



Contents

1 Introduction to the Neighbourhood Plan Process

What is a Neighbourhood Plan
How the Neighbourhood Plan works within the National and Local Planning System
The National Planning Policy Framework
Calderdale Local Development Plan
The Neighbourhood Plan Consultation Process
Implementing the Neighbourhood Plan

2 About the Hebden Royd and the Hill Top Parishes

Hebden Bridge
Mytholmroyd
Erringden
Blackshaw
Heptonstall
Wadsworth

3 Hebden Royd and the Hill Top Parishes: Factual Background

Neighbourhood Plan Area
Population Change
Housing
Available Development Sites
Economy
Transport
Heritage
Accessibility

4 Vision, Objectives and Themes

Problems and Opportunities, leading to Objectives
Vision for the Neighbourhood Plan Area
Themes: Place, Sustainable Communities and Local Resilience

5 Neighbourhood Plan Area-Wide Policies

Policies: Overall Spatial Strategy
Policy 1 Allocation of growth within Calderdale
Policy 2 Integrity of Neighbourhood Plan area
Policy 3 Location of new development
Policy 4 Key Sites
Policy 5 Areas of Interest
Policy 6 Community Infrastructure Levy

6 Mytholmroyd- Principal Actions

Policy 7 Masterplan for Mytholmroyd
Policy 8 Uses for Mytholmroyd Sites 1 & 2
Policy 9 Improvements to the public realm in Mytholmroyd
Recommendations supporting Mytholmroyd

7 Hebden Bridge- Principal Actions

Policy 10 Improvements to the public realm in Hebden Bridge
Recommendations supporting Hebden Bridge

8 The Hilltop Parishes- Overall Approach

Policy 11 Specific policies for the Hilltop Parishes

9 Housing

Policy 12 Sites for New Housing
Policy 13 Assessment of New Housing Proposals
Policy 14 Housing Development in Hilltop Parishes
Policy 15 New Housing Development on Non-Allocated Sites
Recommendations supporting Housing

10 Economy and Employment & Regeneration

Policy 16 Evolution of the local economy
Policy 17 Strength of retail provision
Policy 18 Tourism: Spreading the benefits, Reducing the impacts
Policy 19 Economic activity in the Uplands
Recommendations supporting the Economy and Regeneration

11 Transport and Connectivity

Policy 20 Support for sustainable transport
Policy 21 Road traffic and routes
Policy 22 Parking
Recommendations supporting Transport and Connectivity

12 Accessibility

Policy 23 Accessibility
Recommendations supporting Accessibility

13 'Climate Emergency' and Flooding

Policy 24 Reducing Flood Risk and increasing carbon sequestration
Policy 25 Energy efficient buildings
Recommendations for Reducing Flood Risk and Addressing Water Management

14 Environment and Landscape

Policy 26 Greenbelt, and Area around Todmorden
Policy 27 Protection and enhancement of the Uplands environments
Policy 28 Areas of Environmental Improvement
Policy 29 Rivers and Canals
Policy 30 Protected Views
Recommendations for Managing and Protecting the environment and landscape

15 Heritage and Design Quality

Policy 31 Protection of heritage
Policy 32 Development in Conservation Areas
Policy 33 Design Code and Standards
Recommendations for Historic and Landscape Heritage

16 Culture, Recreation and Community Development

Policy 34 Culture, recreation and community facilities
Recommendations for Culture, recreation and community facilities

17 Implementing the Neighbourhood Plan

Policy 35 Implementation of Neighbourhood Plan
Policy 36 Process for updating the Neighbourhood Plan and monitoring its delivery

Appendices

Mytholmroyd Masterplan
Key Sites & Areas of Interest statements
Parish Specific issues and policies
Biodiversity & Ecology Assessment
Approach to parking policy (2017)

Foreword

For the last four years councillors from Hebden Royd Town Council, and Blackshaw, Erringden, Heptonstall and Wadsworth Parish Councils.

The Neighbourhood Plan has to work in compliance with Calderdale's Local Plan, the draft of which has been available for consultation as from August 2018. It is anticipated that the Local Plan will be adopted towards the end of 2019. This draft of the Hebden Royd and Hill Top Parishes Neighbourhood Plan will go out for a six week statutory consultation with key stakeholders and residents and will be subject to examination in early 2019 and a Referendum in May 2019. In combination these two plans - will constitute the planning framework for Hebden Royd and the Hilltop Parishes through to 2033, with the Neighbourhood Plan much better able to bring forward policies and proposals specific to local needs.

This draft Neighbourhood Plan aims to do a number of things:

- Respond to the characteristics and circumstances of our area - its people, places, and communities - by setting out principles and policies that will guide their future development, and to do so in a way which conserves the area's unique character;
- Assess the components of likely change - demographic trends, housing need, flooding risk, economic evolution, transport pressures, spatial challenges and climate change - and having done this, resolve identified problems and create new opportunities, in the right places.
- Understand and enhance the connections between our valley-bottom communities and the upland areas which surround them, so that the interactions between them are mutually beneficial and protective.
- Reflects the wishes of local people (and visitors) for a better place in which to live, work, get about and lead fulfilling lives.

We hope we have undertaken these tasks with some success. This public consultation is your opportunity to let us know how well you think we've accomplished them; whether you support its proposals and policies, or wish to propose some changes; whether you believe an important issue has been missed out or presented wrongly; and whether you think it is the right plan for the next 15 years. It will be followed by a further consultation undertaken by Calderdale Council required as part of their formal process and leading on to the inspection and eventually adoption of the neighbourhood plan, as part of (in due course) their adopted Local Plan. It is hoped that the neighbourhood plan will complete this process during 2019.

We look forward to receiving your views.

The Chair of the Hebden Royd and Hill Top Parishes Neighbourhood Planning Committee





1.0 Introduction

What is a Neighbourhood Plan?

- 1.1 The Town and Country Planning Act (1990), as amended by The Localism Act (2011) and The Neighbourhood Planning Act (2017) empowers local communities to draw up Neighbourhood Plans.
- 1.2 A Neighbourhood Plan allows communities within a designated area to develop some of the rules that apply to new developments in their locality. Amongst other opportunities it offers communities the chance to develop a shared vision for their neighbourhood, identify where new homes, businesses, shops and other types of development should be built, and set out strategies for addressing local issues such as car parking, community facilities, environmental protection, design quality, accessibility and sustainable travel.

How the Neighbourhood Plan works within the National and Local Planning System

- 1.3 The Neighbourhood Plan is first and foremost a planning policy document, one that is based on the needs and aspirations of the local community. It must also reflect and relate to wider national and borough planning policies and objectives, as set out in the Draft National Planning Policy Framework (DCLG, 2018) and the emerging Draft Calderdale Local Plan (CMBC, 2018). Once adopted it attains the same legal status as the Local Plan and future applications for planning permission will be assessed with regards to the extent they address, conform with and put into place and practice the policies set out in the Neighbourhood Plan, unless material considerations indicate otherwise.



The National Planning Policy Framework (NPPF)

- 1.4 The NPPF is the Government's planning policy for England and aims to achieve the right balance between growth and sustainability. It outlines three roles and objectives for planning:

Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Environmental – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Calderdale Local Development Plan

- 1.5 The Calderdale Local Plan is the strategic plan for the wider area and covers the period up to 2032. The Vision for the Local Plan requires that:

- Calderdale will be a safe, prosperous and attractive Borough for ourselves, our children, and for future generations ensuring well-being for all. A place where we recognise that everyone is different but that through our actions we demonstrate that everyone matters;
- The natural environment and biodiversity of Calderdale will be protected and improved, and new development has not spoil the features that are treasured;
- Calderdale will be a place that delivers sustainable development in the right place, at the right time to meet the needs and vision of the people who live here and those wanting to invest;
- Calderdale will be a place that is economically healthy and diverse, providing jobs for its residents and recognising the economic opportunities deriving from our position between Leeds and Manchester, that is a good place to do business and has ensured that local people have the skills needed to work in the local economy and becoming more self-sufficient in terms of jobs;
- Calderdale will have responded to the causes of and adapted to the consequences of climate change, reduced our greenhouse gas emissions, become more energy conscious and efficient in its use of resources; and
- The profound links between development and transport demand will be managed to ensure Calderdale has a balanced transport system, providing opportunities for travel within and between our 6 main towns and other parts of the regional and national networks with reduced car usage increased use of public transport, walking and cycling.

The Neighbourhood Plan Consultation Process

- 1.6 The Neighbourhood Plan process has been overseen and coordinated by the joint Hebden Royd & Hilltop Parishes Neighbourhood Plan Committee whose membership consists of local parish councils of Blackshaw, Erringden, Heptonstall and Wadsworth, and Hebden Royd Town Council together with one co-opted and non-voting member from the local community.
- 1.7 The policies and principles in the Neighbourhood Plan are based upon the findings and feedback from a wide range of consultation processes and events. This included a detailed online survey completed by nearly 300 local residents, a series of community consultation events and workshops held in the constituent parishes and communities of Hebden Bridge, Mytholmroyd, Heptonstall, Wadsworth, Cragg Vale and Blackshaw. Additional consultations were undertaken with key stakeholder groups, including the Hebden Royd Disability Forum, Calder High School's School Council and the residents of Mytholm Meadows retirement home. The attendees at the 2016 Mytholmroyd Gala were also asked to complete a survey form gathering views on the future of their community and two further community consultation events were held with the residents and their elected representatives in Mytholmroyd in 2017.
- 1.8 At this stage in the process (March 2019) a draft of the Neighbourhood Plan is being made available online for a period of informal consultation - to allow the community to suggest, for example, possible topics for policies that may have been overlooked so far - before the formal public consultation of the full neighbourhood plan text takes place in Autumn 2018. After this the draft plan is considered by Calderdale Council to check its compliance with the Local Plan, is then scrutinised by an independent Planning Examiner to assess whether it is fit and lawful, before being subject to a referendum of all electors in the area. If approved, the neighbourhood plan will then be adopted. and the comments and observations on this have been taken on board in writing the final version of the document.

Implementation

- 1.9 Once the Neighbourhood Plan has been adopted (although at this final consultation stage it already should have a degree of weight as to the proposals it is making) it will need to coordinate and work in partnership with a range of organisations to secure the progressive implementation of its vision and projects.

These will include:

- Calderdale Council
- Housing Providers
- Landowners and Developers
- The Environment Agency (in view of the continuing urgency of the response to flood risk alleviation it is leading)
- Hebden Bridge & Mytholmroyd Town Board (established to assist the development of beneficial projects which are supported by the neighbourhood plan)
- Community organisations and volunteers across the neighbourhood plan area, who increasingly play an important role in project implementation and support.

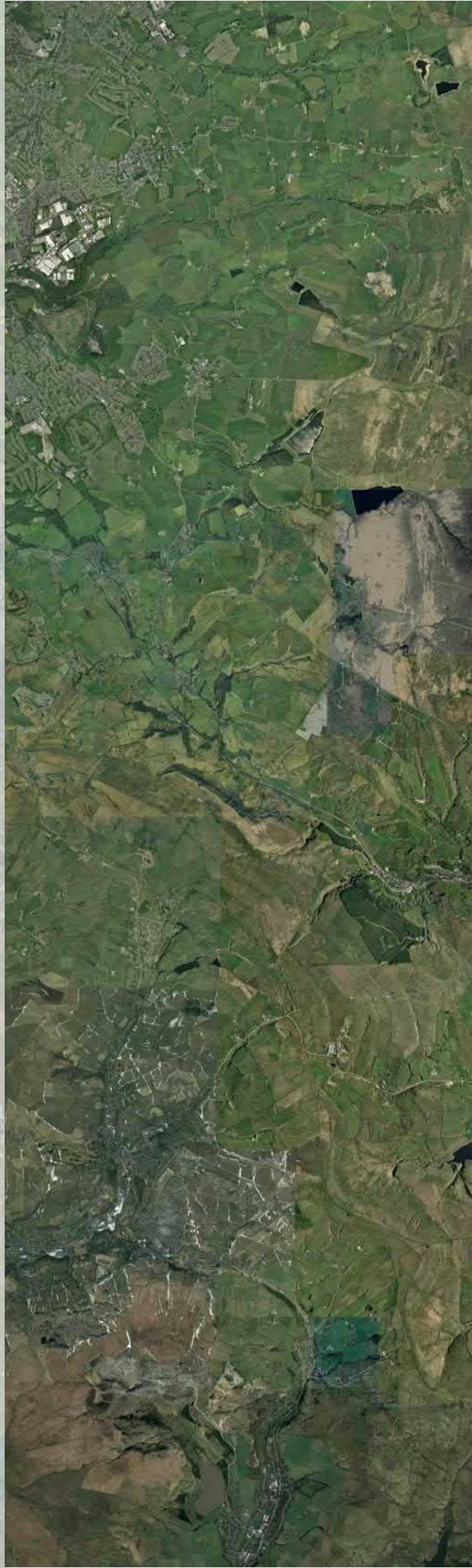


Figure 1: Community consultation

2.0 About Hebden Royd and the Hill Top Parishes

2.1 The Neighbourhood Plan area consists of the settlements of Hebden Bridge, Mytholmroyd and the village based parishes of Blackshaw, Erringden, Heptonstall and Wadsworth. Each of these settlements has their own history, distinctive origins and particular character, which the neighbourhood plan must take account of when developing its policies.

Figure 2.1: Parish boundary areas





Heptonstall

Wadsworth

Blackshaw

Erringden

Hebden Royd

Hebden Bridge

- 2.2 Hebden Bridge (Heptenbryge) started as a settlement at the point where the Halifax to Burnley packhorse route dropped into the valley and crossed the Hebden Water with a packhorse bridge built in 1510. Steep hills with fast-flowing streams and access to major wool markets meant that Hebden Bridge was ideal for water-powered weaving mills and the town developed during the 19th and 20th centuries. At one time Hebden was known as “Trousers Town” because of the large amount of clothing manufacturing. The wool and cotton trade was served by the Rochdale Canal, running from Sowerby Bridge to Manchester, and the Manchester and Leeds Railway. The town is also home to a distinct development type, residential properties built in the Nineteenth Century, consisting of terraces of single aspect ‘underwellings’ with dual aspect ‘overwellings’ situated on top and accessed from above.
- 2.3 The town’s progressive transformation from declining manufacturing town to today’s nationally known settlement began in the late 1960s when damaging and extensive demolition programmes were challenged and then halted. An influx of new residents were drawn to the town by a combination of low house prices, social tolerance and an attractive setting. This influx of newcomers was followed in the later Twentieth Century by a boom in tourism and the town is a now popular destination, particularly for day visitors, with tourism now a mainstay of the local economy. It is increasingly popular with cyclists and walkers, and the town has a well established reputation as a centre for cultural creativity and diversity, and is home to a number of innovative web development and graphic design businesses.
- 2.4 The town centre’s valley bottom location, at the junction of The River Calder and Hebden Water has meant that it has been subject to catastrophic flooding, most recently in 2000, 2012 and 2015, but Hebden Bridge community has always bounced back with notable resilience, with Market Street winning the ‘Best High Street’ in the UK award in 2016. The Draft Calderdale Local Plan (2018) Identifies Hebden Bridge as a ‘Local Town’.

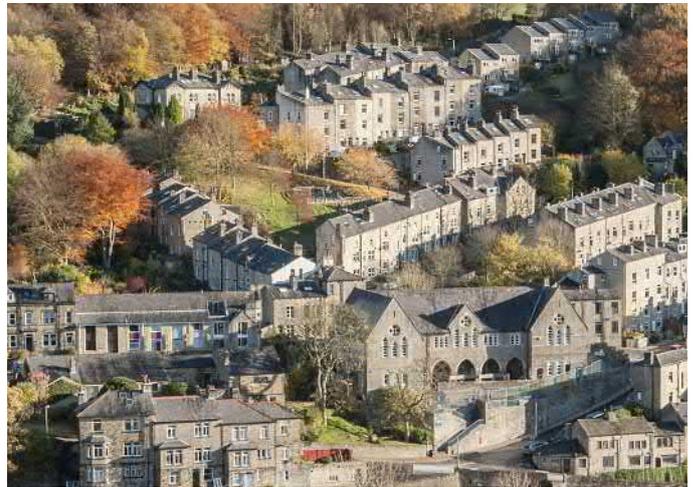


Figure 2.2: Hebden Bridge



Figure 2.3: Hebden Bridge Settlement Area

Mytholmroyd

- 2.5 Mytholmroyd's name has two derivations. A "holme" is a piece of low-lying land, usually near the river and liable to flood. When a "holme" is at the junction of two streams it is called a "mytholm" (in the centre of the village the River Elphin or Cragg Brook meets with the River Calder) A "royd" is a piece of land cleared of trees and taken into cultivation. Therefore Mytholmroyd purportedly means "The plot of cleared land in the swampy area where the two streams meet".
- 2.6 Mytholmroyd is in fact the larger of the two Valley bottom settlements, partly because of its flatter location. In the 17th Century what is now the County Bridge was constructed of stone and was then known as Elphaborough Bridge after Elphaborough Hall on the further side of Cragg Brook. The prominent viaduct across New Road, which carries the railway line, was erected by George Stephenson in 1840. During the 20th Century Mytholmroyd was a thriving centre of manufacturing boasting Moderna, one of the largest makers of blankets in the country, together with Thornbers, whose chick production made use of the railway station for transporting their products. Additionally there were several other mills manufacturing trousers and other types of clothing, plus engineering companies and even a clog makers, which survives in a limited way today, and made the robust wooden and leather shoes worn by local workers and children. Mytholmroyd also has the only secondary school in the area, Calder High School, with over 1000 students. The village was also the place where Poet Laureate Ted Hughes was born.
- 2.7 The December 2015 floods hit Mytholmroyd very hard and as a result major changes are taking place. The necessary demolition of some waterside buildings, the re-siting of Caldene Bridge and the building of substantial flooding defense walls, mean that its centre is beginning to open up. This major rebuilding taking place under the plans and guidance of The Environment Agency. More long-standing problems included the severance created by various transport and water corridors, the absence of a recognised village centre or square, and a declining retail presence, even though the local Russell Dean furniture showroom has recently been rebuilt and is now housed in a new innovative, flood resilient, building on the edge of the village centre.
- 2.8 Recent decades have seen the creation of several new Business Parks housing smaller business, many of whom are engaged manufacturing a range of products, from furniture to plastics, machinery and lighting.
- 2.9 Like Hebden Bridge, Mytholmroyd was also one of the first settlements in the Upper Calder Valley to become a 'Walkers are Welcome' village and Cragg Road is very popular with cyclists as it was featured in the 2015 UK arm of the Tour de France as the longest continuous hill climb in England. The Draft Calderdale Local Plan (2018) Identifies Mytholmroyd as a 'Local Centre'.
- 2.10 Cragg Vale was of course home of the 'Cragg Vale Coiners' lead by David Hartley - this band of counterfeiters were infamous locally and more recently have been put back on the map by the 2018 book 'The Gallows Pole' which won the 2018 Walter Scott prize for historic fiction.

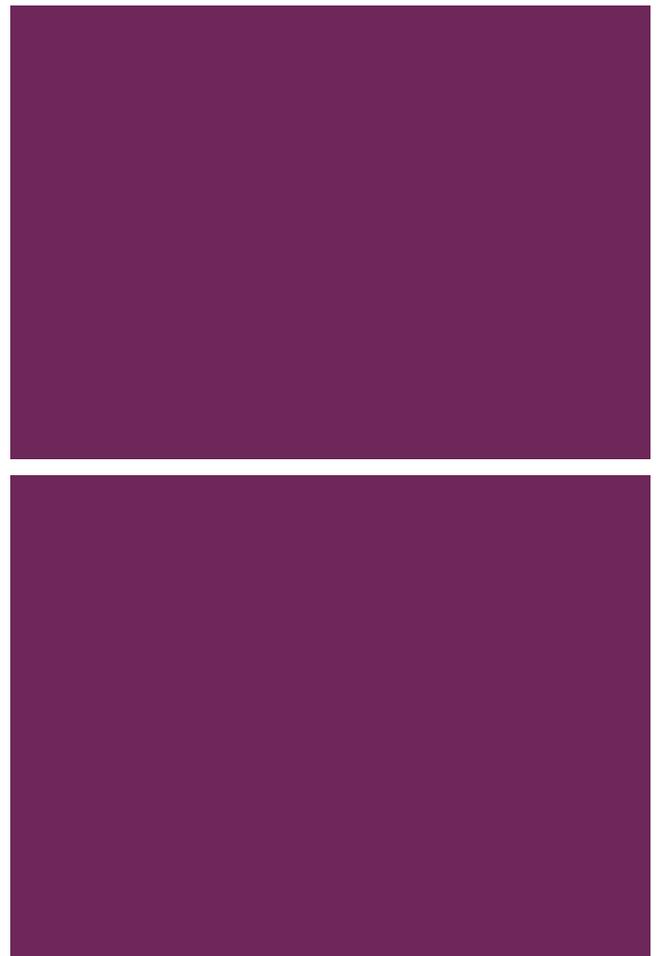


Figure 2.4: Mytholmroyd



Figure 2.5: Mytholmroyd Settlement Area

Erringden

- 2.11 Erringden's origins can be traced back to the Vikings when it was known as Heyrikdene, which means Valley of Erik or the Valley of the High Ridge in the Norse. From the 17th century some farmers discovered they could make a living both from the land and handloom weaving. By 1853 the population was 2190. When industrialisation swept through the upper Calder Valley, textile industries moved down to the more accessible valley bottom. This left ancient communities stranded on the hillsides. By 1936 the population was down to 412 and at present in 2016 it is just 129.
- 2.12 Erringden is still one of the smallest Parish councils in the country, without a school, pub, Post Office or shops, and only a Church of Ease at St John's the Wilderness in Cragg Vale. Most of the population reside in the valley at Thistle Bottom.



Figure 2.6: Erringden



Figure 2.7: Erringden Settlement Area

Blackshaw

2.13 Blackshaw Parish arose from part of the larger township of Stansfield that was mentioned in the Domesday Book and spreads from the high grounds of Stansfield Moor down to the River Calder in the valley bottom. The parish is contained by the Jumble Hole and Colden Valleys, with their fast-flowing streams on the SW and NE sides. The main centres of population are in the upper and lower parts of the parish at Blackshaw Head and Charlestown.

2.14 The village of Blackshaw Head is located on the Transpennine route of the Long Causeway, which, with its own favourable topography, fast running water courses, and network of pack horse causeys, flourished at the time of early water-powered textile mills. More recently Blackshaw Head has reverted to a predominantly rural way of life. Farming on the tops has always been difficult and the farmland is now predominately pasture. Many of the farms have diversified into offering holiday lets or other business interests. Although most people travel into the nearby population centres for work, there is a surprising number of home-based businesses located in and around the village. There are no schools in the parish, only one pub, and one part time cooperative farm shop. Despite this, the number of dwellings has almost doubled in the last 30 years and continues to grow. The village has a thriving local community with many events, including the annual Fete taking place at the Methodist Chapel in the heart of the village.

2.15 Charlestown is situated on the northern flank of the Calder Valley and is bounded on the south by the River Calder (and the A 646) between Whitely Arches and Jumble Hole. It began to prosper in the early part of the Eighteenth Century when the upland population moved to be nearer to the steam-powered mills. Its history is a rich but chequered one with prosperity tightly bound to that of the local mills and the businesses that sprang up to support them and their workforce. Sadly, almost all of that activity has now disappeared, and it shows signs of neglect to passing traffic on the main road. Two significant sites in need of attention are Callis Mill and The Woodman Inn, both of which have been empty and decaying for more than 17 years and are crying out for urgent attention.

2.16 The residential areas off the main road provide safely located attractive dwellings of mixed nature and size and are much sought after. It is criss-crossed by a widely used network of unadopted roads, footpaths and bridleways and contains two green recreational spaces, as well as an allotment site. It is largely residential with a few light industrial premises on the valley bottom.



Figure 2.8: Blackshaw



Figure 2.9: Blackshaw Settlement Area

Heptonstall

2.17 The Parish is made up of the hamlets of Slack and Colden and the ancient village of Heptonstall, which overlooks the town of Hebden Bridge from its lofty hillside and reaches far on to Hameldon Moor and down towards the A646 at Mytholm. The earliest written records for Heptonstall date back to 1253 at the time of the Norman Conquest.

2.18 As in the other upland parishes, the local economy was based on the woollen industry, hand-loom weaving and agriculture. The invention of cotton spinning machinery encouraged the use of water power and mills where built up along the fast flowing Hebden Water and Colden Water.

2.19 As Heptonstall thrived fine houses were built within the village centre, many of which have been given Listed status. Heptonstall village is also a Conservation Area. The village consists of many small stone built traditional weavers cottages with mullion windows in long rows, designed to let in as much light as possible for working on handlooms, with low pitched roofs of heavy stone slates. The parish boasts individual buildings of historical importance, including Heptonstall Methodist Chapel, which is the oldest octagonal Methodist chapel to be continually used since its inauguration in 1764, and a Cloth Hall built in 1545.

2.20 The Parish also has the beautiful wooded Colden Valley containing the ruins of some of the 18th century water powered mills. It extends to the north to reach Hardcastle Craggs, owned and run by The National Trust, who recently the restored 19th Century Gibson Mill as an award winning visitor attraction. The whole parish lends itself to walking and cycling with many varied routes, including the Pennine Way and Sustrans Cycle Route 68.



Figure 2.10: Heptonstall



Figure 2.11: Heptonstall Settlement Area

Wadsworth

2.21 Wadsworth Parish is the second largest parish in England, in terms of area. In close proximity to Hebden Bridge, it comprises the villages of Old Town, Pecket Well, Midgehole and the hilltop hamlet of Walshaw. Wadsworth is a vibrant community where people live, but now travel afar to work. Within the parish is a pro-active Junior School, thriving post office/stores, three pubs, a cricket club, an arts and crafts activity centre, a riding school for disabled people and a community centre with a bowling club.

2.22 Former mills have been, or are in the process of being, converted to provide living accommodation. Agriculture is still a major activity but many farmers have turned to contracting, and other work to bolster their income and some of the former farm and agricultural buildings have become living accommodation. Chapels that once rang to the sound of the hymn song are also finding new uses, being converted to provide living or arts spaces. A substantial housing development at Chiserly, saw over 60 homes built there, of which, some were offered as affordable dwellings.

2.23 In common with all the other upland parishes, much of its area is within the Greenbelt. Its settlements are set in an open landscape of hills and moors with long range views over deep wooded valleys along and across the Upper Calder Valley. Midgehole nestles in the valley through which run the combined waters of Crimsworth Dean and Hebden Water. Equally beautiful, is the Crimsworth Dean Valley and surrounding hills and moors all of which are interlaced with a myriad of public footpaths and bridleways, with easy access for recreational activities. The surrounding moors and uplands of this parish act like a sponge, soaking up rainfall that ekes its way into rivulets, streams and rivers.



Figure 2.12: Wadsworth



Figure 2.13: Wadsworth Settlement Area

3.0 Hebden Royd and the Hill Top Parishes: Factual Background

Neighbourhood Plan Area

3.1 This extends across an area of 60 square miles, of which by far the greatest proportion is in the uplands and slopes, reaching down to river valleys of which the principal one is the Calder cutting through the area's centre from west to east. All the urban settlements - the major ones of Hebden Bridge and Mytholmroyd, and the smaller villages in the uplands - are tightly enclosed by overlapping environmental and landscape designations that very substantially constrain or exclude opportunities for development: Greenbelt, Special Protection Area (SPA)/ Special Area of Conservation (SAC), Special Landscape Area (SLA), Site of Special Scientific Interest (SSSI). Calderdale's 2016 Greenbelt Review confirmed the strength of the existing Greenbelt boundary, and the Local Plan contains no specific proposals to amend that boundary.

See: Local Plan policies map 1, and paragraph 6.44

Demographics

3.2 Population figures for the specific neighbourhood plan area are not available. The 2011 census records a population for 'Hebden Bridge' of 9,374, and for 'Luddenden Dean, Mytholmroyd & Cragg Vale' of 10,321. The Local Plan at present identifies an increase to Calderdale's population of 19,000 (9.1%) between 2014-33 based on the ONS 2014-based projections, but the more recent 2016-based projections considerably reduce that increase, to 10,000 (4.8%) between 2016-32. Should this reduction then flow through into updated household projections, then the Objectively Assessed Need (OAN) for new housing in Calderdale would also decrease. (In the Local Plan the number of households in Calderdale increases by 18,000 but this is derived from the 2010-based projections, now out of date). The sub-area population projections are also markedly different: in fact the one for Hebden Bridge is 'in particular projecting a decline in total population' of around 750 persons, whilst that for Luddenden Dean, Mytholmroyd & Cragg Vale exhibits an average increase.

3.3 The significant characteristic of the demographic change for Calderdale as a whole is that the numbers for all age groups up to 64 years are essentially stable, whereas the 65-74 years cohort increases by 28.5%, and 75+ years by 70%. Thus the age groups above 65 years represent 90% of the 2014-based projected population increase. In Calder and Luddenden Foot wards (not exactly the same as the neighbourhood plan area) there were around 4,500 people in the latter age groups in 2016

See: Local Plan paragraphs 2.44-53, and tables 2.4-6;

Housing

- 3.4 'Housing need' in planning terms is defined in the NPPF and by government according to the formula used to establish the total number of new houses required to be provided by the Calderdale Local Plan. However the approach of the draft local plan is not to distribute the allocation of sites to meet that need proportionately across Calderdale, but instead concentrates new housing development in the west of the district. In fact it only allocates two small sites for new housing within the neighbourhood plan area (one of which is located in Greenbelt). For this reason the neighbourhood plan may need to consider the allocation of additional housing sites, using locally specific criteria different from those employed by the local plan for Calderdale as a whole, in order to meet its local housing need.

Detailed information about the housing and tenure types in the neighbourhood plan area, including its cost and affordability is provided in the 2016 Strategic Housing Market Assessment (SHMA). This notes for example that, compared to Calderdale as a whole, the neighbourhood plan area contains a higher proportion of terraced housing, and that house prices in Hebden Bridge are also higher. Indeed the proportion of households unable to afford either house purchase or rental in the NP area is the highest in Calderdale. Whilst there is very little recorded overcrowding, instead under-occupation effects 70+% of households.

See SHMA including table 5.17 and figure 5.7, and Local Plan paragraphs 16.34-50.

Available Development Sites

- 3.5 The Local Plan identifies the neighbourhood plan area as including a high number of residential properties at flood risk (flood zone 3): in Calder ward 805 and Luddendenfoot 631 residential properties. It states that: 'Zone 3b is the functional floodplain. Where it is not possible to locate development in lower flood risk zones following a sequential test, the Exception Test can be used but should only be applied when the sequential test alone cannot deliver acceptable sites.' This is the situation for both Hebden Bridge and Mytholmroyd, Creating a case for the exception test to be applied in both settlements in order to continue to make sites available particularly to meet housing need, and to prevent an already limited number of potential development sites being sterilised against all future use.

See Local Plan map 10.1 and paragraphs 10.13-14.

Economy

- 3.6 The Regional Econometric Model forecasts an increase of around 500 jobs in the neighbourhood plan area 2012-31 (208 in Hebden bridge; 303 in Luddenden Dean, Mytholmroyd & Cragg Vale), but this follows a period 2001-11 where 'there has been little growth in Hebden Bridge'; this continues into the future 'where the labour force is expected to shrink'. For Mytholmroyd etc there is a small forecast increase.

See SHMA figures 4.22 and appendix 2 figure 2.11

Transport

- 3.7 The A646 road runs through the valley bottom and links the local communities of Hebden Bridge and Mytholmroyd with those of Sowerby Bridge, Halifax and Todmorden. This key route is paralleled by the River Calder, The Rochdale Canal and the Caldervale railway line. In terms of main roads running north-south, the A6033 connects Hebden Bridge to Keighley, whilst the B6318 connects Mytholmroyd to the A58, which for cyclists is the longest continuous road climb (5½ miles at an average gradient of 3%) in England.
- 3.8 Whilst Calderdale’s transport model shows that almost all links and junctions in the neighbourhood plan area will be below a volume to capacity ratio of 85% in 2032, it also forecasts very considerable traffic growth on the A646 in and around both Hebden Bridge and Mytholmroyd town centres, which also spreads outwards to include parallel routes like Heights Road and Scout Road. Parking occupancy levels for Hebden Bridge in 2018 are available and indicate pressure on available capacity at peak periods (across the centre of the day), associated with visitor use at summer weekends/bank holidays. Usage at Hebden Bridge station was around 765,000 p.a in 2015 (only surpassed by Halifax itself - 1.9m), with Mytholmroyd at 175,000 p.a. There is an air quality management area designated for Hebden Bridge, recording transport-related air pollution exceedances since 2006.

See Calderdale Council/ WSP transport model, and air quality status report

Heritage

- 3.9 The Neighbourhood Plan area includes the Hebden Bridge, Heptonstall and Mytholmroyd Conservation Areas, 22 Grade I and Grade II* and 541 Grade II Listed Buildings, and 8 Scheduled Monuments. Historic England advises that the Mytholmroyd Conservation Area has been included in their Heritage at Risk register principally on the grounds that a significant number of retail and business premises on Burnley Road and New Road are vacant. However, with the demolition by the EA of the Post Office terrace and public toilet block, and the refurbishment of the Station Building, these concerns are now being addressed. Both the CA statements prepared by Calderdale Council for Mytholmroyd and Heptonstall are of an inadequate length and detail.

See [details in NP evidence base]

Accessibility

3.10 The topography of the Neighbourhood Plan area and its constituent settlements pose considerable challenges for those with mobility problems. The Hebden Bridge Disability Access Forum (HBDAF) have undertaken an innovative audit of the accessibility of Hebden Bridge town centre (see the 'Step Free Access Map' in [Section 13](#)). Much more work needs to be done to make buildings and premises, new and old, fully accessible for all. This includes ensuring that spaces and places, such as the Rochdale Canal towpath and key local footpaths and pavements are barrier free.

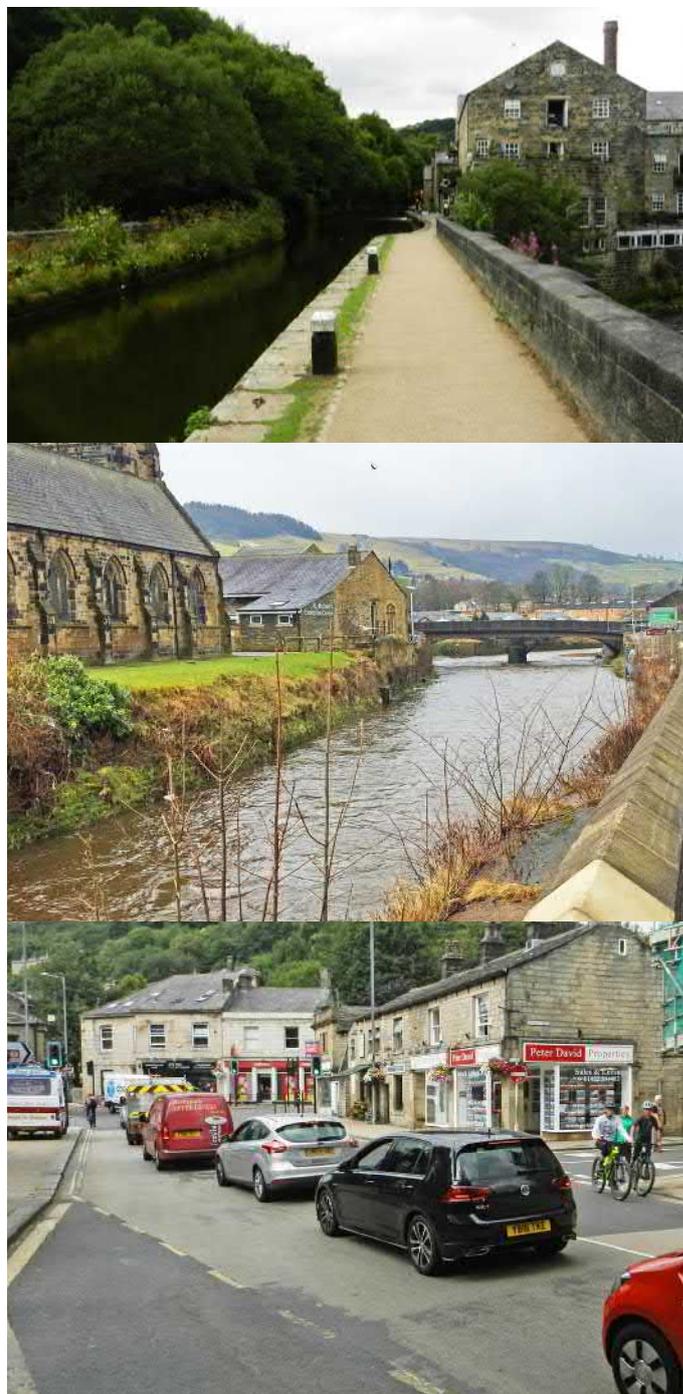


Figure 3.3: The Calder Canal, the River Calder, and the A646

4.0 Vision, Objectives and Themes

Vision for the Neighbourhood Plan Area:

To create more resilient and sustainable local communities; a stronger Mytholmroyd alongside Hebden Bridge, with thriving upland settlements; locally determined allocations for new housing sited in the right locations, enhanced protection for our historic built and natural environments; a catchment-level response to flooding; a balanced economy, adapting to trends; increased connectivity with fewer problems; and an inclusive community.

- 4.1 The **Vision** of the Neighbourhood Plan, bringing together the areas of Hebden Royd Town Council and of the four parish councils of Blackshaw, Erringden, Heptonstall and Wadsworth as a coherent whole, is expressed in its **Spatial Diagram**, its **Objectives** and related **Policies & Recommendations**. It's also expressed in its three integrating **Themes** of 'Place', 'Sustainable Communities' and 'Local Resilience'.
- 4.2 The objectives have been established after a prior analysis of **problems & opportunities** across the area in order to ensure that the Neighbourhood Plan is responding to these and the wishes & needs of the community.

Figure 4.1: The Vision

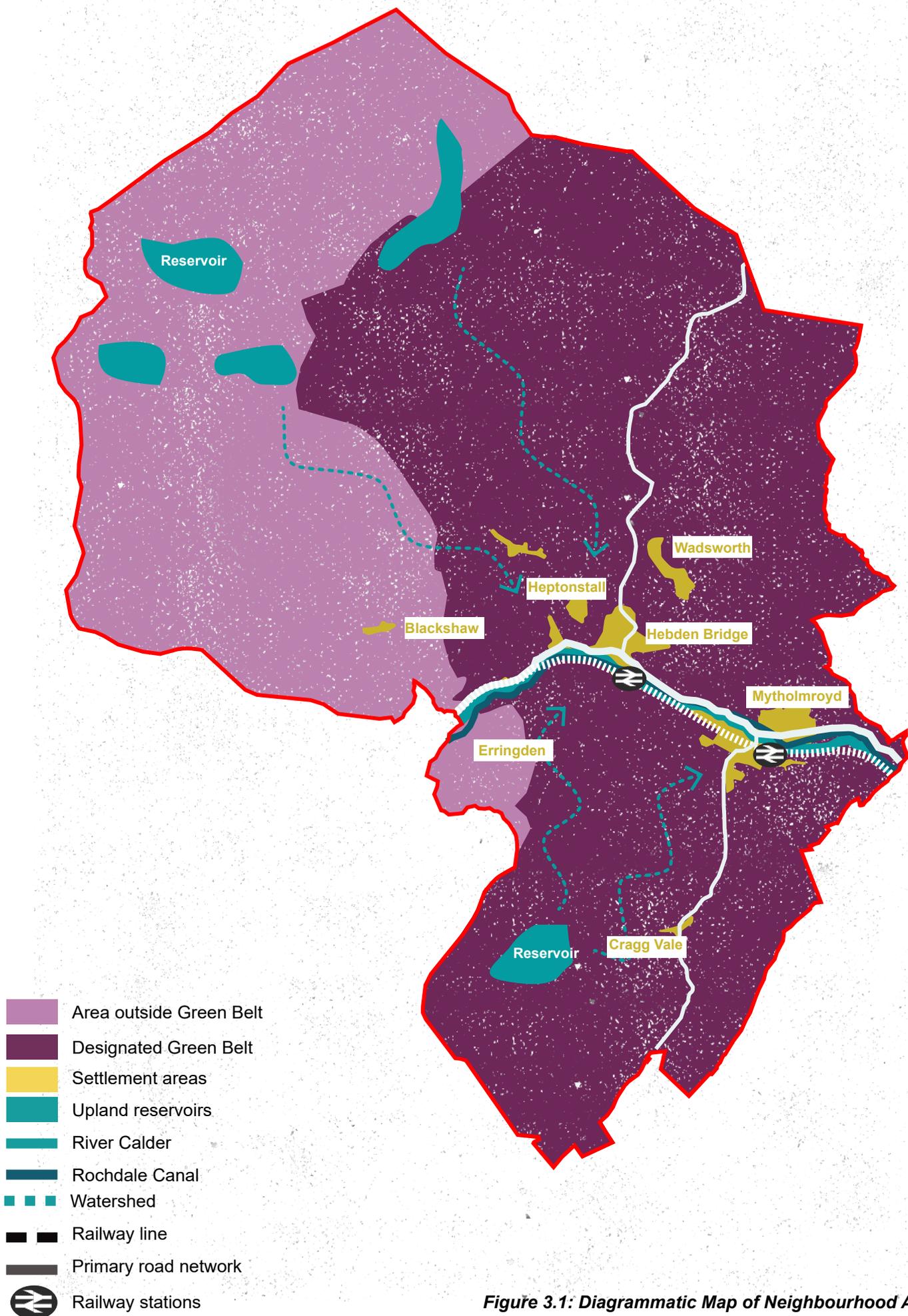


Figure 3.1: Diagrammatic Map of Neighbourhood Area

Problems and Opportunities, leading to Objectives

Spatial

4.3 The NP area is large but with significant interactions between uplands and the valley bottom; Mytholmroyd at present lacks a strong centre; both main urban settlements suffer from road traffic severance; there are key sites in both and along the valley bottom that require regeneration.

Objective

4.4 To propose a Spatial Diagram expressing the coherence of the NP area; provide a new masterplan for Mytholmroyd; respond to issues at particular locations in Hebden Bridge where intervention is necessary; and promote parish specific policies for the upland settlements.

Transport/ Connectivity

4.5 The A646 is the sole main route along the Upper Calder Valley (providing access to Hebden Bridge and Mytholmroyd) but which is exhibiting substantial forecast traffic growth that also causes severance in both places. Visitor traffic increases peak loadings, also on parking. So use of more sustainable modes needs to be encouraged, as well as digital connectivity.

Objective

4.6 To respond to the continuing pressures on road accessibility along the valley bottom by promoting more sustainable transport modes, reducing severance & health impacts, and increasing the availability of digital connectivity across the neighbourhood plan area.

Economic

4.7 The various economic sectors need careful support (particularly after the recent floods) in order to develop into the future and provide local employment & prosperity

Objective

4.8 To encourage the continuing evolution of a balanced economy - featuring manufacturing, services, retail, tourism, cultural/digital, agricultural and community sectors – whilst spreading the benefits across the area and responding to difficulties; and ensure that a supply of appropriately sized and priced workspaces (including via homeworking) is maintained.

Housing

- 4.9 In response to demographic change there is a need to provide an appropriate amount of new housing in the right place, and of the right type - in accordance with the NP's core principle of 'brownfield/valley-bottom first; Greenbelt last'.

Objective

- 4.10 To allocate eight sites mostly in Hebden Bridge and Mytholmroyd town centres, for flooding resilient housing, suitable for the characteristics of the local population, with a preference for social housing, and at an appropriately high density.

Heritage and Natural Environment

- 4.11 Protected environments and landscapes occupy a high percentage of a neighbourhood plan area that is rich in heritage (of which a substantial proportion may not be registered) and which requires protection & management, and where appropriate new uses.

Objective

- 4.12 To survey, protect and repurpose both the historic heritage, and the landscape heritage, of both the valley-bottom settlements and the uplands; and to promote the sustainability of the natural environment.

Flooding and Climate Change

- 4.13 The two main urban settlements have suffered repeated catastrophic flooding - representing a grave threat to their viability - partly originating in the upland parts of the catchment/NP area, which is where flood reducing interventions also need to be implemented, alongside flood protection in the towns. Opportunities to encourage low carbon activity should be encouraged.

Objectives

- 4.14 To support a catchment-level approach across the whole NP area to the reduction of flood risk, and the threat this poses to our local economy and community; and to promote energy efficiency and renewable energy where appropriate.

Inclusive Community

- 4.15 The neighbourhood plan needs to respond to the changing demographic of the area (and particularly population ageing) over its period, and the needs of all sections of our community. A network of social, cultural and recreational facilities needs to be maintained and enhanced.

Objective

- 4.16 To ensure that access to facilities by both valley-bottom and upland communities is maintained; that 'accessibility for all' is promoted; and that facilities particularly for young and old are available.

Themes

4.17 Based upon the findings of the community consultations, three key themes frame the policies of the Neighbourhood Plan: **A Sense of Place**, **Sustainable Communities** and **Local Resilience**. All the policies in the plan reflect at least one, if not two or all of these themes.

Place

4.18 The locality covered by this Neighbourhood Plan has a very strong sense of place. This derives from its natural setting and the ways in which the people who live here have embraced and engaged with this context over time. These powerful and unique qualities, such as the beauty of the countryside and the character of its towns and villages, are cited by the area's residents as one of the key reasons why they live here, and by visitors as its main attraction. This feature has also become a crucial component of its economic viability and vitality.

4.19 The policies and principles in the Neighbourhood Plan for the future development of the area aim to both preserve and enhance this powerful sense of place and celebrate its unique qualities and distinctiveness.

Sustainable Communities

4.20 The National Planning Policy Framework (NPPF) argues that the purpose of planning is to help achieve sustainable development, which it defines as, "*positive growth – making economic, environmental and social progress for this and future generations*". The challenge is to achieve this aim without compromising the ability of those who come after us to live fulfilling lives which also tread lightly on our shared planet.

4.21 The proposals and policies outlined in the Neighbourhood Plan embrace this important overarching objective. It takes a wide view of the definition of sustainability to include not just the usual steps towards creating more environmentally efficient modes of transport, energy generation, building design and countryside management, but those which will also help to foster more sustainable communities, vibrant local cultures and ways of thinking. The creation of accessible and barrier free places, spaces and development for all is central to achieving this objective and the policies set out in this plan are designed to achieve these goals and aspiration.



Local Resilience

- 4.22 Resilience is an umbrella term which encompasses a range of strategies required in order to help our communities develop the necessary capacity to meet the challenges of the future. Resilience can also be described as the added capacity to anticipate and plan for what might lie ahead so as to be able to maintain key functions, structures, systems and identities.
- 4.23 The Neighbourhood Plan includes a range of policies for coping with future shocks and stresses. It does so by focussing on increasing the capacity and resilience of our people and places in ways that will allow them to effectively respond and adapt to the economic, social and environmental changes they will face as we confront, amongst others, the challenges of increasing energy scarcity, economic downturns, flooding, water management, climate change and local accesibility
- 4.24 From the preceding analysis of issues, problems and opportunities, and then reflecting the policies which are a response to them, the vision for the neighbourhood plan is shown in Figure 4.1.
- 4.25 In addition to its policies (in purple boxes) for the future development of the area between 2019 and 203? – which provide a framework for how planning decisions will be made - the Plan also sets out Recommendations (in green boxes), which describe non-statutory complementary actions which will help achieve the Vision and Objectives, and which are in support of the policies of the Plan that they refer to. For the avoidance of doubt it is emphasised that these are aspirations and do not constitute or suggest agreement by Calderdale Council or other relevant bodies to act on them, including in the determination of planning applications.



5.0 Neighbourhood Plan Area-wide Policies

- 5.1 The Publication version of the Calderdale local plan (submitted in January 2019) is of major significance to the approach then set out in this neighbourhood plan. The neighbourhood plan process has carefully monitored the emerging shape and changing position of the local plan, to ensure that its own policies are compliant with those of the local plan, but also respond to its strategic and spatial direction.
- 5.2 In overview the local plan is proposing that the distribution of new housing and employment growth should not be allocated in accordance with the previous settlement hierarchy, but instead should be predominantly in the eastern part of the district and not in the Upper Calder Valley (see section 6 Scale and Distribution of Growth, together with the lists of proposed allocated sites for employment, mixed-use and housing in sections 7-9). As its policy 1 indicates, the neighbourhood plan supports this approach to spatial distribution of new development across Calderdale and works within that framework.
- 5.3 The neighbourhood plan covers a substantial physical area, and range of settlements, communities, places and spaces. All share the common attribute of being in the particular, rugged topography of the Upper Calder Valley, are linked by common infrastructure, such as the A646 and Caldervale railway line; both the larger Valley bottom communities and the upland settlements recognised the many types of interconnections between them, and the benefits to be obtained if these are analysed and planned in a mutually supportive way.
- 5.4 Local community cohesion and resilience is evident in the ways in which householders, businesses and the area's settlements have bounced back and recovered from recent catastrophic flood event, which took place in 2002, 2012 and more recently 2015. The consultation process served to demonstrate the issues and concerns identified by the residents of the Hill Top villages are very similar to those of the people who live in Hebden Bridge and Mytholmroyd. This supports the original decision by the five parish councils to work together on a single, coherent Neighbourhood Plan.
- 5.5 Whilst the evolution of the Hebden Bridge economy to its comparative emphasis on the visitor market economy has taken place over decades, that for Mytholmroyd has maintained a more traditional focus on manufacturing, with also a smaller retail area, which has made it more vulnerable to recent catastrophic flooding events, including the floods of 2012 and Boxing Day 2015.
- 5.6 As a welcome response the Environment Agency is now spending £25m on flood defense schemes in the heart of the village, including the demolition of key buildings undermined by flood waters, the building of and extensive series of well designed flood retention walls and the relocation of Caldene Road Bridge. But these necessary interventions are having a drastic impact on a spread-out linear village whose centre already lacked physical coherence and visual unity. Because of the scale of the issues facing Mytholmroyd, the Neighbourhood Planning process identified Mytholmroyd as a settlement within its the wider area which would greatly benefit from having its own Masterplan.

5.7 The Neighbourhood Plan has designated two types of spatial designations to direct and focus the processes of regeneration, development and improvement it seeks to encourage:

- **Key Sites:** Each of these sites is of local significance in relation to its size, context and potential for development, where their redevelopment presents the opportunity to fulfill and put in place a number of the core objectives and specific policies of the Neighbourhood Plan. Almost all are brownfield sites in the valley bottom, at risk of being sterilised by flood risk; the neighbourhood plan is able to identify preferred uses for each.

- **Areas of Interest:** these also require attention and improvement, but for them - unlike the key sites – their future use, and opportunities within, are not yet clear; whilst the proposed approach of the Neighbourhood Plan may not be focused on development, but rather a wider range of options.

The sites in both of these spatial designations will be the subject of a policy statement which sets out the issues confronting the area at present, and in the case of the Key Sites the type of uses that will (or will not) be supported. In the case of the 'Areas of Interest', the neighbourhood plan establishes a process which can be activated after it has been adopted: allowing a review of the area and possible proposals within it to be formally commenced at a future date, and then prepared for public consultation and subsequent determination - thus building greater and necessary flexibility into how the Plan can shape activity across its extended period.

Finally **Appendix XX** of the Plan sets out Parish Specific Policies, which establishes policies particular to each of the constituent councils. These are based on the issues and concerns raised by local residents during the public consultations, and have been reviewed and endorsed by each council. In considering, seeking approval for, or implementing development proposals in the areas of the hilltop parishes regard should be had for the parish specific policies set out in **section 16**.



Figure 5.1: Mytholmroyd 2015 Flood Event

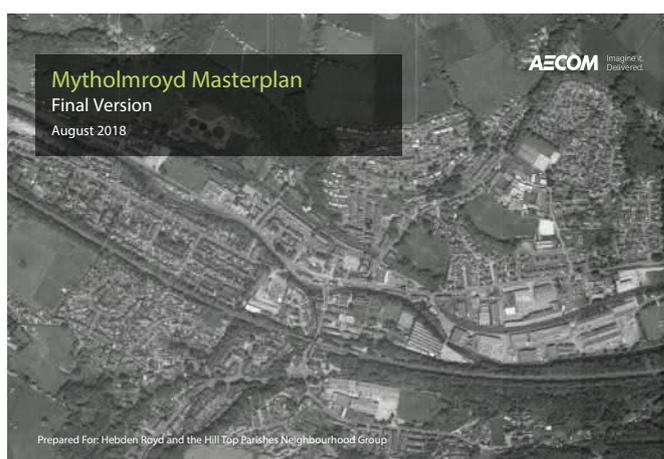


Figure 5.2: The Mytholmroyd Masterplan

Policies: Overall Spatial Strategy

Policy 1 Allocation of Growth within Calderdale

The spatial approach of the emerging Calderdale Local Plan, limiting the allocation of development in the west of the district as a result of topographical, accessibility, flooding and biodiversity constraints, and reaffirming the strength of the reviewed Greenbelt boundary, is supported.

Policy 2 Integrity of Neighbourhood Plan Area

The neighbourhood plan area shall be treated as a single spatial area for the purposes of:

- *Location of development and activity:* encouraging this in sustainable locations, and in the existing settlements, where environmental impacts will be minimised and social benefits maximised; and discouraging this in locations which require protection as a result of their designated status or biodiversity and landscape value.
- *Spreading of activity, and access to services:* facilitating access to services provided in the valley-bottom settlements for communities in the upland areas; and encouraging visitor market flows (of people and activity) towards the upland areas so as to spread the benefits and relieve congestion.
- *Seeking solutions to problems:* for issues such as flooding, where solutions need to be deployed in the uplands and valley slopes in order to reduce flood risk in the valley-bottom settlements, and where a causal interdependence has been demonstrated.

Policy 3 Location of new development

The core principle for assessing the suitability of the location of new development (and particularly housing) will be: it shall be located on previously developed or brownfield and sustainably located sites, and in the Valley Bottom, rather than on greenfield or Greenbelt sites in the upland parishes areas (unless the latter is supported by parish specific policies).

Policy 4 Masterplan for Mytholmroyd

The proposals of the Mytholmroyd Masterplan (Appendix 1) will be supported, evolved and promoted as a guide to development and regeneration across the life of the neighbourhood plan, in order to facilitate investment in particular sites and the public realm, to overcome severance by road traffic and to encourage pedestrian accessibility.

Policy 5 Key Sites

The development of the following Key Sites will be undertaken in accordance with the requirements of the policy statements, including their designation of preferred uses, which have either been prepared (or shall be prepared in the future, subject to a process of public consultation, as set out in Policy 36):

- Callis Mill, Eastwood (appendix 3)
- Market Place, Hebden Bridge (detailed policy statement)
 - Former Walkley's Clogs Mill, Halifax Road (appendix 3)
 - Mytholmroyd Community Centre site (Mytholmroyd masterplan appendix)

- Mytholmroyd Village Canalside ([Mytholmroyd masterplan appendix](#))
- Mytholmroyd Village Core ([Mytholmroyd masterplan appendix](#))
- Mytholmroyd St Michael's area ([Mytholmroyd masterplan appendix](#))

Policy 6 Areas of Interest

The continuing improvement of the following Areas of Interest - where specific proposals for development and regeneration have not yet been identified, but where these should be encouraged to evolve across the life of the neighbourhood plan - will be encouraged in accordance with the principles of the policy statements which have either been prepared, or shall be prepared in the future (subject to a process of public consultation):

- Stubbing Holme Road area, Hebden Bridge ([detailed policy statement – Appendix 4](#))
- The Western end of Victoria Road, Hebden Bridge ([Appendix 3](#))
- Kings Street, Mytholm, Hebden Bridge ([appendix 3](#))
- Green area, Buttress, Hebden Bridge ([Appendix 3](#))
- Mayroyd, Hebden Bridge ([Appendix 3](#))

Policy 7 Specific policies for the Hilltop Parishes

In considering, seeking approval for, or implementing development proposals in the areas of the hilltop parishes regard should be had for the parish specific policies set out in [Appendix XX](#).