

Todmorden Neighbourhood Plan

Workshop Summary

28.1.2017 (Development Sites)

11.2.2017 (Housing)

25.2.2017 (Infrastructure)

This report summarises the findings from the 3 workshops held throughout January and February. The purpose of these workshops was to gain a deeper understanding of the views, needs and aspirations of local people in order to progress the Neighbourhood Plan appropriately.

In total there were around 170 representations at the workshops. This figure was calculated using the sign-in sheets, which have been collated providing us with a list of local people that wish to be kept informed during the process. (List will be sent to Town Clerk)

Workshop 1 focussed on 3 specific sites (Rose St, Victoria Rd & Tod College) with the aim of engaging local people to establish how they would like to see these sites developed in the near future. The next step from this is to produce concept statements and example proposals for each site.



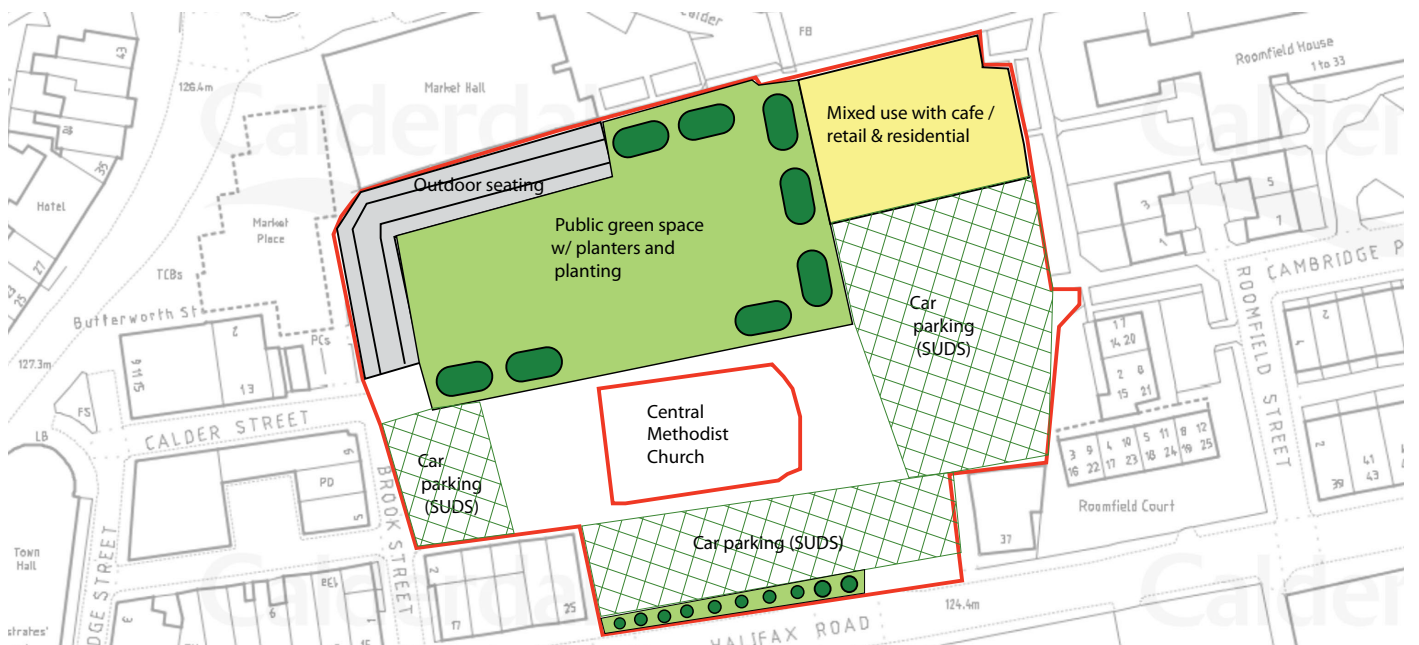
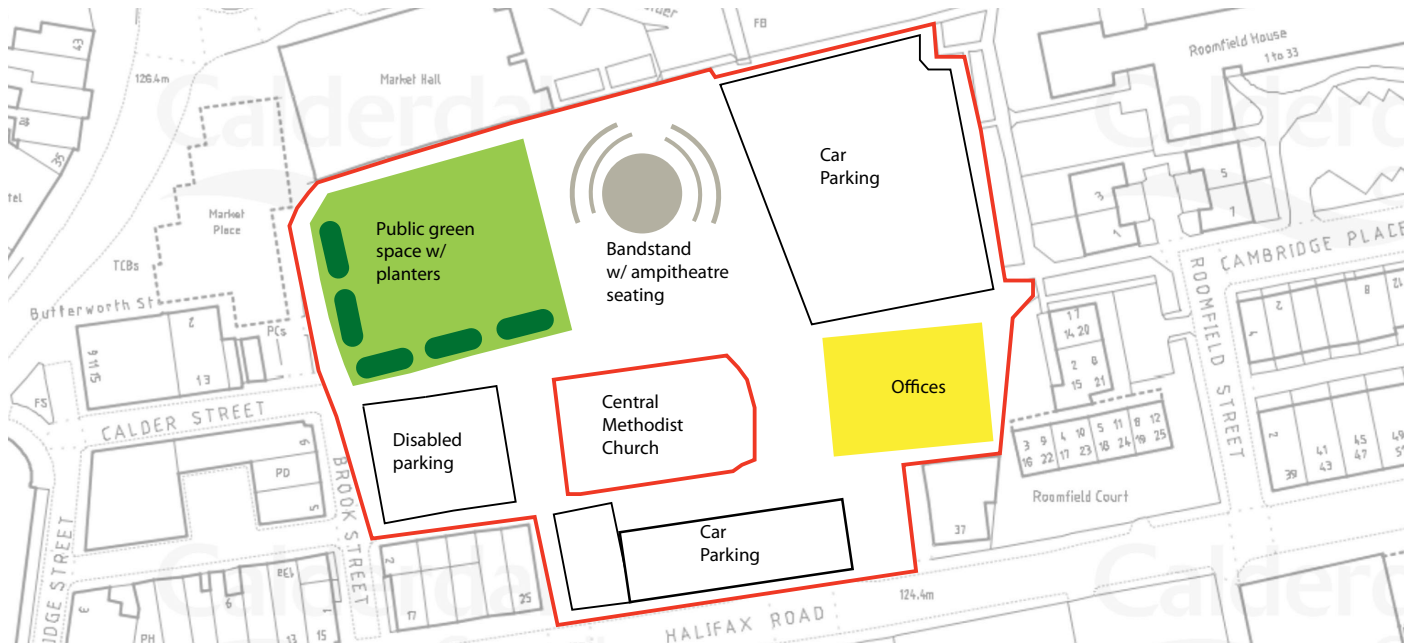
Rose St

In summary, common themes arising from this workshop include the desired retention of green and open public space which supports food growing, spaces to socialise and community event space. The development of small-scale commercial premises with residential properties above and the straw-bale hotel proposal gained broad support with people recognising the positive economic impact it would have. People are keen to see the site visually enhanced, its relationship with and impact on the market being a key consideration. Many feel this site should aspire to become the focal point of the town.

Below is a list of comments received:

- Promote flexible use of site as its not always needed for parking
- Encourage future use as a community event space
- Retain use as a green, open and public space
- Some levels of parking essential to support use of markets especially for less mobile residents and storeholders
- Explore possibilities of resurfacing site with sustainable urban drainage systems that would allow parking but also be green and allow water to permeate surface
- Design of new development should be sustainable and low-carbon
- Protect part of the site for community uses and events
- Retain aspect of greenery and food-growing
- Should positively improve the site's relationship with the market
- Design of new development should be sensitive to local area and heritage and reflect local architecture using local materials
- Proposals for the straw bale hotel were broadly well-received and positive predicted outcomes include support for local tourism and a 24 hour presence to reduce impact of anti-social behaviour
- Spaces for eating, meeting and socialising should be included with seating and other street furniture
- Raised seating could be included to maximise views of river
- Well placed for mixed use scheme with residential flats, perhaps over commercial premises
- Should include sheltered area to encourage socialisation
- An open space for performances or entertainment with staging could be included
- Water feature or a fountain should be placed on site to create a focal point
- Outdoor facing cafe would work well with al fresco style seating
- The square should act as a focal point of the town
- A large part of the site should be pedestrianised
- New development should include uses for the wider community
- Upsidedown developments or building on stilts would mitigate potential damage from flooding
- Should contain adequate cycle storage
- Other commercial uses mentioned include small workshops, artisan / craft stores and shops

Example visions



Victoria Rd - Adamroyd Mill

To summarise, local people wish to see the Victoria Road site developed as a modern housing scheme which provides high quality homes to a broad section of the community. There is a general consensus to develop a scheme which supports different house types and tenures to create a genuinely mixed community. Key considerations include adequate parking provision, flood mitigation, green spaces/ gardens, shared/community facilities, affordability, accessibility and environmental sustainability at its heart.

Below is a list of comments received:

- The representations encourage a mix of housing types and tenures
- Site could include low cost housing, affordable rented housing, starter homes, accessible homes and some supported housing
- New development should follow the historic urban grain of the area
- Gardens and green shared spaces should be included
- Food growing sites are encouraged
- Communal / shared facilities such as workspaces or a workshop
- A creative space for artists / musicians to work / practice is encouraged
- Multi-functional space with housing and creative industry uses
- Should be primarily smaller houses (1,2,3 bed)
- Parking provision should be included on site, ideally on ground floor
- The site should be an innovative mixed use scheme with flexible employment space and a variety of housing options such. E.G micro-business, co-working, incubators or studio space with affordable, social and accessible housing
- Create a neighbourly scheme with an emphasis on social interaction and communal activities
- Lots of planting and greenery should be included
- Low-carbon and sustainability should be a primary consideration
- Natural materials should be promoted in any new development
- Renewable energy initiatives should be supported on site
- The design of the new development should reference the local vernacular but using modern methods and technologies
- Solar panels and small turbines are essential

- Raised / upsidedown housing could be used to reduce flood risk
- Flood resilience is a key factor in any new development, especially housing
- Tenants and residents facilities should be included, eg - social room
- Site could include an attenuation pond at southern point to aid rainwater run off
- New development should have similar scale and massing as the mill

Example visions



Todmorden College

Proposals for the College site have been progressed by the group SOCIT. A business plan has been produced that would see the college retained and used to provide teaching and learning opportunities around food and sustainable construction. SOCIT are aiming to have the college listed as an asset of community value. This project will now run separate to the NDP process.

Workshop 2 concentrated on housing in Todmorden. The aims of the session were to gain a greater understanding of: Potential future housing sites, Issues with sites currently proposed, Specific housing requirements, Design aspirations and gauging local housing need.

The desired outcome of this workshop is to progress towards developing a set of house typologies specific to Todmorden which addresses the issues which have arisen throughout our engagement process. This includes but is not limited to flood resilient housing, lifetime homes, accessible homes and new forms of housing.



Oldroyd Site

There was much opposition to the development of this site for numerous reasons. Key arguments against development include the inherent flood risk, concerns over present wildlife (newts & otters), the detrimental impact on the Grade II listed Old Gate House, accessibility issues regarding the narrow access roads and the suitability of listed bridge, the potential loss of well-used footpaths, dangers of urban sprawl, poor surface conditions, the history of landslips and finally the proximity to conservation areas and special sites of scientific interest.

General comments on existing housing

- Many residents that suffer mobility issues are living in accommodation that is unsuitable due to narrow and steep stairs which prohibit the installation of stairlifts.
- Several representations have mentioned their homes lack space for basic amenities such as fridge/freezer, dishwasher, washing machine etc.

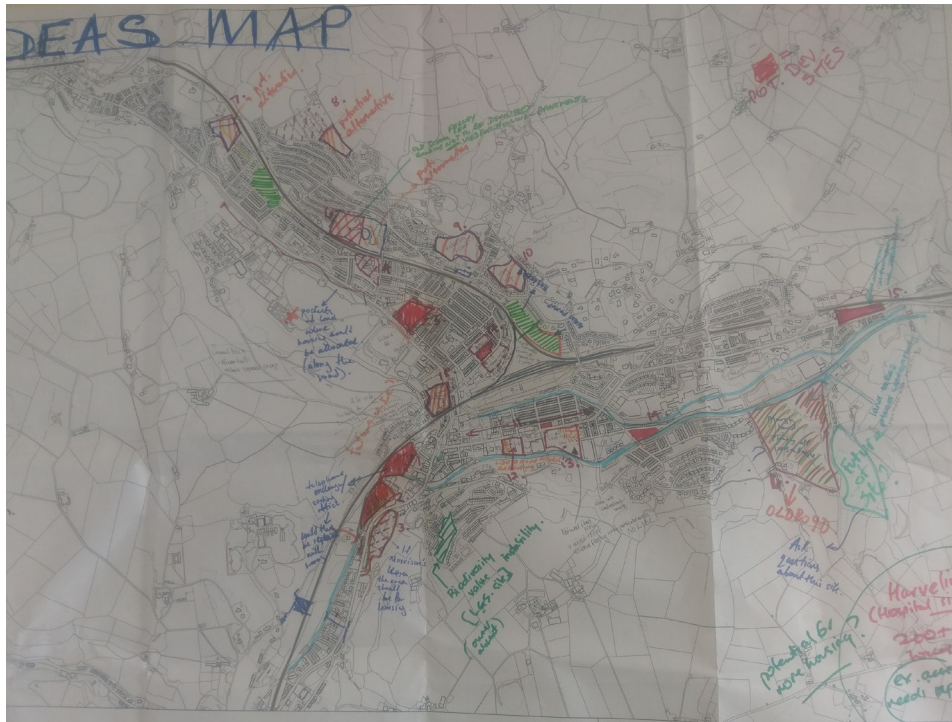
Comments on housing needs

- Stronger design guidance is needed to bring forward sites in flood risk areas.
- Focus should be on redesigning derelict buildings such as mills for new housing.
- New housing sites should be located within walking distance of facilities
- More housing in town for older people would also contribute to higher footfall in town centre
- There should be areas designated for self-build, custom-build and co-housing
- Greater need for starter homes, affordable homes and lifetime homes.
- Urgent need for 2 bed flats, ideally around town centre
- Houses with parking spaces and access to gardens/patios
- Housing developments should focus on creating a mix of housing opportunities
- More single level accommodation is needed to support an older and ageing local population
- More rented accommodation is needed for single people
- Hostel style accommodation would enable young people to move out and live independently
- Housing for people with dementia needs to be appropriately designed with support from carers
- Specialist housing projects which could support minority groups such as over 50 lesbians
- Advice and guidance on retrofitting old houses and the conversion of old mills etc

Potential Housing sites identified

- Cinderhill Mill
- Crabtree Mill (Burnley Road)
- Aldi site
- Halifax Road - various small sites
- Woodhouse Road
- Ferney Lee school
- Ferney Lee OAP home
- Adamroyd (Victoria Rd)
- Harvelin Park
- Rose St
- Hall St Telephone exchange
- Salford Way
- Morrisons (if they move)
- Lidl site (if they move)
- Crescent St

Potential housing sites mapped



Workshop 3 - Infrastructure

This section provides a summary of comments received relating to wider infrastructure needs of Todmorden. The purpose of this session was to understand the wider infrastructure needs which are wide-ranging and inter-related to many of the issues contained in the NP.

- Broadband and wifi connectivity
- CCTV is needed at the bus station
- More amenities for young people
- Charging points for electric vehicles
- Variety of urban furniture to support different needs (mobility/dementia)
- Public spaces to encourage socialisation
- Support for projects such as men in sheds
- Community centre is really needed
- Better publicising and marketing of existing events
- Exercise facilities for all abilities
- Free parking would encourage more shoppers
- The current library could be a good place for a community centre
- More clubs and activities are needed for over 50s in the evening and weekends
- Parking provision at Walsden and Tod train stations is very poor
- High-tech co-working / incubator hub with meeting rooms and work space to meet the needs of growing self-employment and entrepreneurs
- Computer lessons are needed
- A homeless shelter would be a good idea
- Sites for travellers with suitable facilities
- Training and education facilities to support adult learning
- Joined up volunteer opportunities (not always around food)
- Craft spaces and workshops

Emerging Neighbourhood Plan Policies

This section of the summary contains broad policies which have emerged from the engagement carried out to date.

1. “Watermark” scheme - £ developer contributions from all/some developments via Section 106
2. Design Reviews for larger/complex schemes
3. Policy for development to comply with Design Guidance
4. SUDS / flood mitigation / resilience
5. Food related policies (Housing, gardens, allotments, commercial)
6. Health and wellbeing - Dementia friendly policy
7. Retaining people for employment and businesses
8. Encourage / facilitate walking and cycling
9. Retain / provide new community/ educational / sustainable facilities (link to food policy and energy)
10. Renewable energy policy
11. We can be flexible in our principles and not be too prescriptive in our spatial ambitions

NP Principles

- Equity
- Inclusive
- Self-sustaining
- Locally resilient
- Working with the environment not against it
- Food security
- New jobs
- Young people
- Ecological

Parallel Prospectus

1. Community Land Trusts
2. Apprenticeships
3. Retaining local young people
4. Broadband connectivity and wifi to support self-employed and entrepreneurs
5. Skills and learning

Design Guidance / Design code

1. Support for new and renewable technologies and innovation in design, technology, infrastructure (pre-fabricated, self-build, natural materials -lime and clay)
2. Dementia friendly design (in buildings and public realm)
3. Landscaping (hard and soft) and planting
4. Shop front design guidance