



TODMORDEN TOWN COUNCIL

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## Report to Development Committee

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<b>Date</b>	6 <sup>th</sup> December 2023
<b>Subject</b>	Neighbourhood Plan Design Guide Comparison

### PURPOSE OF REPORT

1. To inform Members that following adoption of the Local Plan in March 2023, Calderdale MBC are seeking to introduce a Supplementary Planning Document – “Calderdale Place Making and Design Guide” - see Appendix 1
2. To inform Members that officers on behalf of the Town Council attended a series of stakeholder meetings with other interested parties and JTP, consultants working with Calderdale MBC, to be aware of content and forewarned should anything emerge that potentially conflicted with the Todmorden Design Guide.
3. To inform Members that as an added precaution a copy of the Todmorden Design Guide was submitted to JTP to ascertain if they felt any of its content was likely to conflict with their own. Ahead of a formal draft being prepared, they saw no likely conflicts.
4. To inform Members that following the last of their workshop sessions, JTP have now issued a second draft for final comment before they then submit to Calderdale for formal consultation to take place.
5. To inform Members that given the uncertainty of when this formal consultation may take place and the timing of submission of our Neighbourhood Plan and Design Guide, the opportunity has now been taken to review the second draft of the Calderdale Place Making and Design Guide” to ensure that as far as we can ascertain, our own version does not conflict. See Appendix 2
6. To advise Members that when formal consultation takes place on Calderdale Place Making and Design Guide this will be brought back to Development Committee for consideration.

### BACKGROUND

7. The Draft Calderdale Place Making and Design Guide is a comprehensive document covering many areas and is Calderdale wide based.

8. All areas of the Todmorden Design Guide are covered within the Calderdale Place Making and Design Guide but often not in any detail. The Todmorden Design Guide is at a lower granular level and particularly adds weight to areas of concern expressed by Member namely: -
  - a. Flooding – including retrofit
  - b. Dementia.
9. On the matter of flooding. JTP have advised that a separate Flood Risk Supplementary Planning Document is to be prepared and once issued for consultation, the Town Council will then have the opportunity to consider by way of formal response.
10. Appendix 2 provides an overview of where content in both the Todmorden Design Guide and the Calderdale Place Making and Design Guide overlap and support each other.
11. The Calderdale Place Making and Design Guide does reference the need to consider any Neighbourhood Plans “which offer more detailed guidance for particular areas of the district” (page 11 How will design guide help)
12. Areas covered by the Calderdale Place Making and Design Guide but not covered in the Todmorden Design Guide relate to :-
  - a. Inclusive design – reduce inequalities and address poverty.
  - b. Health and well being.
  - c. Act on the climate emergency.
  - d. Protect and enhance the natural environment.
  - e. Local distinctiveness- develop sustainable towns.
  - f. Walkable neighbourhoods.
13. We are not obliged to include these specific areas within a Design Guide and the Calderdale Place Making and Design Guide does cross into policy statements that appear to be more relevant and reference to the Local Plan and where our own Neighbourhood Plan Policies cover off also reference several of these generalised areas.
14. It is not felt necessary to include specifically these elements in the Todmorden Design Guide given that these are included within the Calderdale Place Making and Design Guide.
15. However as part of responding to our consultation it was suggested that we include content around the suitable location of Air Source Heat Pumps and related screening and cabling accessibility for Electric Vehicles and these areas may be included in the final version depending upon advice from our Planning Consultant.
16. In noting no specific solutions are suggested for either in the Calderdale Place Making and Design Guide, JTP have been asked to consider whether to include.
17. Consultation with Historic England also raised the need to consider in our Design Guide retrofit of older housing where cavity walls will not exist. This will be considered and potentially included as an addition.
18. Whilst the decision as to whether the Todmorden Design Guide is acceptable rests with Calderdale MBC, there is nothing immediately apparent when comparing these documents, that stand out as likely to cause conflict.

19. When the Finalised Calderdale Place Making and Design Guide is approved by Calderdale MBC Cabinet, a formal four-week period of consultation is required to receive comments.
20. The Project Manager can then revisit the document to check for any substantive changes to the second draft version and advise Members accordingly.

#### **FINANCIAL**

21. None arising from this report.

#### **RECOMMENDATION**

22. That Members receive this comparison report.

#### **REASONS FOR RECOMMENDATION**

23. Development Committee is tasked to oversee production and completion of the Neighbourhood Plan and associated documents.

#### **POLICY IMPLICATIONS:**

24. Todmorden Town Council has resolved to take forward a Neighbourhood Plan.

#### **DETAILS OF CONSULTATION:**

25. None arising directly out of this report.

#### **CLIMATE CHANGE:**

26. None arising directly out of this report.

#### **IMPACT EQUALITY ASSESSMENT**

27. None arising directly out of this report.

#### **SUPPORTING PAPERS:**

Appendix 1 – Second Draft Calderdale Placemaking & Design Guide

Appendix 2 - Internal Comparison between Todmorden Design Guide and Calderdale Placemaking & Design Guide.

**FURTHER INFORMATION, PLEASE CONTACT: Colin Hill**