

# TODMORDEN TOWN COUNCIL

Item 7- Neighbourhood  
Plan Advisory Committee  
9<sup>th</sup> March 2023.

Todmorden Town Hall,  
Bridge Street, Todmorden,  
OL14 5AQ  
[projectmanager@todmorden-  
tc.gov.uk](mailto:projectmanager@todmorden-tc.gov.uk)  
[www.todmorden-tc.gov.uk](http://www.todmorden-tc.gov.uk)



The Property Owner/Occupier  
Xxxx  
Xxxx  
Xxx  
Xxx  
Xxx

15<sup>th</sup> May 2023

Dear Property Owner/Occupier

You may be aware that Todmorden Town Council has been working on producing a Neighbourhood Plan since 2016.

**We are contacting you to advise that we would like to include your home in a list of heritage assets included in the Neighbourhood Plan.**

This is a land-use planning document that will help to shape and influence development in Todmorden over the next 15 years. The Neighbourhood Plan is a separate suite of documents that will supplement the Local Plan of Calderdale MBC, the Local Planning Authority, and help influence future planning decisions in Todmorden.

Community consultation has been key to drawing up the Plan, with several events held in 2017 to help gain an understanding of what local people value and what issues people would like to see addressed.

Recent meetings of the Neighbourhood Plan Advisory Committee have been reviewing the draft documents ahead of an Open Day to be held at Todmorden Town Hall on the 15<sup>th</sup> and 16<sup>th</sup> July 2023 – 11 am to 3pm

Todmorden already has a rich mix of Grade 1 and 2 listed buildings that are all protected under the National Planning Policy Framework (NPPF) and through Calderdale Council's planning policies.

Todmorden does, however, contain many heritage assets that are not formally designated recognised or protected. The Neighbourhood Plan Advisory Committee, have identified properties of local heritage interest and considered these in line with standard criteria and believe these are important to local history.

p.t.o

**We are pleased to say that your property has been identified as being worthy of inclusion on the local heritage list to be included in the heritage section of the Neighbourhood Plan.**

This is because **it** makes a positive contribution to Todmorden and our history, and meets criteria, such as high architectural quality, historical, cultural or social association, or because of its rarity.

By including in this register, Calderdale MBC when making planning decisions will need to give any proposal for development to your property additional consideration to ensure that any proposal is in sympathy to the local character and historical value of your property.

As owners/occupiers you may have permitted development rights, which means you are able to make some changes or alterations to your property which do not require planning permission.

**Your permitted development rights are unaffected even if your property is included in the list of heritage assets included in the Neighbourhood Plan.**

We trust you will receive this advice of intention to include as a recognition of the importance of your property in helping to retain the character of your local area.

If for any reason you do not wish for this to be included, then please let us know together with your reasons for non - inclusion. We will then give due consideration as to whether to include it or not and advise you accordingly.

**Yours sincerely**

**Cllr S Press  
Chair of Neighbourhood Plan Advisory Committee**

Links to Reference Documents  
Draft Neighbourhood Plan  
Draft Design Guidance  
Draft NDHA Register

DRAFT