

Policies requiring Clarification for Neighbourhood Plan

Chapter 4 - Policy H2- Housing Mix

H.2 HOUSING MIX

All new housing schemes, within or immediately adjacent to the built-up area of Todmorden, must provide an appropriate mix of dwelling types to include particular provision for smaller households.

Policy H4- Innovative Housing

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 and are encouraged.

Policy H5-Reuse and Conversion

H.5 REUSE & CONVERSION

New residential developments that re-use and convert existing buildings is encouraged and will be supported. These developments should provide sufficient vehicle parking to Local Authority standards within the development site wherever possible; new homes provided through conversion of existing mills and similar large buildings should incorporate basement parking wherever feasible.

H.7 INCLUSIVE & ACCESSIBLE HOMES

Residential developments that include homes that meet the enhanced accessibility and adaptability standards in the Building Regulations will be supported. These homes should be located in places close to facilities and public transport.

New homes designed to meet the needs of people with dementia and other invisible disabilities are encouraged.

H.8 SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

All new developments should include sustainable drainage systems (SuDS), including permeable surfaces and rainwater harvesting to help mitigate flooding and alleviate surface water runoff. All applications 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. Support is given to any application to retrofit SuDS and natural flood management to any previously permitted development.

Best practice and examples are provided in the Todmorden Design Guide and should be referred to in applications.

ED.1 REUSE OF SPACE

Support will be given to planning applications which propose to reuse existing buildings and convert them into sustainable new workspaces, studios and innovative places for economic activity.

Policy ED2-Innovative Working

ED.2 INNOVATIVE WORKING

Proposals for the establishment of innovative and sustainable business employment models, and new locally based industries, such as those involving co-operative working, managed workspaces, the creation of day care facilities, and the high tech and creative sectors and advancement of climate related technology are supported.

ED.3 HOME WORKING

Applicants should demonstrate how proposals for residential development can support and facilitate homeworking.

ED.6 LIGHT INDUSTRY

Existing employment land used for offices, manufacturing and light industry will be protected. Support will be given to the conversion of existing premises in a sustainable and innovative way for the creation of exhibition space and or flexible working space for creative industries use.

Proposals for additional workspace including services and offices will be supported.

TC.4 MARKETS

Proposals that would improve the quality and offer of the indoor and outdoor markets will be supported.

TM.1 WALKING & CYCLING NETWORKS

All applications for new developments and housing schemes must demonstrate how they will link with existing walking and cycling routes and where necessary, enhance and contribute to the network.

Elsewhere proposals that expand and enhance walking and cycling routes both in urban and rural locations will be supported.

Policy TM3 - EV Charging Points

TM. 3 EV CHARGING POINTS

New development, including residential housing, should provide EV charging points. Support is given to the installation of EV charging points in existing buildings and public spaces, where suitable.

HG.1 HERITAGE

The following Non-designated heritage assets should be preserved or where appropriate, enhanced sympathetically as part of development proposals on or adjacent to their locations. There will be a presumption against developments that have an adverse impact on the heritage assets within Todmorden unless they can demonstrate that they do not adversely impact on the significance, character, appearance, or setting of the heritage asset concerned.

Any applications within the Conservation Area proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives.

Where properties are at high risk of flooding or have poor environmental performance allowances will be made for sensitive redevelopment or enhancement to bring these up to modern standards.