

CC152

Calderdale Metropolitan Borough Council

Council proposal to add new policy for Regeneration Action Areas

July 2021



Site LP0573 land adjacent to Mill Royd Street, Brighouse

Site LP0327 land off Halifax Road, Todmorden

Council Proposal to include an additional Policy designating Regeneration Action Areas

1.0 Background

Tasks following Stage 2 Examination Hearings

- 1.1 LP0573 and LP0327 were proposed as new Mixed Use allocations in the Housing Requirement Update and Potential Supply document published for consultation in January 2020.
- 1.2 Following the conclusion of the Stage 2 hearings several tasks were identified and listed in CC85 to be undertaken by the Council regarding the flood risk assessments for the sites.

**a) Matter 12: Site Assessment process/Green belt/Allocations Policies
General**

- Task 76: Prepare note of where the evidence is on each site with regard to flood risk - where is the evidence of sequential test on each site. Briefly explain any mitigation measures. Note setting out how sequential test is satisfied for all sites, and how Exception Test is met for sites :
- LP0327 Todmorden, and
 - LP0573 – Brighouse.

N.B. Exception Test is for LP0327 – Todmorden is being carried out separately by JBA

b) Matter 14: Mixed Use Sites

- Task 90: LP0573 flood risk – Exception Test to be completed/undertaken/evidence presented.

- 1.3 Further work has been undertaken to assess the flood risk to development on the sites, and in both cases the sites were unable to pass the Exceptions test. The result for the Brighouse site was presented in the overall sequential test report produced by JBA Consulting and published as CC127 and CC127a. A separate Exceptions test was undertaken for the Todmorden site, which it failed to pass.

Flood risk

Brighouse

- 1.4 The sequential test report concluded that there is currently insufficient technical information available to demonstrate compliance with the flood risk exceptions test. The Environment Agency (EA) is however, committed to implementing a Flood Alleviation Scheme (FAS) in Brighouse. The EA has confirmed that an updated fluvial and integrated catchment model will be available in 2021 which will update the existing data (from 2015) on which current conclusions have been based. The FAS will be completed in the early years of the Local Plan,

and whilst a detailed design is currently in preparation there is an intention and strong likelihood that this will facilitate development of site LP 0573.

- 1.5 In addition, the Council will be seeking to agree a Statement of Common Ground with the EA to endorse a corporate approach regarding the newly proposed policy designation and the proposed time scale of Flood Alleviation works and modelling.

Regeneration

- 1.6 The environment around funding and deliverability of regeneration programmes and projects that aim to improve economic, environmental, and social wellbeing has changed significantly and progressed since the submission of the Local Plan. A joint and collaborative approach has been adopted by the Council and its partners, local stakeholders, agencies, and organisations, which have together secured a significant amount of investment for both Brighouse and Todmorden through different initiatives.
- 1.7 Sources of funding include:
 - a) the West Yorkshire Plus Transport Fund (Combined Authority) – Brighouse regeneration projects are part of the A641 project
 - b) Town Deals Initiative (Central government) has recently awarded £19m to Brighouse and £17.5m to Todmorden.
- 1.8 The sites, given their size and location, have the potential to make a significant contribution in meeting the current regeneration and growth aspirations for the towns which currently focus on improvements in the town centres and additionally in Brighouse, to its connectivity with the wider area.
- 1.9 Future aspirations for two towns are presented in the Brighouse Vision Masterplan and the separate Town Investment Plans for Brighouse and Todmorden. Town Deal Boards in both towns were established in 2020 to drive the proposals forward.
- 1.10 The areas are characteristic of many sites located on the edge of a town centre, where a mixed use development is preferred, but where considerable constraints and difficulties in delivery exist due to the brownfield nature of the site, which result in issues of viability. The implementation of development projects is complex and often takes longer to complete, and it is appropriate that the vision and delivery of development in these areas should be part of wider initiatives.
- 1.11 Redevelopment and revitalisation of the areas is dependent on adopting a comprehensive and joint approach in design (Masterplanning) and implementation.

2.0 Proposed action

- 2.1 The Council accepts that it is not possible to allocate the sites for Mixed Uses but is keen to ensure that the sites 'potential for development is affirmed in the Local Plan. To this end the Council intends to remove the proposal to allocate sites Lp0573 and LP0327 for Mixed Use development, and introduce an additional policy designation, of Regeneration Action Areas.
- 2.2 The proposed new designation will endorse the Council's intention to enable and promote regeneration and redevelopment of the sites, and support organisations seeking funding , and aid success.

- 2.3 The Council's intentions, as outlined above, will be published at the end of July 2021 for a consultation period of 6 weeks. The proposed wording of the new policy is presented in para 3.0 below.

3.0 Wording of New Policy proposal

3.1 General

1. The Council, Town Deal Boards, key stakeholders, and the local community are jointly committed to realising the adopted Visions to revitalise Brighouse and Todmorden town Centres. Substantial amounts of funding have been secured and committed to delivering projects and programmes.
2. The objectives of the regeneration programmes are stated in the Town Investment Plans for Brighouse and Todmorden.
3. The areas of land identified in Policy (ref. tbd) present significant opportunities to contribute to the regeneration of the town centres of Brighouse and Todmorden. This is likely to be achieved through changes of use or retention of existing uses, development, or redevelopment, and must provide for a mix of appropriate uses over the area.
4. A frequent characteristic of brownfield sites is the presence of constraints which affect viability and developability and make delivery a complex process. The designation of Regeneration Action Area endorses the corporate and joint commitment to enable and promote regeneration and development of the identified area, and supports organisations seeking the additional funding that is often required to ensure the delivery of schemes.
5. The preparation of a masterplan for each Regeneration Action Area is required to ensure a comprehensive, and phased development, including the identification of any parcels of land that are to be retained in their existing use.

3.2 Brighouse Regeneration Action Area

1. The area of land centring on Mill Royd Street and bounded by the river and the canal, and Huddersfield Road (A641) and Bridge Road, is designated the Brighouse Regeneration Action Area, and subject to the policy requirements as indicated below in Policy (ref. tbd)
2. The vision for the regeneration of Brighouse is encapsulated in the Brighouse Vision Masterplan (2020) which identifies its key aims as the following:
 - Support the vitality of the independent retail offer of the town and access to these and wider leisure facilities.
 - Reduce traffic dominance in the town centre and improve the provision and accessibility of more sustainable transport modes
 - Improve public spaces to make them more welcoming and to give recreational opportunities and encourage people to stay longer.
 - Increase take up of residential living in the town centre
 - Celebrate the distinct heritage of Brighouse's waterside and its historic centre.

- Support greater ‘presence’ of civic institutions.
- Significantly improve the green feel of the town centre.
- Address the poor quality and lack of character in some parts of the town centre

3. The Brighouse Town Deal Board was established in 2020, with the purpose of driving forward proposals, and the objectives of the Brighouse Town Investment Plan, which secured £19m from the Government’s Town Deal initiative, centre around four themes:

PLACE:	Reinvigorate Brighouse town centre as a distinctive destination offering a special leisure, retail, and cultural experience of independent shops, events and facilities for both the community and wider regional visitors.
HEALTH, WELLBEING AND SUSTAINABILITY	Maximise opportunities for low carbon and active transport to contribute towards a Net Zero carbon future and improve links to, and connectivity between, green spaces to increase access to nature for local residents and visitors and improve health and well-being.
ENTERPRISE	Build on Brighouse’s reputation as a key manufacturing hub, catalysing on advanced manufacturing opportunities and fostering improved links across Leeds City Region’s supply chains and research institutions.
INCLUSIVE GROWTH	Provide greater access to skills and employment opportunities locally with a focus on the provision of apprenticeships and vocational learning for young people, reskilling, up-skilling and creating employment opportunities and pathways to support a just transition to Clean Growth and inclusive recovery to Covid-19.

3.3 Todmorden Regeneration Action Area

1. The area of land north of Rose Street, and bounded by the river to the north, is designated as the Todmorden Regeneration Action Area, and subject to the policy requirements as indicated below in Policy (ref tbd)
2. The vision for the regeneration of Todmorden is encapsulated in the Todmorden town Investment Plan, as the following:

Our vision is a **thriving market town** which capitalises on its **unique landscape**, its **environment**, and its **renowned community activism** and **enterprising spirit**. Todmorden will have a strong visitor economy and be a beacon for **social and environmental enterprise, creative industries** and **healthy living**

Nine Strategic Objectives have been identified:

- Redevelop the heart of the town centre to create a vibrant destination which is attractive to visitors and residents alike. It will have high quality, public spaces and facilities, a more diverse range of uses and activity

- To improve the town centre experience and be friendly for walkers, cyclists and people with limited mobility
 - To maximise the potential of our cultural and heritage assets
 - Build on the strength of the town’s arts, music and cultural sectors
 - Provide opportunities and modern workspaces for small and medium sized businesses, particularly in the creative sector
 - Provide high quality opportunities in education and training as a foundation for a creative, prosperous and more sustainable future
 - Grow the visitor economy to become the gateway to the Calder Valley, and to Leeds and Manchester conurbations, with excellent transport links, exceptional outdoor pursuits, outstanding recreational spaces and commercial opportunities
 - Deliver environmentally sustainable projects and reduce carbon emissions
 - Contribute towards post Covid-19 recovery
3. The Todmorden Town Deal Board was established in 2020, with the purpose of driving forward proposals and the objectives of the Todmorden Town Investment Plan, which secured £17.5m from the Government’s Town Deal initiative,
4. The area occupies a central location in the town and provides a unique opportunity to provide development to meet the purposes of the regeneration initiative.

3.4 Policy text

Regeneration Action Areas

Two areas of land are designated Regeneration Action Areas and identified on the Policies map.

- a) Land in Brighouse, centring on Mill Royd Street and bounded by the river and the canal, and Huddersfield Road (A641) and Bridge Road,
- b) Land in Todmorden, between Rose Street and the river.

The designation identifies each area as a priority for development which must contribute to meeting the objectives of the following:

- Brighouse Vision Masterplan, Brighouse Town Investment Plan, or
- Todmorden Investment Plan,
and
- any other regeneration initiatives with the purpose of improving the economic, social and environmental wellbeing of residents, visitors and businesses, current at the time of submission of a planning application.

A Masterplan for each Regeneration Action Area will be prepared in accordance with the requirements of Policy IM 7.

Development must include a mix of uses appropriate to the area’s location, which is either bordering on, or within the town centre. eg. retail, business, light industry, leisure, hospitality, residential and community.