

Item 17a Information note re Denis' Field

Background

Residents raised with Todmorden Town Council their concerns about development on this important green space, and its vital role as a community asset.

The Town council agreed to include this in its emerging Neighbourhood plan as a Designated Green Space and wrote to Calderdale MBC to this effect on

Todmorden Town Council was notified and confirmed that they support this site becoming an Asset of Community Value.

Report to CMBC

A report for NOMINATION FOR ASSET OF COMMUNITY VALUE was considered on 12th June following which it was considered that the criteria set out in the legislation are satisfied and the nomination of this property as an Asset of Community Value should be confirmed. The asset will be now be added onto the List as an Asset of Community Value. See Appendix 1 for the full report.

Future involvement of Todmorden Town Council

The Save Denis' Field group stated that they are not requesting a financial asset transfer, but wishes to work with Calderdale Council and Todmorden Town Council to develop the site and improve it as a local community asset for recreational and leisure use.

To this effect we may be approached to assist in this ambition but as yet no definite proposal have been tabled.

Intention to develop

The CMBC report states that they did consider the proposals in the emerging local plan for this site to be a proposed housing site; however, there is currently no firm intention to redevelop the site, with no planning consent in place and no intention to start works on the land at the time of considering this nomination.

On the basis that there is no firm intention to start works for redevelopment at the site, at the time of considering the nomination, the local authority is of the view that it is realistic to think there will be a continuation of the community use at the site.

The nomination was also accepted on the basis that the nomination meets the criteria laid down in the Act, which is Section 88 1 (a) in relation to actual use and section 88 (1) (b) as the property could continue to be used **in the next five years** for non-ancillary uses that would further the social wellbeing or interests of the local community.

Whilst this nomination as an Asset of Community Value has been confirmed, this does not take away the importance of The Neighbourhood Plan with its inclusion as a Designated Green space being adopted and in doing so strengthen the case to prevent future development on this site.

Correspondence with the group

So that Members are aware, we have received an enquiry from the group about progress on our Neighbourhood Plan and have responded as follows:-

“The recommendation of Todmorden Town Council that Denis' Green be designated as a green space was forwarded as part of the Calderdale (CMBC) planning consultation earlier this year. This gave CMBC notice at that point that Todmorden Town Council will be submitting this designation in the completed draft of the Neighbourhood Plan when it is finally submitted to CMBC.

As a result of this, CMBC has responded by producing a nomination for Denis' Field to become an Asset of Community Value. This was signed off by the Interim Director of Regeneration and Strategy on 18 June 2020. I am making enquiries with CMBC to find out what the ongoing process is for this designation and what benefits it will bring to Denis' Field.

Denis' Field has also been included in the list of green spaces in the Todmorden draft Neighbourhood Plan.

There are some complex ongoing issues which mean that the Neighbourhood Plan will remain in draft form for some time yet.

However, in the meantime, CMBC is aware of Todmorden Town Council's recommendation for the site to be retained as a green space.

Should any planning applications for Denis' Field be received before the Neighbourhood Plan is finalised, the position of Todmorden Town Council regarding the status of Denis' Field will already be clear and TTC will be very active in its response.

Further Action

There is nothing further at this stage for Members to consider other than inclusion within the Neighbourhood Plan, unless proposals for improvement of the site as a local community asset for recreational and leisure use are brought by the Save Denis' Field Group to the Town Council, for consideration.