



TODMORDEN TOWN COUNCIL

Report to Development Committee

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Date	31 st January 2024
Subject	Consultation – Draft Calderdale Placemaking and Design Guide – Supplementary Planning Document

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 formal consultation on this document has started between 5th Jan 2024 and 2nd Feb 2024.
3. To remind Members that as part of the proposed Neighbourhood Plan Supplementary Planning Documents being submitted to Calderdale MBC for Regulation 15 Consultation, a specific Todmorden Design Handbook has been produced which seeks to influence design at a more Todmorden specific level.
4. To remind Members that they had the opportunity to consider an informal draft version of the Calderdale Place Making and Design Guide at the Development Committee meeting held on 6th December 2023, when a comparison relating to our own design guide was included.
5. To inform Members that following our own consultation additions were made to our Design Guide, and the opportunity has been taken again to compare both documents. See Appendix 2.
6. To recommend that Todmorden Town Council responds to CMBC, supporting the introduction of this Supplementary Planning Document and have no issues to raise in respect of content.

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 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.
 - c. Energy efficiency

9. 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.

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

10. 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 wellbeing.
 - c. Act on the climate emergency.
 - d. Protect and enhance the natural environment.
 - e. Local distinctiveness- develop sustainable towns.
 - f. Walkable neighbourhoods.

11. We are not obliged to include these specific areas within a Design Guide. The Calderdale Place Making and Design Guide does cross into policy statements that appear to be more relevant to the Local Plan and where our own Neighbourhood Plan Policies also reference several of these generalised areas.

12. 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.

13. 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.

14. The Project Manager can then revisit the document to check for any substantive changes to the second draft version and advise Members accordingly.

FINANCIAL

15. None arising from this report.

RECOMMENDATION

16. That the Town Council formally responds top this consultation to support the introduction of this Supplementary Planning Document and have no issues to raise in respect of content.

REASONS FOR RECOMMENDATION

17. Development Committee is tasked to consider consultee responses

POLICY IMPLICATIONS:

18. None arising directly out of this report.

DETAILS OF CONSULTATION:

19. None arising directly out of this report.

CLIMATE CHANGE:

20. None arising directly out of this report.

IMPACT EQUALITY ASSESSMENT

21. None arising directly out of this report.

SUPPORTING PAPERS:

Appendix 1 – Draft Calderdale Placemaking & Design Guide

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

FURTHER INFORMATION, PLEASE CONTACT: Colin Hill