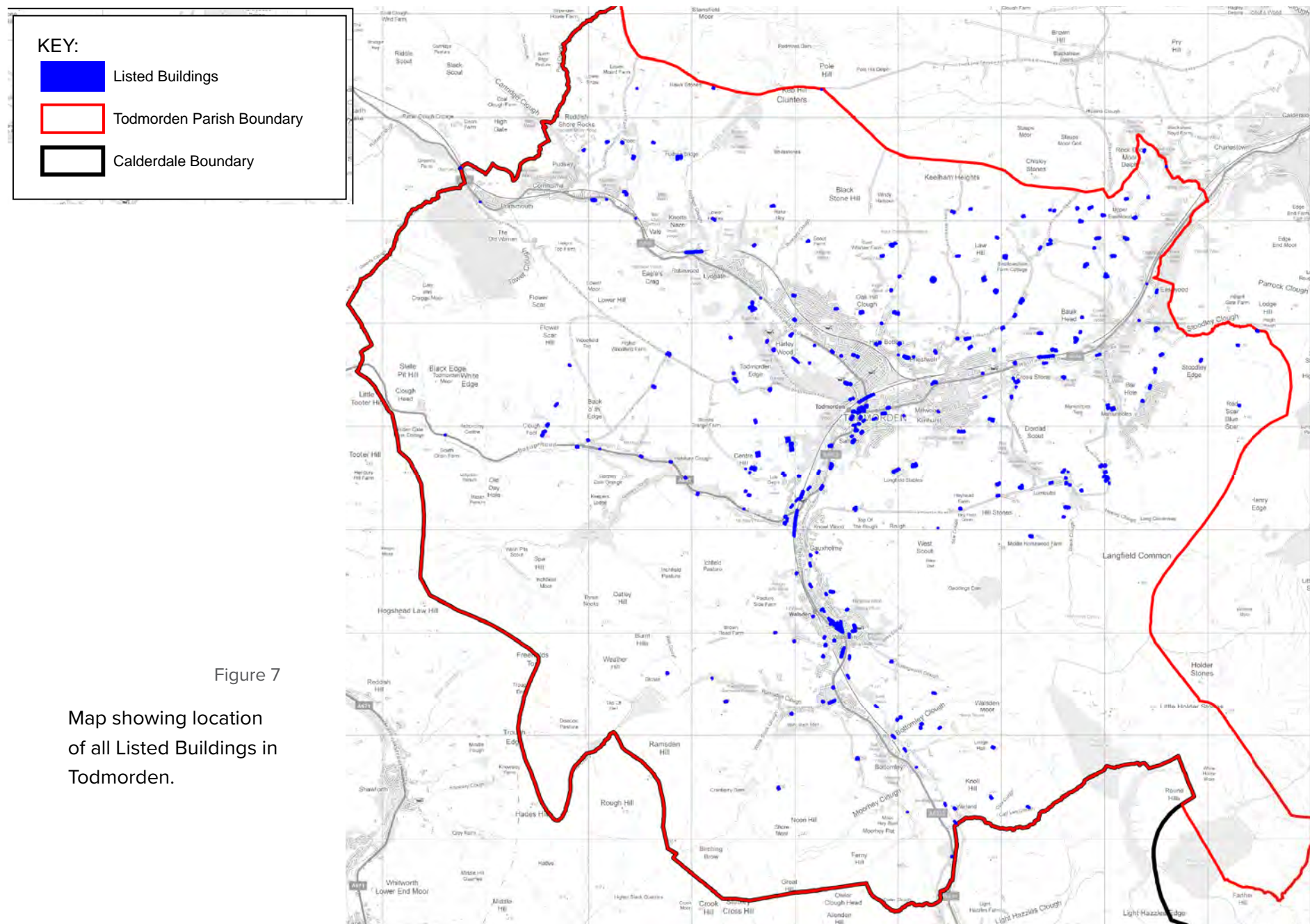


Figure 7

Map showing location of all Listed Buildings in Todmorden.

HG.1 HERITAGE

Todmorden's non-designated heritage assets, as listed below*, will be conserved in a manner appropriate to their significance.

(* The list of non-designated heritage assets is not exhaustive. Further non-designated heritage assets may be identified following further historical research)

1. 1 Halifax Road, OL14 5AG
2. 7-15 Halifax Road, OL14 5AG
3. 16 Halifax Road, OL14 5AG
4. 18 Halifax Road, OL14 5AD
5. 17-25 Halifax Road, OL15 5AG
6. Brook St/Market Place/Back of 19-25 Halifax Rd, OL14 5AG
7. 3 Brook St off Halifax Road, OL14 5AJ
8. 2 Brook Street of Halifax Road, OL14 5AJ
9. 22-28 Halifax Road, OL14 5QG
10. 30-32 Halifax Road, OL14 5QG
11. 51-53 Halifax road OL14 5BB
12. 61-67 Halifax Road, OL14 5BE
13. 85 Halifax Road, OL14 5QG

14. 87-89 Halifax Road
15. 117 Halifax Road, OL14 5BE
16. 121-135 Halifax Road, OL14 5BE
17. The Yorkshire Bank (junction of Halifax Road and Water Street)
18. The Duke of York Pub, 20, Halifax Road, OL14 5QG
19. Central Methodist Church, 25 Halifax Road, 9L14 5AW
20. Attractive Victorian gates to the Halifax Road frontage of Roomfield Court, OL14 5DE
21. Hippodrome Theatre, 83, Halifax Road, OL14 5BB
22. Terraces off Halifax Rd including Back Der Street (OL14 5QU), Richmond St (OL14 5RD), Der St (OL14 5QU), Gordon St (OL14 5RB), Key Sike Lane (OL14 5RF), Commercial Street (OL14 5RG) and, Every Street (OL14 5RA)
23. Thorn Place, off Kilnhurst Rd, off Key Sike Lane/Halifax Rd, OL14 6A
24. Apple Tree Barn off Woodhouse Road
25. Oldroyd Cottages, OL14 6BE
26. Oldroyd Terrace, OL14 6BE
27. 11 Oldroyd, OL14 6BE
28. Leeming Hall on Millwood Lane, off Halifax Rd, OL14 5SB

29. Leeming Hall Cottage, off Halifax Rd, OL14 5RX
30. Bankside Farm Haugh Road, off Halifax Rd, OL14 6BU
31. Upper Lockside House and Lock House, Haugh Rd, Off Halifax Rd, OL14 6BT
32. Calderbank House, Shaw Wood Rd Off Halifax Rd, OL14 6DA
33. Houses on Shaw Bridge Rd, off Halifax Rd, Eastwood, OL14 6DB
34. Old Cooperative Store Building, Cinder Hill, OL14 5ST
35. 15-27 Burnley Road
36. 35-43 Burnley Road
37. 22 Burnley Road
38. Junction of Stansfield Road and Burnley Road, 1 Stansfield Road
39. 24-30 Burnley Road
40. 32-34 Burnley Road, OL14 5EZ
41. 36-46 Burnley Road, OL14 5EZ
42. 65-77 Burnley Road
43. 79 Burnley Road, Todmorden
44. 40 and 42 Burnley Road – also known as 1 and 2 Cross Brook
45. Burnlea, Burnley Road, Todmorden, OL14 5EX
46. Police Station, Riverside, Burnley Road, Todmorden, OL14 5EY
47. 2-6 Wellington Road, off Burnley Road, Todmorden, OL14 5HL

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| 48. Patmos Gardens, Burnley Road, Todmorden, OL14 5HE | 67. The Staff of Life Pub, Burnley Road, OL14 8JF | 88. 25 Rochdale Road |
| 49. Todmorden Learning Centre & Community Hub | 68. Ridge Bank off Burnley Road, OL14 5QA | 89. 18 Rochdale Road, OL14 7LD |
| 50. The Market Hall, Brook Street, Todmorden OL14 5AJ | 69. Steps from Ridge Foot to Ridge Bank, off Halifax Road, OL14 5QA | 90. 20 Rochdale Road, OL14 7LD |
| 51. North & South Lodges of Centre Vale Park, Todmorden OL14 5HB & OL14 5HX | 70. 375 Burnley Road, OL14 8EX | 91. 22 Rochdale Road, OL14 7LD |
| 52. Harley Villas, Victoria Street, OL14 5JB | 71. 381-385 Burnley Road, OL14 7DH | 92. 24 Rochdale Road, OL14 7LD |
| 53. Harley Bank North and South, OL14 5JB | 72. 402-408 Burnley Road | 93. 8 Rochdale Road, OL14 5AA |
| 54. 56-58 Burnley Road, OL14 5EY | 73. 364 Burnley Road | 94. 10 Rochdale Road, OL14 5AA |
| 55. Calder House, 60 Burnley Road, OL14 5LH | 74. 388 Burnley Road, OL14 8EX | 95. 27, 31, 33 Rochdale Road, OL14 7LA |
| 56. 72 Burnley Road, OL14 5HX | 75. Former Robinwood School, Jumps Road, OL14 8HJ | 96. 92 Rochdale Road, OL14 7LP |
| 57. 90-94 Burnley Road, OL14 5HS | 76. 32 – 36 Kitson View | 97. 96 Rochdale Road, OL14 7LP |
| 58. 102-104 Burnley Road, OL14 5JT | 77. 20-26 Kitson Wood Road | 98. 100 Rochdale Road, OL14 7LP |
| 59. 135 Burnley Road, OL14 5LB | 78. Thorn Villas, Jumps Road | 99. 104 Rochdale Road, OL14 7LP |
| 60. 144 Burnley Road, OL14 5LB | 79. East View Barn, Jumps Road, OL14 8HL | 100. 106 Rochdale Road, OL14 7LP |
| 61. 158-160 Burnley Road – Spring Bank, OL14 5LB | 80. Hillside House East and West, Church Road, OL14 8HP | 101. 108 Rochdale Road, OL14 7LP |
| 62. St Joseph's Roman Catholic Church and Presbyteryn, Wellington Road, OL14 5HL | 81. Thornhill, Church Road, OL14 8HP | 102. 110 Rochdale Road, OL14 7LP |
| 63. Weavers Institute, 54a Burnley Road | 82. Harley Wood View, Church Road, OL14 8HR | 103. 122 Rochdale Road, OL14 7NA |
| 64. Jack's House Pub, OL14 5JT | 83. Terrace on Ewood Lane OL14 7DF | 104. 124 Rochdale Road, OL14 7NA |
| 65. Bumbly Cottage, Burnley Road, OL14 5JT. | 84. 180 Burnley Road, OL14 7DE | 105. 128-136 Rochdale Road, OL14 7NA (Former Firemen's Houses) |
| 66. Grumpy's Mill, Blind Lane, OL14 5HZ | 85. Freemasons Arms, 1 Blind Lane/84 Burnley Road, OL14 5HX | 106. The Library, 8 Rochdale Road, OL14 7LB |
| | 86. 252 & 254 Burnley Road, (also known as Newton Grove), OL14 8EA | 107. The Conservative and Unionist Club, Rochdale Road, OL14 6LD |
| | 87. Houses on Back North Street, OL14 7BJ | 108. Darwin House, Rochdale Road, OL14 7LD |
| | | 109. 26-32 Rochdale Road (previously known as Pavement), OL14 7LD |
| | | 110. 45 Rochdale Road (formerly known as Pavement), OL14 6LD |

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| 111. 43 Rochdale Road (formerly known as Pavement), OL14 6LD | 124. The Great Wall of Todmorden, next to the canal on Rochdale Road, (53 42' 44" N) | 147. 6 Longfield Road, OL14 6LX |
| 112. Old Fire Station (also known as Laneside Mill & Waterside Mill), Rochdale Road, OL14 7NB | 125. Bright Barn, Bright Street, off Rochdale Road, OL14 7PF | 148. 8 Longfield Road, OL14 6LX |
| 113. 193 Rochdale Road, OL14 6NU | 126. Salford Foundry, Rochdale Road OL14 7LF | 149. 10 Longfield Road, OL14 6LX |
| 114. 272 Rochdale Road, OL14 7PD | 127. Bankfield Buildings, Rochdale Road, OL14 6LB | 150. 1-6 Cockpit, Longfield Road, OL14 6LY |
| 115. Wadsworth Avenue Prefabricated Bungalows, off Rochdale Road, OL14 7NE | 128. Houses on Salford Way, OL14 7LF | 151. 5 Bankside, OL14 6LF |
| 116. Terraces on Shade Street (OL14 7NZ), Laneside Street (OL14 7NB), Market Street (OL14 7NR) and, Bar Street (OL14 7ND) | 129. 9-11 Water Street, OL14 5AB | 152. Bank Top House, Well Street, OL14 6LW |
| 117. House on Junction of Rochdale Road and Bacup Road | 130. 13 Water Street, OL14 5AB | 153. Steps to Well Street, OL14 6LW |
| 118. Union House, Hall Street (off Rochdale Road), OL14 7AD | 131. 16 Water Street, OL14 5AB | 154. Meeting Hall Cottage, Penn Cottage and Penn Craig, Honey Hole, OL14 6LP |
| 119. Railway Station, Rise Lane (off Rochdale Road), OL14 9BL | 132. 29 Water Street, OL14 5AB | 155. Steps adjacent to the Old Sunday School close to Wellfield Terrace off Longfield Road and Honey Hole OL14 7LJ |
| 120. Former Sorting Office, Rise Lane off Rochdale Road, OL14 7AA | 133. 25-27 Water Street, OL14 5AB | 156. Wellfield Terrace, OL14 6LU |
| 121. Former Municipal Offices – Rise Lane off Rochdale Road, OL14 7AA | 134. 17, 19 and 21 Water Street, OL14 5AB | 157. The Masons Arms, OL14 7PN |
| 122. The Honest John Pub, 6 Rochdale Road, OL14 5AA | 135. 15 Water Street, OL14 5AB | 158. Gauxholme Lock House, Gauxholme Fold, off Bacup Road, OL14 7PW |
| 123. Shade Junior and Infants School, Knowlwood Road, off Rochdale Road, OL14 7PD | 136. 31 Water Street, OL14 5AB | 159. Watty Mill, Bacup Road, OL14 7PN |
| | 137. 4 Dale Street, OL14 5PX | 160. The Matchbox, Bacup Road, OL14 7PJ |
| | 138. 5 Bond Street, OL14 5QB | 161. Watty Cottage and Attached Cottage next door, Bacup Road, OL14 7PJ |
| | 139. 2 Bond Street, OL14 5QB | 162. Friths Mill/St Aiden's Works and Industrial Chimney, OL14 7PJ |
| | 140. 7 Bond Street, OL14 5QB | 163. The Navigation Inn, OL14 7PN |
| | 141. York Place, OL14 5QA | 164. Oak Cottage, OL14 7HG |
| | 142. Buildings Facing onto Lever Street Car Park, OL14 5PX | |
| | 143. 10 and 12 Union Street, OL14 5AW | |
| | 144. Lockside Mill, Dale Street, OL14 5PX | |
| | 145. George Street, OL14 5QG | |
| | 146. 2 Longfield Road, The Old Dairy, OL14 6LX | |

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| 165. 152-162 Bacup Road, OL14 7HG | 178. The Border Rose Inn (previously The Butchers), 772 Rochdale Road, OL14 7UA | 190. The Former Vale Board School, Cornholme, OL14 8LP |
| 166. Stoneswood Lower Mill (originally the Inchfield Pasture Cotton Mill) OL14 7HG | 179. The Wagon and Horses, 786 Rochdale Road, OL14 7UA | 191. The Vale Manse, Manse East and Manse West, Burnley Road, Cornholme, OL14 8PG |
| 167. Hollins Green, Sourhall Road, Cloughfoot, OL14 7HY | 180. Walsden St Peter's CE (VC) Primary School, Rochdale Road, Walsden, OL14 6RN | 192. Cottages 636-640 Burnley Road, Cornholme, OL14 8JH |
| 168. Sourhall Cottages on Sourhall Lane, OL14 7JA | 181. The Former Jubilee/Pioneer Mill and Chimney, Strines Street, Walsden, OL14 7UB | 193. Cottages of Pudsey Road, Pudsey, OL14 8NR |
| 169. Lyncroft, Lyncroft East and West, Stansfield Hall Road, OL14 5LR | 182. The Former Bottoms Mill and Chimney, Walsden, OL14 7UB | 194. Large House on Junction of Burnley Road and Rosebery Road, OL14 8LS |
| 170. Terraces on Meadow Street (OL14 8BS), Aspden Street (OL14 8BU), Mount Street (OL14 9BP) and, Oak Mount (OL14 8BX) | 183. Winterbutlee Mill Chimney & Gordon Rigg's Garden Centre, Rochdale Road, Walsden OL14 7JT | 195. The Shepherds Rest Pub, Lumbutts Road, OL14 6JJ |
| 171. Terrace on Woodlands Avenue, OL14 5LT | 184. Lacy Avenue Prefabricated Bungalows off Rochdale Road, OL14 6RP | 196. Pinfold (Stone Sheep Pen) next to Harvelin Park, OL14 6HX |
| 172. The Mill Chimney House, 1-2 Hole Bottom Road, OL14 8DD | 185. Shops at the Junction of Burnley Road and Hudson Street, OL14 8LN | 197. Stansfield Villa, Cross Stone Road, OL14 8RA |
| 173. Willowbank West – Hole Bottom Road, OL14 8BY | 186. The Glen View Pub, Burnley Road, Portsmouth, OL14 8JY | 198. Bay Horse Fold and Top o'the Croft, Cross Stone Road, OL14 8AX |
| 174. Methodist Chapel, 630 Rochdale Road, OL14 7SL | 187. Moor Fillings (formerly the Waggon and Horses) Burnley Road, Cornholme, OL14 8LF | 199. Cross Stone House, Cross Stone Road, OL14 8RQ |
| 175. The Hollies, Strines, OL14 7TE | 188. Vale Baptist Church and Parsonage, Burnley Road, Cornholme, OL14 8JY | 200. Toll Bar Cottage, Cross Stone Road, OL14 8RB |
| 176. Millreed Lodge Care Home, Formerly Smithyholme Mill, 373 Rochdale Road, OL14 6RH | 189. Cornholme School, Greenfield Terrace, off Burnley Road, Cornholme, OL14 8PL | 201. Swiss Cottage, Dobroyd Road, OL14 7JJ |
| 177. Stones Villas, 336-348 Rochdale Road, OL14 7PT | | 202. Pasture Side Farm, Inchfield Road, OL14 7QP |

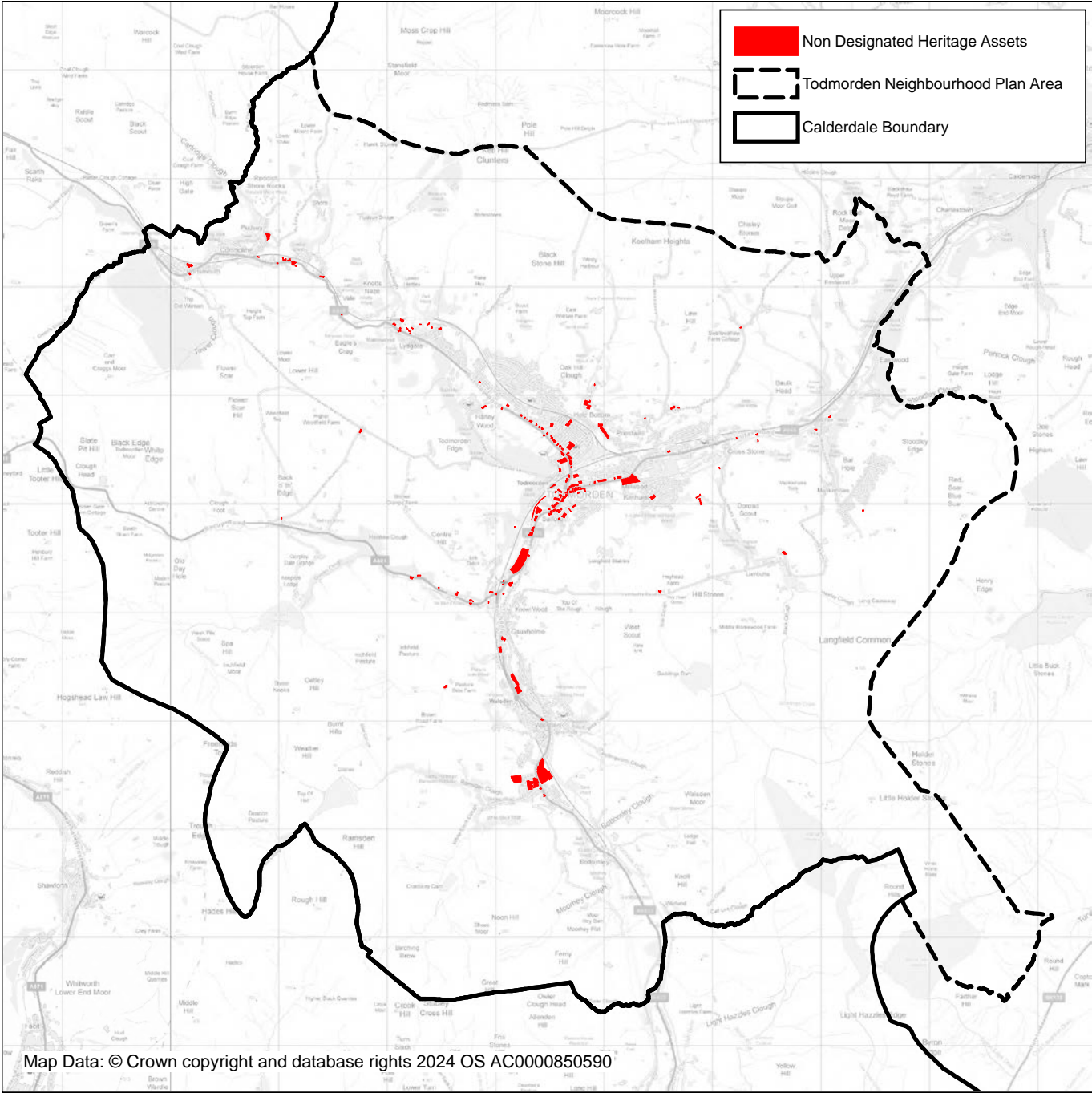
10.1.1 Todmorden boasts a significant amount of buildings and other heritage assets that are not formally recognised or protected through national or local planning policy.

10.1.2 An assessment has been undertaken by members of the Town Council and project group to identify and appraise the heritage quality of potential assets in Todmorden. Guidance provided from Historic England's Advice Note 7, Local Heritage Listing: Identifying and Conserving Local Heritage (27th January 2021) has been used to undertake these assessments. The methodology, criteria and full assessments are included in the appendix to the NDP.

10.1.3 Throughout community engagement local history and heritage was repeatedly mentioned as a key area for the plan to focus on. Many residents were worried that local heritage would be eroded and that there should be greater emphasis on safeguarding and conserving local heritage.

Figure 8

Map showing non-designated heritage assets



HG.2

KEY VIEWS

Development must take account of and respect the visual quality of the key views listed below and identified on the following plan and photographs.

1. View west along Halifax Road, focusing on St Mary's Church;
2. View east along Halifax Road from the raised walkway by St Mary's Church;
3. View south from the town centre along Rochdale Road, with the spire of the Unitarian Church on the skyline;
4. Along the Rochdale Canal in both directions;
5. View north along Water Street towards to Town Hall;
6. View south along Water Street;
7. View west along Dale Street focusing on 16 Water Street
8. Views to the north of the town centre looking towards Stansfield Moor.

10.2.1 The local topography and landscape provide many great views and vistas of the surrounding area. These are highly valued by residents and visitors and contribute to the character of Todmorden.

10.2.2 The views included in the policy are taken from the Todmorden Conservation Area Character Appraisal.

Figure 9 Map showing key views





Key View 1
View west along Halifax Road, focusing on St Mary's Church



Key View 3
View south along Rochdale Road towards the spire of Todmorden Unitarian Church



Key View 2
View east along Halifax Road from the raised walkway by St Mary's Church



Key View 4
View along Rochdale Canal in both directions



Key View 5
View north along Water Street towards Todmorden town hall



Key View 7
View west along Dale Street focusing on 16 Water Street



Key View 6
View south along Water Street



Key View
Views to the north of the town centre looking towards Stansfield Moor


A photograph of three male runners on a grassy hill. The runner in the foreground is wearing a white t-shirt with the number 126 and dark shorts, running towards the camera. Two other runners are in the background, one in a white singlet with number 76 and another in a blue singlet with number 95. A tall, thin monument is visible on the hill in the distance under a blue sky with some clouds.

Photo credit Todmorden Harriers

11.0

COMMUNITY, CULTURE & RECREATION

COMMUNITY, CULTURE & RECREATION

11.0.1 The town hosts many community events and festivals each year. These contribute to the vitality and vibrancy of the town and are well attended by residents, local groups, societies, and visitors alike. It is often an opportunity to celebrate Todmorden's culture and heritage and build social cohesion locally.

11.0.2 The Neighbourhood Plan supports and encourages continued use of town centre spaces for public events and festivals and will seek, where possible, to secure, enhance and provide spaces to facilitate these events which have positive economic, social and cultural impact on the town.

11.0.3 Sport, leisure and recreational activities are popular in Todmorden and the Neighbourhood Plan encourages the continuation of existing activities and promotes new opportunities in these areas.

11.0.4 Communal food growing has played an important role locally and its growth is supported and encouraged by the Neighbourhood Plan.

11.0.5 AIMS & OBJECTIVES

- Promote and encourage community events and festivals within the town centre
- Secure flexible spaces to facilitate community events and festivals
- Provide new opportunities for sport, leisure and recreation for people of all ages and abilities
- Support and encourage spaces for communal food growing
- Promote and encourage cultural and artistic events and provide spaces to support these activities

CCR.1 COMMUNITY, SOCIAL & CULTURAL FACILITIES

The development of new community, social and cultural facilities in Todmorden, including in rural area, including new development and the redevelopment of existing buildings will be supported. This includes but is not limited to:

- Multi-purpose and flexible community event spaces
- Facilities to support skills, education and enterprise
- Facilities that provide health, wellbeing and social services
- Cultural, creative, and artistic facilities
- Youth facilities

11.1.1 This policy seeks to encourage new provision of community, social and cultural facilities in Todmorden. Some residents need to commute to access services such as healthcare or education. New facilities that would remove this need to travel are supported in the hope of making Todmorden a vibrant local service hub.

11.1.2 Respondents to community engagement highlighted what facilities were in demand locally and what there was a current under-supply of. People that contributed to the engagement process were very clear that they valued community and social events in the town and that they would like to see flexible spaces developed that could accommodate a variety of public uses including events and festivals. The survey in 2023 raised concerns about a lack of facilities for youths to enjoy. The Policy supports the provision of new and/or improved facilities for youth to enjoy. Todmorden has a thriving cultural and artistic community but has limited spaces to host creative activities.

CCR.2 FOOD GROWING

The development of community allotments, orchards and/or sites for communal food growing in publicly accessible locations will be supported.

11.2.1 Todmorden has developed a reputation as a pioneer in communal food growing initiatives. These practices contribute to improved health and wellbeing for local residents. The development of new food growing sites is encouraged to help tackle future food shortages and promote healthy lifestyles.

CCR.3 SPORT & RECREATION

The development of new sports and play facilities for people of all abilities will be supported. This includes but is not limited to new football pitches, young person's and children's play areas or cycle tracks. Proposals must respect wildlife, biodiversity, local character and not result in harm to highway safety."

11.3.1 Throughout the engagement process many respondents said that there is little for children and young people to do in Todmorden. Others said that the level of sport and play facilities is poor and should be improved.

CCR.4 COMMUNITY ENERGY SCHEMES

Proposals for community renewable energy generation, storage and distribution schemes will be supported, subject to development respecting local character, biodiversity and residential amenity."

11.4.1 Todmorden is aiming to become a low-carbon town and community renewable energy schemes have the potential to contribute to reducing the town's carbon footprint through the generation and use of clean energy in homes and businesses. This might include solar panels, heat pumps, hydro generation or other technologies.

11.4.2 The Plan seeks to strike a balance between any impact on the landscape resulting from the development of renewable energy infrastructure and the many benefits such schemes would bring.

12.0 MONITORING & DELIVERY

MONITORING & DELIVERY

The Town Council will monitor the Neighbourhood Plan to assess its effects and the effectiveness of its policies. It is anticipated that comprehensive monitoring will take place every five years.

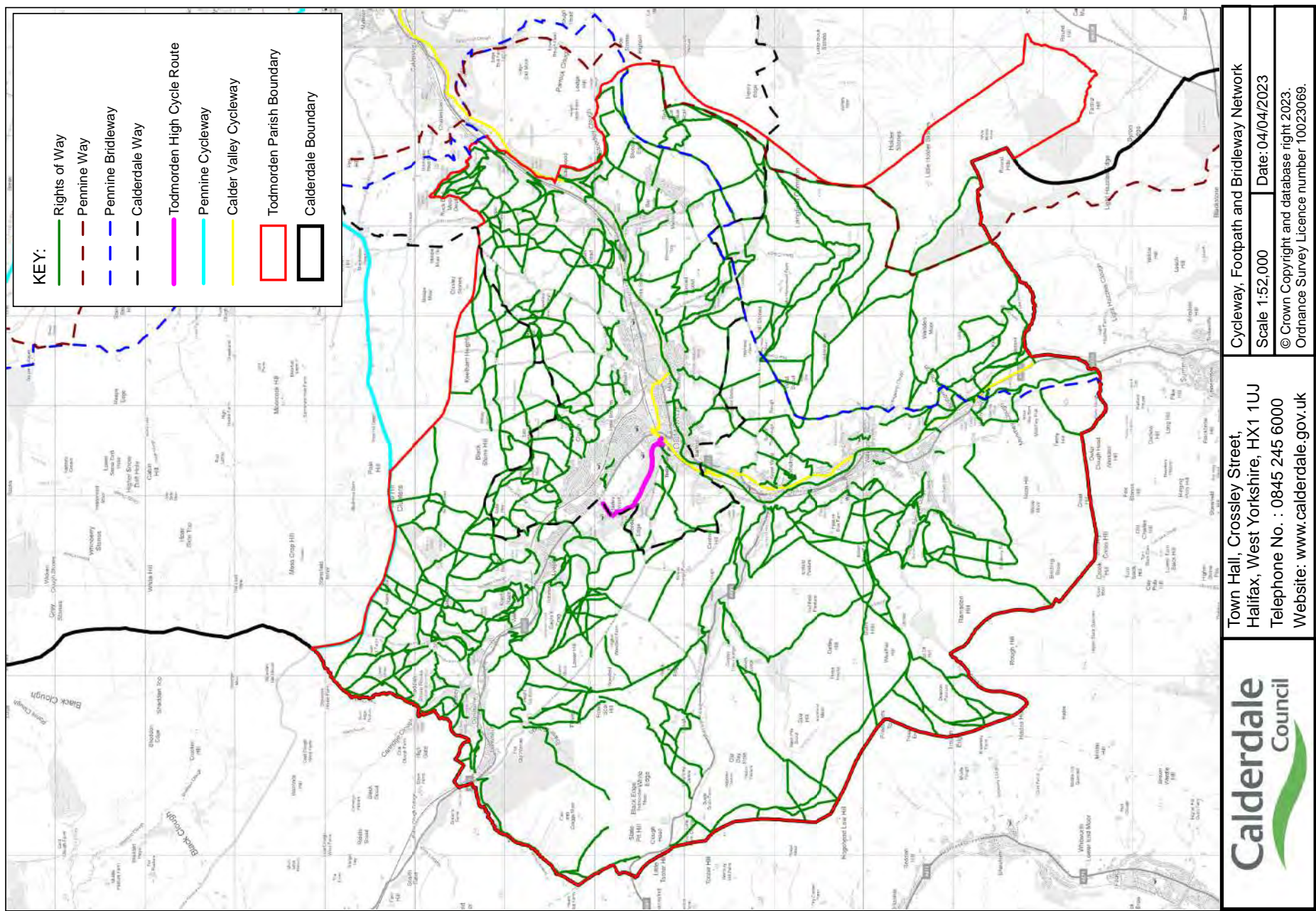
The Town Council will seek to liaise with Calderdale Council in respect of the monitoring of the Neighbourhood Plan. The Town Council will seek to monitor which policies have been used when determining planning applications, along with the weight afforded to them and any issues around their implementation.

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13.0 APPENDIX

1. Cycleway, footpath and bridleway network map
2. Local Green Space assessments
3. Map of Scheduled Monuments and Archaeological Sites

Figure 9 Cycleway, footpath and bridleway network map



Contents

- 1. Introduction**
- 2. Rationale for inclusion**
- 3. Process of selection**
- 4. List of Local Greenspaces included**
- 5. List of Local Greenspaces not included**

Appendix 1 Local Green Spaces Assessment

1.0 Introduction

- 1.1 The Local Green Space Assessment has been prepared as support to the Todmorden Neighbourhood Plan.
- 1.2 Todmorden is situated in a valley with three long main arterial routes passing through the Centre of Todmorden.
- 1.3 Whilst the steep topography by definition has historically restricted a substantive wider use of the hillside for development, there are clusters of property development running up from the main roads, often interspaced with long tracts of wooded copses.
- 1.4 Many of these wooded areas are likely to be unsuitable/uneconomic for development. Many are designated as Open Spaces by Calderdale MBC and included within their long list of Open Spaces.
- 1.5 Whilst still providing leisure/recreational value, as these wooded copse areas are already specified as open spaces, they are specifically excluded from this assessment.

2.0 Rationale for Inclusion

- 2.1 Local Green Space is a designation contained in the National Planning Policy Framework (NPPF, July 2021, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>). National planning policy for the designation and development management of Local Green Spaces is set out in paragraphs 99 to 103 of the NPPF:

- 99. *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless*
 - a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.*
 - B) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

100. *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*
101. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*
102. *The Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.*
103. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

2.2 In summary, the key features of Local Green Spaces are that they can be designated through neighbourhood plans; designation should only be used where the three tests in paragraph 102 can be met; and development management policies for Local Green Spaces should be consistent with those for Green Belts. Further guidance is available in the National Planning Practice Guidance and this has also been used in preparing this report see: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

3. Process of Selection

- 3.1 The starting point for this review was to identify open spaces as identified by Calderdale MBC
- 3.2 The next stage was to exclude car parks
- 3.3 The next stage was to review each entry as to green space provision including identifying wooded areas where of a long tract in nature, and unlikely for development.
- 3.3 The next stage was to review areas identified for specific inclusion
- 3.4 The next stage was for Town Councillors were invited to contribute their local knowledge of Open Green Spaces at ward level to be included.
- 3.5 Following these stages a Local Green Spaces Assessment was carried out with those identified for inclusion as well as those for exclusion. These form the basis for consultation under Regulation 14 with subsequent additions/deletions considered arising out of consultation.

4. List of Local Green Spaces for Inclusion

Ref letter	Description	Street	Locality	Town/City	Ward
GS001	Adelaide Street Land	Adelaide Street	Town Centre	Todmorden	Central
GS002	Land adjacent to Roomfield Baptist Church			Todmorden	Central
GS003	Patmos Garden on Burnley Rd			Todmorden	Central
GS004	St Mary's Church Yard			Todmorden	Central
GS005	Brown Birks Street Land	Brown Birks Street	Cornholme	Todmorden	Cornholme
GS006	Coal Clough Road (Pitts Estate) Allotments	Coal Clough Road	Cornholme	Todmorden	Cornholme
GS007	Land adjacent to Vale Baptist Church		Cornholme	Todmorden	Cornholme
GS08	Centre Vale Parkland	Burnley Road	Centre Vale	Todmorden	Stansfield
GS09	Denis' Field, off Woodhouse Rd			Todmorden	Stansfield
GS010	Land between Olroyd Lane and Owlers Walk	Oldroyd Lane/Owlers Walk		Todmorden	Stansfield
GS011	Land at Longfield Way			Todmorden	Langfield

5 List of local green spaces not for inclusion

Description	Street	Locality	Ward	Reason for non inclusion
Garden Street Land	Garden Street	Town Centre	Central	Extensive tract of land
The Balty (behind the Health Centre)		Town Centre	Central	Not viewed developable/wooded copse area, extensive tract of land
Tipside, behind the market to Hallroyd Crescent(near Sackville St)		Town Centre	Central	Not viewed developable/wooded copse area, extensive tract of land
Wooded railway embankment and wooded areas to the rear of the Old Hall and the Telephone Exchange		Town Centre	Central	Not viewed developable/wooded copse area extensive tract of land
Victoria Road Land			Central	Extensive tract of land and wooded area
Holme House Rd and Moses St Land	Holme House Road/Moses Street	Vale	Cornholme	Extensive tract of land/wooded area
Churchill Street/Plane Street Land	Churchill Street / Plane Street	Lydgate	Cornholme	Sites adjacent to highway and potential danger as greenspace use. Possibly suitable for development, not in heart of community.
Mount Pleasant Street Land	Mount Pleasant Street	Cornholme	Cornholme	Extensive tract of land
Station Road Land	Station Road	Cornholme	Cornholme	Extensive tract of land
Brewery Street/Burnley Road Land	Brewery Street	Lydgate	Cornholme	Extensive tract of land/wooded area
Pollard Street/Churchill Street Land	Pollard Street/Churchill Street	Lydgate	Cornholme	Sites adjacent to highway and potential danger as greenspace use. Possibly suitable for development, not in heart of community.
Burnley Road Land Opp 651-677	Burnley Road	Vale	Cornholme	Extensive tract of land/wooded area
Wellfield Terrace Land	Wellfield Terrace	Town Centre	Langfield	Extensive tract of land/wooded area
Longfield Road Land	Longfield Road	Town Centre	Langfield	Extensive tract of land/wooded area
Littleholme Street/Cannon Street Land	Littleholme Street/Cannon Street	Shade	Langfield	Not demonstrably special, extensive tracts of land
Oak Street Land Site	Oak Street	Shade	Langfield	Not demonstrably special, extensive tracts of land
Laneside Street Land	Laneside Street	Shade	Langfield	Not demonstrably special, extensive tracts of land

Todmorden Neighbourhood Plan -Local Green Space

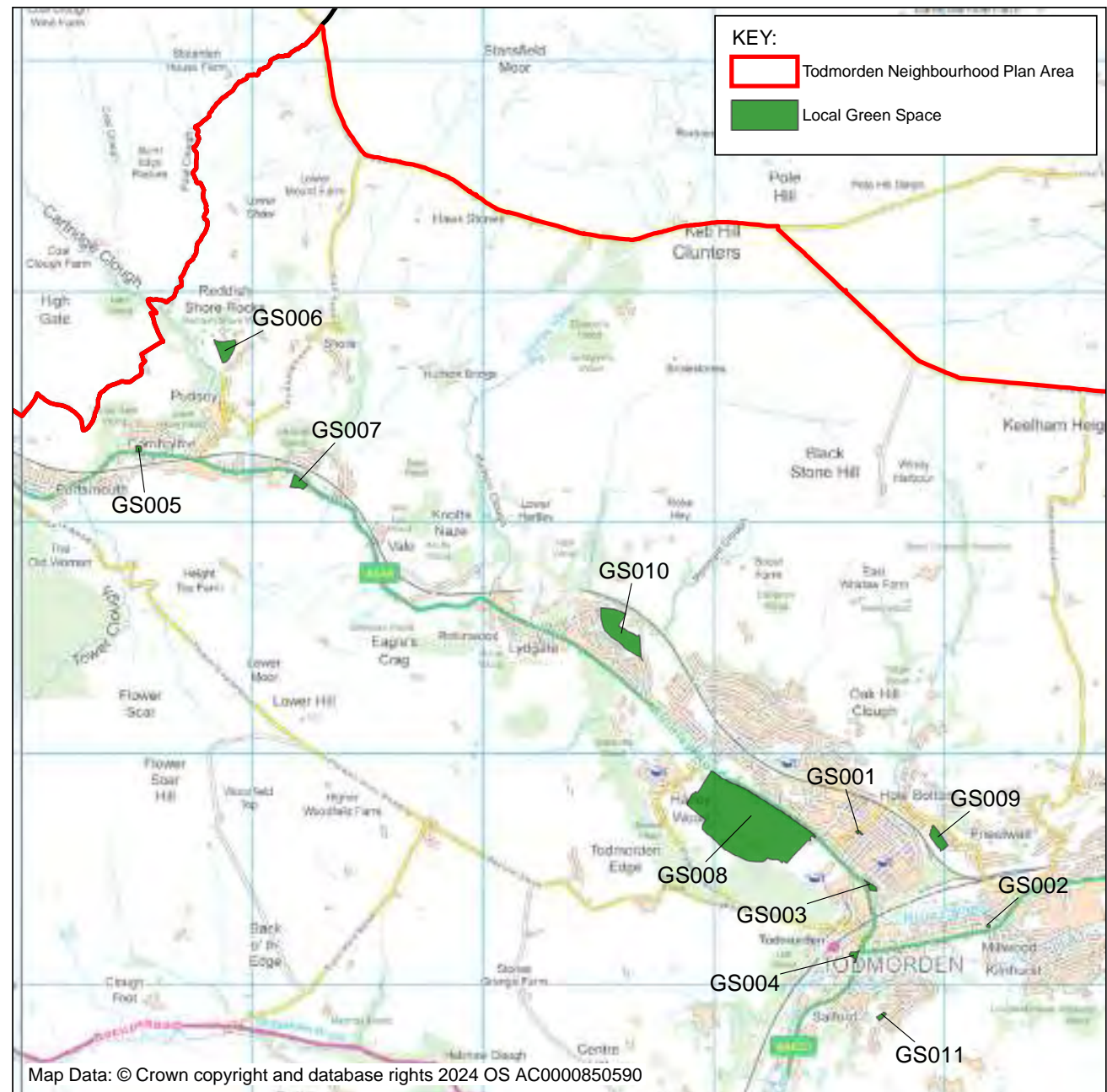
Oak Street/Bar Street Land	Oak Street/Bar Street	Shade	Langfield	Not demonstrably special, extensive tracts of land
Land and activity fields adjacent and near to Dobroyd castle			Langfield	Extensive tract of land and wooded area, not near community
Woodlands Avenue Grazing Land Site	Woodlands Avenue	Priestwell	Stansfield	Extensive tract of land
Woodhouse Road Tip	Woodhouse Road	Oldroyd	Stoodley	Extensive tract of land/wooded area
Halifax Road Land (B&E)	Halifax Road	Lobb Mill	Stoodley	Extensive tract of land/wooded area
Halifax Road Land (Highways)	Halifax Road	Lobb Mill	Stoodley	Extensive tract of land/wooded area
Halifax Road Land	Halifax Road	Lobb Mill	Stoodley	Extensive tract of land/wooded area
Haugh Rd. Former Highways Depot	Haugh Road	Lobb Mill	Stoodley	Extensive tract of land
Causeway Wood and Lumbutts Dam			Stoodley	Not viewed developable/wooded copse area, extensive tract of land, not immediately near community
Barnes Street/Chapel Street South Land	Barnes Street/Chapel Street South	Walsden	Walsden	Sites adjacent to highway and potential danger as greenspace use. Possibly suitable for development, not in heart of community.
St Joseph's Primary School	Byrom Street	Town Centre	Central	The proposed area is too built up to be an appropriate Local Green Space. Large areas are hard surfaced or contain buildings with no public access.
Rose Street	Rose Street	Town Centre	Central	This land is designated as a Regeneration Action Area (RAA02) by Policy SD7 of the Local Plan. Please see attached pages of the LP.

Todmorden Neighbourhood Plan -Local Green Space

Todmorden Unitarian Church	Bankside	Town Centre	Central	This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Todmorden Cricket Ground	Burnley Road	Town Centre	Central	This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Graveyard to Christ Church	Well Lane	Town Centre	Central	This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Meadow Bottom	Meadow Bottom Road			This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Stoney Royd Lane	Stoney Royd Lane			This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Scott Street recreation ground				This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.

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Walsden Cricket Club	Scott Street	Walsden	Walsden	This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
St Peter's Churchyard Cemetery	Church Walk	Walsden	Walsden	This land is designated by Policy GN6 of the Local Plan as Open Space. Where sites are already protected consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
Canal near Belholme Walsden	Riverside Centre	Walsden	Walsden	Extensive tract of land, not near any residential properties



Appendix 1. Summary: Table showing Local Green Space Assessment for inclusion.

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS001
Site name & reference letter	Adelaide Street Land Ref GS001
Location	End of Adelaide Street
Size (hectares- ha)	0.03ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties immediately adjacent
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site is wooded and contributes to wildlife and diversity The site provides a level of recreational value.
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	The site provides some wildlife and biodiversity benefits The site contributes to recreational opportunities locally.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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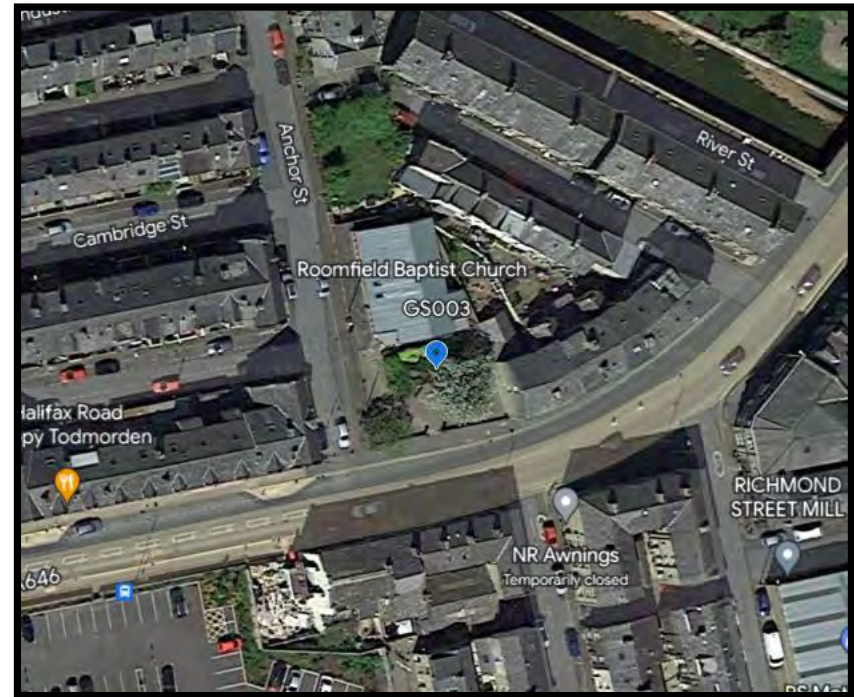
Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS002
Site name & reference letter	Land adjacent to Roomfield Baptist Church – GS002
Location	Roomfield Baptist church Halifax Road Todmorden
Size (hectares- ha)	0.01ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	<p>The site contributes to wildlife and diversity</p> <p>The site provides a high level of recreational value.</p> <p>The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs.</p>
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	<p>The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site.</p> <p>The site is historically significant and positively contributes to the character of the area.</p>
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS003
Site name & reference letter	Patmos Gardens GS003
Location	Burnley Road
Size (hectares- ha)	0.11ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties immediately to the south/north/west/east of the site.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site contributes to wildlife and diversity The site provides a high level of recreational value. Within the site are picnic tables that are well used by all ages The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs. The site has a high level of recreational value. The site is historically significant as it includes a war memorial and forms a key part of the Todmorden Conservation Area.
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site. Improved management of Volunteers actively manages the plant life within this site improve The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value. The site is historically significant and positively contributes to the character of the area.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS004
Site name & reference letter	St Marys Churchyard Todmorden GS004
Location	Burnley Road Todmorden
Size (hectares- ha)	0.09ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	<p>The site contributes to wildlife and diversity</p> <p>The site spreads around the church and offers a barrier between some parking and the highway.</p> <p>The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs.</p> <p>The site is historically significant.</p>
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	<p>The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site</p> <p>The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value.</p> <p>The site is historically significant and positively contributes to the character of the area.</p> <p>The boundary treatments are traditional stone walls.</p>
Recommendation	DESIGNATE AS LOCAL GREEN SPACE s

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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS005
Site name & reference letter	Brown Birks Street Land GS005
Location	Brown Birks Street Cornholme
Size (hectares- ha)	0.08ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties immediately to the south/north/west/east of the site.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site contributes to wildlife and diversity The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs. The site has a high level of recreational value. Green relief near to industrial canvass.
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	The corner site facing to the main road provides some wildlife and biodiversity benefits despite not being a designated wildlife site. The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS006
Site name & reference letter	Coal Clough Road (Pitts Estate) Allotments GS006
Location	Pudsey Road Cornholme
Size (hectares- ha)	0.57ha
Proximity to community served (ref NPPF 100a)	The site has 16 plots service by the local community with residential properties within walking distance
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	<p>The site contributes to wildlife and diversity</p> <p>The site provides a high level of recreational value.</p>
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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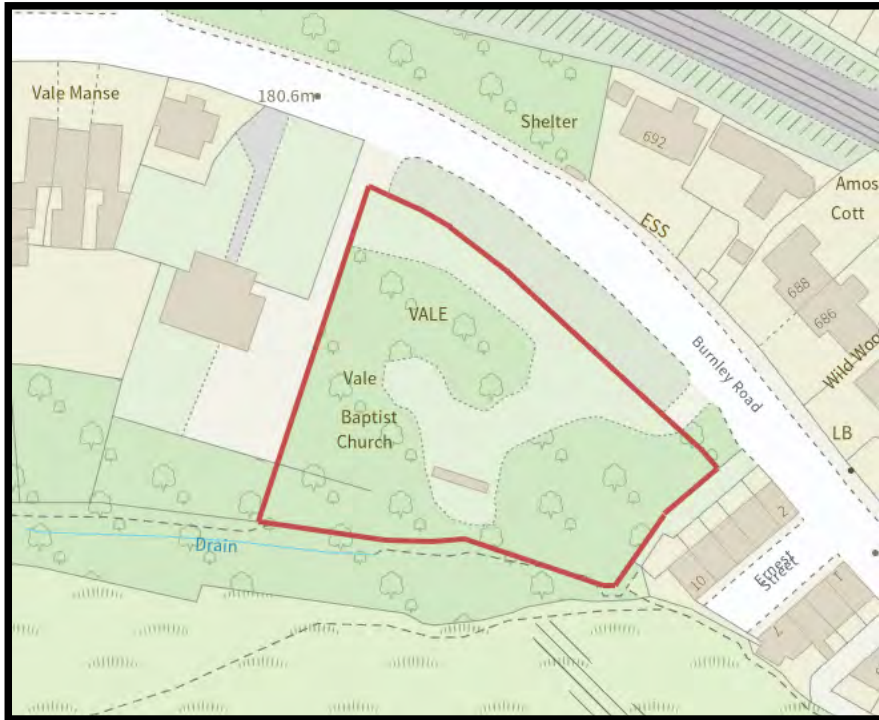


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Todmorden Neighbourhood Plan -Local Green Space

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS007
Site name & reference letter	Land adjacent to Vale Baptist Church GS007
Location	Land adjacent to Vale Baptist Church, Cornholme
Size (hectares- ha)	0.25ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties nearby.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site contributes to wildlife and diversity The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs The site provides a high level of recreational value and is regularly uses as a picnic area.
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS08
Site name & reference letter	Centre Vale Parkland GS08
Location	Centre Vale Park ,Burnley Road Todmorden
Size (hectares- ha)	10.91ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties surrounding the park.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site contributes to wildlife and diversity The site provides a high level of recreational value. Within the site is a children's playground equipped with play equipment. This is well used by people of all ages. The site is popular with dog walkers, cyclists is also used for formal and informal sport and leisure activities The site has a high level of recreational value. The site is historically significant as it forms a key part of the Todmorden Conservation Area.
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is Todmorden's only park
Summary assessment	The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site. The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value. The site is historically significant and positively contributes to the character of the area. The boundary treatments are traditional stone walls.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS09
Site name & reference letter	Denis' Field GS09
Location	Off woodhouse Road Todmorden
Size (hectares- ha)	0.23ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves There are residential properties immediately to the south/north/west/east of the site.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	The site contributes to wildlife and diversity The site provides a high level of recreational value. Within the site is a children's playground equipped with play equipment. This is well used by young people and families The site is popular with dog walkers, cyclists and is also used for informal sport and leisure activities The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees, hedges and shrubs. The field has been a public recreation and community green space for at least 30 years. It's used year-round by diverse communities of local people – with deer, bats and goldfinches also regular visitors
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character. The Planning Inspectorate in Jan 2023 considered this as part of the Local Plan intention to designate as a site for future housing development and determined that it should not be used for housing development but retained for use by the community as a green space. The inspector stated that the site is a "valued community facility" and a "holistic community asset".
Summary assessment	The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site. The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value. The Planning Inspectorate determined that it should remain as green space for community use.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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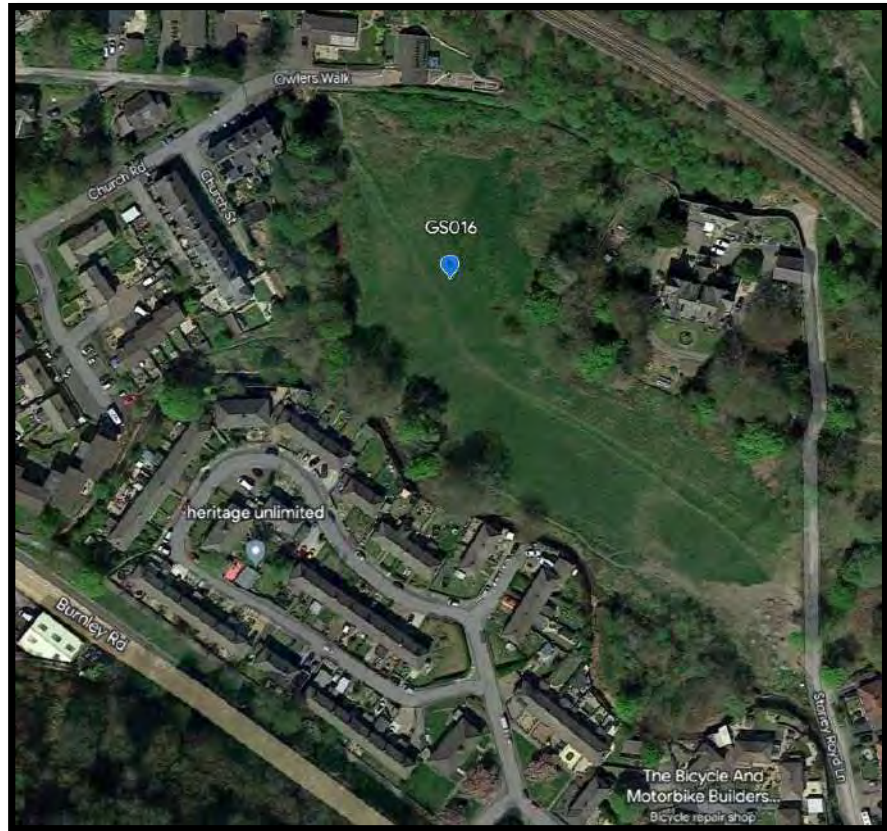
Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS010
Site name & reference letter	Land between Stoney Royd Lane and Owlers Walk GS010
Location	Stoney Royd lane Todmorden
Size (hectares- ha)	1.66ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	<p>The site contributes to wildlife and diversity</p> <p>The site provides a high level of recreational value, used for dog walking</p> <p>Previously used as a playing field, interest to establish a footfall use on it for the future.</p> <p>The site is not a designated wildlife site but still contributed to wildlife and biodiversity through its provision of mature trees</p> <p>The site has a high level of recreational value.</p>
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	<p>The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site.</p> <p>The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value.</p>
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

Todmorden Neighbourhood Plan -Local Green Space



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Appendix 1. Summary: Table showing Local Green Space Assessment

	LOCAL GREEN SPACE ASSESSMENT: MAP REFERENCE GS011
Site name & reference letter	Land at Longfield Road GS011
Location	Longfield Road, Langfield
Size (hectares- ha)	0.05ha
Proximity to community served (ref NPPF 100a)	The site is in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational Value, Wildlife richness (ref NPPF 100b) (Demonstrably Special)	<p>Although rough ground there is some growing of fruit and vegetables on the site including apple trees, tomatoes, courgettes, beans and blackberries. Residents are taking an interest in the site and have made informal allotments. This includes some of the people on Longfield Way and Longfield Grove.</p> <p>It is therefore of community interest as well as a site of individual interest for people who grow food.</p> <p>There is also a range of flora and fauna on the site with mice, butterflies, bees and insects. It is therefore an area of biodiversity.</p>
Local in character/not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary assessment	<p>The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site</p> <p>The site is contributing to informal food growing and provides a level of recreational value.</p>
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

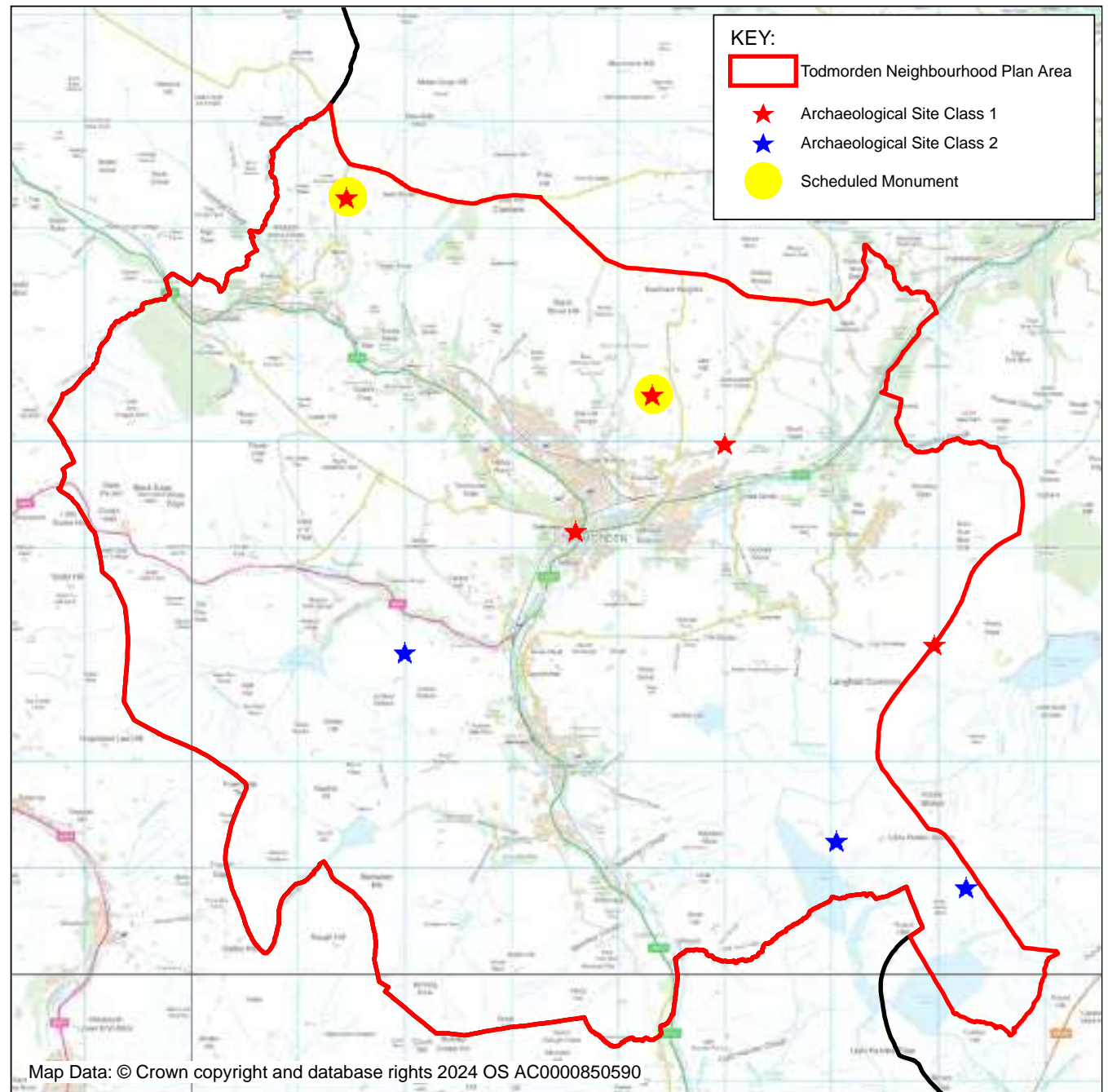
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